

# KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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Office 509-962-7506  
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Building Partnerships - Building Communities

March 14, 2006

Teanaway Ridge LLC  
PO Box 808  
Cle Elum, WA 98922

Chad Bala  
Terra Design Group  
PO Box 686  
Cle Elum, WA 98922

VIA EMAIL: [bala.ce@gmail.com](mailto:bala.ce@gmail.com)

**RE: Yakima River Campground Zoning Conditional Use, Shoreline Substantial Development, & Short Plat Permits (CU-15-00002, SD-15-00001, & SP-15-00001) – Request for additional information**

Dear Applicant,

Kittitas County Community Development Services is requesting the completion and submittal of a Transportation Impact Analysis (TIA) Study prior to further review and SEPA determination for the Yakima River Campground proposal (CU-15-00002, SD-15-00001 & SP-15-00001) you have on file with Kittitas County. The Notice of Application comment period ended on March 4, 2016 for this proposal. In a September 4, 2015 letter from Kittitas County Public Works, it was determined that a TIA is necessary for this proposal. Additionally, email correspondence on September 21, 2015 clarified that this TIA would be necessary prior to any SEPA determination.

Per Kittitas County Code 15A.03.045(1), the Director has determined that the applicant has 180 calendar days to submit this additional information or the application will expire. Therefore, the requested material will need to be submitted to KCCDS on or before **September 12, 2016 at 5:00 pm**, in order to keep this application from expiring. KCCDS's review will commence when all additional information is received.

If you have any questions regarding this matter, Public Works can be reached at (509) 962-7523 or I can be reached at (509) 962-7637.

Sincerely,

Lindsey Ozbolt  
Planner II

Enclosures

CC: Mark Cook, Kittitas County Public Works Director *via email*  
Kelly Bacon, Kittitas County Public Works Engineer Tech. *via email*  
Robert 'Doc' Hansen, Kittitas County CDS Director and Planning Official *via email*



**KITTITAS COUNTY**  
**DEPARTMENT OF PUBLIC WORKS**

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Chad Bala  
PO Box 686  
Cle Elum, WA 98922

September 4, 2015

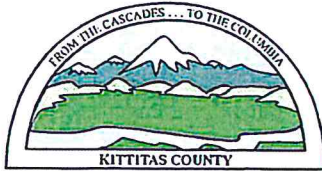
Dear Mr. Bala,

Kittitas County Public Works in consultation with Washington State Department of Transportation has determined a traffic impact analysis (TIA) will be required for the Yakima River Campground CU-15-00002, which proposes 172 camping spaces and 18 cabins. A TIA is required when the project will exceed 9 peak hour trips (KCC 12.10.040). The TIA will be required prior to notice of application for the project.

A TIA scope is included with this letter. Please have your traffic consultant contact me to discuss the scope prior to beginning the work.

Sincerely,

Christina Wollman, AICP CFM  
Planner III



# KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

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## TRAFFIC IMPACT ANALYSIS GUIDELINES

- I. Title Page
  1. Name of project
  2. Project sponsor's name and address
  3. Study preparer's name, address and phone number
  4. Date of study preparation
  5. Report certification: responsible engineer's seal, signature, and date
  
- II. Table of Contents
  1. Major sections
  2. List of figures
  3. List of tables
  
- III. Executive Summary (optional)
  1. Site location and study area
  2. Proposed development description
  3. Findings
  4. Recommendations and mitigation
  
- IV. Proposed Development
  1. Purpose of report and study objectives
  2. Description of development
  3. Vicinity map showing location of proposal within the region
  4. Site plan
  5. Phasing and timing of project
  
- V. Existing Conditions
  1. Study area
    - a. Limits of traffic study – study area shall include at a minimum all roads impacting and impacted by the development
    - b. Existing zoning and land use
    - c. Proposed zoning, land use, and intensity in study area
    - d. Anticipated future development in area
  2. Site accessibility
    - a. Study area roadway system
    - b. Existing traffic volumes and conditions in study area
    - c. Existing safety and capacity deficiencies
      - A. Accident analysis
      - B. Conflict analysis
      - C. Horizontal and vertical geometric review
  
- VI. Projected Traffic
  1. Background traffic
    - a. Base-year traffic volumes
    - b. Method of traffic volume projection
    - c. Projected traffic volumes at full build-out or in 20-years (whichever sooner)
    - d. Traffic volumes from other proposed developments

- e. Total background traffic
- 2. Site traffic
  - a. Trip generation (daily and peak traffic generated by development)
  - b. Trip distribution (how the added trips are distributed on the road system)
- 3. Total network traffic – background traffic and site traffic combined

VII. Traffic Analysis

- 1. Site access
- 2. Capacity and level of service
  - a. Unsignalized intersections - SR 10 at SR 970
  - b. Roadway segments
- 3. Traffic safety
  - a. Vehicles
  - b. Other modes: bicyclists, pedestrians, and other applicable modes
  - c. Sight distance
- 4. Site circulation and parking
- 5. Queuing
  - a. Left turn lane analysis
  - b. Right turn lane analysis
  - c. Other queuing requirements

