



**Washington State
Department of Transportation**

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Kittitas County Community Development Services
411 North Ruby St.
Ellensburg, WA 98926

Attention: Jeff Watson, Planner
Subject: BL-13-00007 – Grossman – SR 97, milepost 142.60 right

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

- The property is adjacent to U.S. Highway 97 (US 97), a Class 1 managed access facility with a posted speed limit of 65 miles per hour. Class 1 highways favor mobility over access to adjacent properties. WAC 468-52-040 and others stipulate, "if access is available via the general street system, primary access shall be provided from the general street system rather than from the state highway." No more than one access is allowed for contiguous parcels under the same ownership.
- The former State Route 131 (SR 131) runs along the east side of the property. This portion of SR 131 was relinquished to the County. The County then vacated this right-of-way without providing an access easement to abutting properties. Notcho Lane remains a public at-grade intersection within WSDOT right-of-way.
- According to our records, parcels "B", "C", and "D" are under the same ownership; this is the only property owner with the legal right to access US 97 via Notcho Lane. Parcel #19-17-25020-0011, though unrelated to this proposal, has no legal means of access to the highway. Without an established access easement, the right to use Notcho Lane will remain solely with the owner of parcel "D".

In summary, we require an access easement be reserved from Notcho Lane to serve parcels "A", "B", "C", and "D" of this boundary line adjustment as well as parcel #19-17-25020-0011. No new approaches to US 97 will be allowed.

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

Sincerely,

Paul Gonseth, P.E.

Planning & Materials Engineer

PG: rh/jjp

cc: File #1, SR 97

Don Whitehouse, Region Administrator

Terry Kukes, Area 1 Maintenance Superintendent