



KITTTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

Mark R. Cook, PE Director

January 29, 2021

Trav Story
PO Box 745,
Moses Lake, WA 98837

Dear Mr. Story,

Below is additional information requested from your January 26, 2021 email related to the comments provided January 26, 2021 for grading permit GP-20-00020 and TC-20-00001, Nunnally Holdings. Your request for additional information is followed by the original comment and a follow up response.

1. Comment #3 says that we need to show access to the proposed private roadway for parcel 748433. Our intent is to have access to this parcel using the same detail as the other parcels. Should this comment apply to all the parcels or is there another intent to this comment?

Comment #3: Original administrative segregation included 12 lots. Parcel 748433 should be shown as having access to proposed private roadway.

Response: Access from the original administrative segregation is now shown to utilize Strande Road across parcel 748433 which was not part of the original segregation. Please include a note identifying that Parcel 748433 will access the proposed private roadway. Kittitas County Code 12.05.030(F) indicates access is to be from internal network. Parcel 748433 is the lot which has frontage on County Road and to the internal network. Access to the private road network, rather than directly to Strande Road, will meet KCC and reduce the number of access points onto Strande Road.

2. Comment #18 asks for additional details for the roadway construction. Similar to my question on #3, the intent is the same as the rest of the roadway system. Can you clarify the intent of this comment?

Comment 18: Provide details of proposed gravel road shown on sheet C1.8. Also, provide easement width. Please clarify lot line locations.

Response: It is unclear from the plan sheets if detail 4 from sheet C1.9 will be used for all gravel roads, or only the primary route. The 60 ft easement is also not clear on the plan set. Suggest identifying on each sheet the road detail to be used and the easement. With a plat the easement would be recorded on the face of the plat, as this project appears to not

be updating a plat, please provide information on how the easement will be recorded or conveyed.

3. Comment #29 asks for additional information on a separate entrance described in the scoping letter. My reading of this letter does not seem to speak to two separate entrances into the site, but only describes generalized routing to the site. The intent of the project is to only have one access, which will be off of Strande Rd.

Comment 29: A traffic scoping letter has previously been provided. This document includes two alternatives for access to Strande Road, please revise.

Response: SCJ Alliance provided a technical memo dated November 18, 2020. Page 3 of the memo shows a site driveway which appears similar in location to the proposal submitted with the grading permit. The final sheet of the memo is a preliminary drawing of the development. This preliminary drawing shows a 60' easement and 20' gravel roadway connecting to Strande Road at a different location than shown on page 3 of the memo. It is asked that the preliminary drawing match that of the proposal.

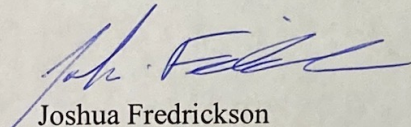
4. Comment #30 asks for additional information on the directional traffic split. Is the intent to have us show the expected traffic flow counts for the access onto Strande Rd or does this relate to striping or directional barrier requirements?

Comment 30: The traffic scoping letter describes directional traffic from the development onto Strande Road, please provide additional information on the directional traffic split.

Response: Page 3 of the technical memo dated November 18, 2020 provided by SCJ Alliance provides an assumption of an equal split of the proposed traffic on Strande Road from the development based on distance to Ellensburg. Information supporting the assumption on destination is requested. One method to support destination is an understanding of the target market and to support trip destination being Ellensburg. A sensitivity analysis can also be provided, to determine the range and overall potential impact.

Please let me know if there are any additional questions related to these items.

Sincerely,



Joshua Fredrickson
County Engineer