VIII. Findings/Conclusions

- 1. Needed improvements to meet Kittitas County Road Standards
- 2. Site accessibility and circulation plan
- 3. Compliance with level of service standards
- 4. Improvements to accommodate background traffic and alternatives identified
- 5. Additional improvements to accommodate site traffic and alternatives identified
- 6. Status of improvements already funded, programmed or planned

IX. Appendices (as applicable)

- 1. Definitions
- 2. Trip generation sources
- 3. Passer-by and origin-destination studies
- 4. Volume and turning movement count sheets
- 5. Level of service calculations
- 6. Signal warrant, timing and/or progression calculations
- 7. Access configuration drawings
- 8. References

## Lindsey Ozbolt

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**From:** Christina Wollman  
**Sent:** Friday, September 04, 2015 2:28 PM  
**To:** Chad Bala; Pat Deneen  
**Cc:** Lindsey Ozbolt  
**Subject:** Yakima River Campground CU-15-00002  
**Attachments:** TC-15-00007 Yakima River Campground TIA Required.pdf

The attached letter will be mailed today outlining the requirements for transportation concurrency.

*Christina Wollman, AICP CFM*

Planner III | Floodplain Manager  
Kittitas County Department of Public Works | Flood Control Zone District  
411 N Ruby St, Suite 1 Ellensburg WA 98926 (p) 509.962.7051 | (f) 509.962.7663

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## Lindsey Ozbolt

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**From:** Christina Wollman  
**Sent:** Monday, September 21, 2015 11:44 AM  
**To:** 'Chad Bala'  
**Cc:** 'Pat Deneen'; Lindsey Ozbolt; Mark Cook  
**Subject:** RE: Yakima River Campground CU-15-00002

Chad, after discussion with CDS we have determined the TIA can be completed prior to making SEPA determination.

*Christina Wollman, AICP CFM*

[p] 509.962.7051 | [f] 509.962.7663

**From:** Christina Wollman  
**Sent:** Monday, September 14, 2015 12:45 PM  
**To:** 'Chad Bala'  
**Cc:** Pat Deneen; Lindsey Ozbolt; Mark Cook  
**Subject:** RE: Yakima River Campground CU-15-00002

Chad, I will have an answer for you by the end of the week. The complete file was sent to WSDOT to review along with the application for concurrency and through that process they requested the TIA. See attached email for correspondence.

*Christina Wollman, AICP CFM*

[p] 509.962.7051 | [f] 509.962.7663

**From:** Chad Bala [mailto:bala.ce@gmail.com]  
**Sent:** Tuesday, September 08, 2015 9:59 AM  
**To:** Christina Wollman  
**Cc:** Pat Deneen; Lindsey Ozbolt; Mark Cook  
**Subject:** Re: Yakima River Campground CU-15-00002

Thank you Christina for the Transportation Concurrency letter for File CU-15-00002.

I was wondering, since your letter stated that you had consultation with WSDOT, could please forward all discussions notes etc. to us for our review pertaining to CU-15-00002. This brings up some questions. 1. Has this project been sent out for review by all (i.e. notice of application/process) therefore getting WSDOT's review of the complete project? 2. In your discussions with WSDOT did you receive information on the level of service pertaining to WSDOT highway at that location (SR HWY 10), since this project will access directly onto HWY 10 and not onto any county roads? I am asking this because with past projects and with existing access permits onto WSDOT facilities we been required to only upgrade our existing state access permits with some additional requirements. 3rd and final question. In the past we have had the TIA required after the Notice of Application since we try to include all issues and address those issues at one time.

We would like to request that the TIA be required after and not before the notice of application is issued so that we receive all comments/issues etc. By doing this then we can (if needed) have an all-encompassing TIA to

review hopefully addressing all issues/comments etc. at one time. Furthermore I think this request is also supported by your Transportation Code specifically section 12.10.040 A. 8. Which states: *"The concurrency evaluation and determination shall be completed prior to: b. Issuance of the DNA, MDNS or DSN if SEPA review is a requirement of the project."* Again we are requesting this so that we can gather all available information, comments, issues etc., that will be vetted to during the Notice of Application process, prior to proceeding forward with a TIA.

Thanks Christina and I look forward to your response so that I can move forward one way or the other.

Chad

Sent from my iPhone

On Sep 4, 2015, at 2:27 PM, Christina Wollman <[christina.wollman@co.kittitas.wa.us](mailto:christina.wollman@co.kittitas.wa.us)> wrote:

The attached letter will be mailed today outlining the requirements for transportation concurrency.

*Christina Wollman, AICP CFM*

Planner III | Floodplain Manager  
Kittitas County Department of Public Works | Flood Control Zone District  
411 N Ruby St, Suite 1 Ellensburg WA 98926 [p] 509.962.7051 | [f] 509.962.7663

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<TC-15-00007 Yakima River Campground TIA Required.pdf>