Encompass
ENGINEERING & SURVEYING



February 14th, 2025

To: Jennifer Nelson
Department of Fish and Wildlife

Fm: Marc Kirkpatrick
Encompass Engineering & Surveying

Re: WDFW Comments on Wildwood Ranch Subdivision

Dear Jennifer,

Thank you for your letter and comments dated on December 11th, 2024 and our recent on-site meeting on February 7th. Jeff Stubbs and I found it very informative on how we can insure the proposed development meets the City of Cle Elum critical area code and also preserves the sensitive areas within and near the property. We determined there are 2 areas of concern and are proposing the below preliminary plat conditions, per our meeting on-site.

1. **Pre-1990 Borrow Pit(pond) within the SE corner of the property.** According to CEMC 18.01.030.G7, this pond is considered a Fish and Wildlife Habitat Conservation Area.
    - Action Plan – To place a 50-ft buffer and 15-ft building setback from the top of bank nearest to the water's edge. During final development plans, a more detailed landscape plan will be provided to show limited buffer enhancement and signage acknowledging the sensitive area. Landscaping examples include – Golden Current and Elder Berries.
2. **Deer Canyon Creek** near the NE corner of the property, but outside the boundary. According to CEMC 18.01.070.C.1a.iii, Table 18.01-5 a 50-ft riparian buffer is applied along the creek.
    - Action Plan – The applicant, Jeff Stubbs, acknowledges the location of the creek and possible risks of developing downstream of it. Because the creek and proposed site are separated by a road and the underground portion of the creek does not enter the site, no additional preliminary plat conditions are proposed currently.

At your convenience, please provide City of Cle Elum's planning department with a letter confirming our mutual understanding. Please don't hesitate to reach out if anything proposed above does not reflect your recommendations.

Thank you again for your time working with us on this development project.

Best Regards,

Marc Kirkpatrick
Encompass Engineering & Surveying

Western Washington Division
165 NE Juniper St., Ste 201, Issaquah, WA 98027
Phone: (425) 392-0250

Eastern Washington Division
110 S Oakes Ave., #250, Cle Elum, WA 98922
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Virgil Amick

From: Colleda Monick
Sent: Monday, February 17, 2025 11:55 AM
To: Virgil Amick
Subject: FW: Wildwood Ranch Subdivision
Attachments: WDFW-conditions.pdf



Please document the below email as a public comment as well as the attached letter.

Thank you,
C

From: Nelson, Jennifer L (DFW) <Jennifer.Nelson@dfw.wa.gov>
Sent: Friday, February 14, 2025 12:07 PM
To: Marc Kirkpatrick <mkirkpatrick@encompasses.net>; Colleda Monick <Colleda.Monick@cleelum.gov>; Planning <planning@cleelum.gov>
Cc: Jeff@tamaracksprings.com
Subject: RE: Wildwood Ranch Subdivision

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Marc,
Thank you and Jeff for taking the time to walk the property with me last week. Your letter accurately describes what we discussed on site, and I appreciate the acknowledgement of the pond and the associated 50' buffer with an additional 15' building setback. I'll be happy to work with you as you get further along to help make native planting recommendations if you'd like.

We also looked at Deer Canyon Creek and it became clear that the stream does not appear to be on the property for this project; rather, it most likely continues easterly. If during construction, you discover portions of the piped stream, please call and we'll troubleshoot together.

Please don't hesitate to reach out with any questions and thanks for addressing our comments and concerns. Best of luck on the project,
Jen

Jennifer Nelson
Washington Department of Fish and Wildlife
Habitat Program
Ellensburg, WA 98926
(509) 961-6639 Mobile

From: Marc Kirkpatrick <mkirkpatrick@encompasses.net>
Sent: Friday, February 14, 2025 11:36 AM
To: Nelson, Jennifer L (DFW) <Jennifer.Nelson@dfw.wa.gov>
Cc: Jeff@tamaracksprings.com
Subject: RE: Wildwood Ranch Subdivision

External Email

Hi Jennifer,

Thank you again for meeting with us last Friday. See attached letter and let me know if I'm missing anything.

Have a great weekend!

Marc

From: Nelson, Jennifer L (DFW) <Jennifer.Nelson@dfw.wa.gov>
Sent: Thursday, January 30, 2025 11:22 AM
To: Marc Kirkpatrick <mkirkpatrick@encompasses.net>
Subject: RE: Wildwood Ranch Subdivision



Hi Marc,
Next Friday works best for me. Let me know where I should meet you.
Cheers,
Jen

From: Marc Kirkpatrick <mkirkpatrick@encompasses.net>
Sent: Thursday, January 30, 2025 10:54 AM
To: Nelson, Jennifer L (DFW) <Jennifer.Nelson@dfw.wa.gov>
Subject: Wildwood Ranch Subdivision

External Email

Hi Jennifer,

I was wondering if you would be able to do another site visit in Cle Elum. I'm working with Jeff Stubbs, owner of the proposed Wildwood Ranch Subdivision, to address the SEPA comments provided by the public and agencies. I was hoping we could visit both the pond(old borrow pit) and the Deer Canyon Creek to discuss appropriate measures we should take in our site design.

My best availability is Tuesday, 1:30-4:30 or Wednesday 9am – 3pm or Friday 1-3pm.

Thank you and look forward to meeting with you.

Marc Kirkpatrick

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