



July 22, 2024

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

Attention: Bradley Gasawski, Planner I

Subject: PD-24-00001, Roslyn Ridge West
SR 903 MP 8.6 vicinity Rt., Double O Road

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

- The subject property is adjacent to State Route 903 (SR 903), a Managed Access Class 4 highway with a posted speed limit of 45 miles per hour. Access to the highway is proposed via an existing grandfathered connection (Double O Road) at approximate milepost 8.6 Rt. No new access to SR 903 will be allowed. This access may continue to be used; however, a new Access Connection Permit (ACP) must be obtained for the proposed use. No new approaches along SR 903 will be allowed. The property owner is required to contact Mark Kaiser of the WSDOT South Central Region Office to apply for an ACP. He can be reached at (509) 577-1668.
- The proponent should be aware, we will require a traffic impact analysis (TIA) be included with the application for access. The TIA shall be performed by a licensed traffic engineer submitted to WSDOT for review and comment. We request that the TIA analyze the impacts to the SR 903/Double O Road, as well as Rock Rose Drive and Ridgecrest Road (if any). Mitigation to offset the impacts for this proposal should be identified in the traffic study.
- Stormwater and surface runoff generated by this project must be retained and treated on site. Any discharge onto WSDOT right-of-way will require an approved Utility Permit.
- Any snow accumulated on the property shall not be moved onto WSDOT right-of-way. We encourage the proponent to not underestimate the potential for large volumes of snow and designate a snow storage area on the property.

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

Sincerely,

Stephen P. (Phil) Nugent
Region Planning Manager

SPN: jjp/akh

cc: SR 903 File #2024_002