



September 12, 2022

Kittitas County Community Development Services
411 N. Ruby Street, Ste. 2
Ellensburg, WA 98926

Attn: Rachael Stevie, Planner 1

RE: CP and RZ-22-00004 – Teanaway Ridge Rezone and Comprehensive Plan Change Application

We have reviewed the Rezone and Comprehensive Plan change application for Teanaway Ridge and have the following comments.

The application is to amend two parcels (total 86.58 acres) from Forest and Range (F-R) to Rural 5 (R-5) zoning. The property is contiguous to SR 10 and approximately 1,500 feet east of the intersection for SR 970. The property is approximately three miles east of the City of Cle Elum, Washington.

Based strictly on the potential development of each of the zoning districts, we estimate future trip generation on the minimum lot size for potential density allowed. The R-F zone allows for 1 dwelling per 20 acres while the proposed Rural 5 zone can allow for 1 dwelling per 5 acres. Estimated future average annual daily traffic (AADT) for the proposal is 162 AADT during weekdays. This represents an approximate 300% increase in AADT generated by the proposed new zoning of the property.

As developments are proposed they will be subject to review for their impacts to the WSDOT system. Impacts that are determined to be significant will require mitigation, and it is anticipated that all costs will be borne by the development(s). Future applications for a subdivision on this property may require that a Traffic Impact Analysis (TIA) be completed by the developer.

The subject property is adjacent to State Route 10 (SR 10), a Class 3 managed access highway with a posted speed limit of 55 miles per hour. Currently, access to the property is available via the existing permitted approach at milepost 88.48. This approach may continue to be used, subject to the property owner(s) obtaining an updated railroad crossing permit from BNSF and updated access connection permit from WSDOT. No new connections to SR 10 will be allowed. The property owner may contact Mark Kaiser of the WSDOT South Central Region office at (509) 577-1668 for additional details.

The proponent should be aware that SR 10 and the BNSF railroad generate noise and are existing facilities. The proponent should be aware that they are developing in an area with traffic noise. They should expect that traffic noise may continue to grow into the future and SR 10 may need to be expanded to accommodate future traffic growth. If the proponent is concerned with traffic noise affecting this development, it is his/her responsibility to dampen or deflect any traffic noise for it.

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Any outdoor advertising or motorist signing considered for this project will need to comply with state criteria. The proponent may contact Trevor McCain of the WSDOT Headquarters Traffic Office for additional details and review of any proposed signage. He can be reached at (360) 705-7282.

Stormwater and surface runoff generated by this project must be retained and treated on site in accordance with regulating agencies' standards, and not be allowed to flow onto WSDOT rights-of-way.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding our comments, please contact Debi Freudenthal at (509) 577-1633.

Sincerely,

Debra Freudenthal

Debi Freudenthal for

Paul Gonseth, P.E.
Region Planning Engineer

PG: df/mrr

cc: Area 1 Michael Krahenbuhl
file: SR 10 #RZ22-00004/CP22-00004