



July 29, 2024

Kittitas County Community Development Services  
411 N. Ruby St., Suite 2  
Ellensburg, WA 98926

Attention: Chace Pedersen, Planner I

Subject: CU-24-00006 Silver Ridge Ranch  
I-90 Exit 70 Lt., Easton State Airport vicinity

We have reviewed the proposed project and have the following comments.

- The subject property is adjacent to two WSDOT owned and operated facilities, the Interstate 90 (I-90) West Easton interchange (Exit 70) and the Easton State Airport. WSDOT has acquired all access rights to I-90, including the on- and off-ramps. Private direct access within the limits of our access control is prohibited.
- WSDOT has an existing access easement over Silver Ridge Ranch Road, which is the sole point of access to the Easton Airport. This road shall not be obstructed in anyway and must remain available to WSDOT.
- The Federal Aviation Administration (FAA) requires notification of any development of this property. The proponent must use forms 7460-1 and 7460-2, which can be accessed and completed electronically here: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.
- Any proposed buildings, landscaping, or other improvements will need to comply with certain height restrictions. The proponent is encouraged to contact David Ison of the WSDOT Aviation Division for specifics. He can be reached at (360) 709-8028.
- WSDOT has an active construction project (I-90 – Cabin Creek Interchange to W. Easton Interchange – Phase 3) that will affect this segment of I-90, including the Exit 70 interchange and Sparks Road. The proponent should anticipate construction related delays and other impacts for the duration of this project.
- Any outdoor advertising or motorist signing considered for this property will need to comply with state criteria. The proponent should contact Tanya Joblonski of the WSDOT Headquarters Traffic Office for specifics. She can be reached at (360) 705-7294.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding this letter, please contact Jacob Prilucik at (509) 577-1635.

Sincerely,

Stephen P. (Phil) Nugent  
Region Planning Manager

SPN: jjp/mnk  
cc: SR 90, File 2024\_009  
Jason Pratt, Area 1 Maintenance Superintendent  
Scott Golbek, WSDOT Project Engineer