



CITY OF ROSLYN

National Historic District and Preserve America Community

8/12/2026

RE: CU-26-00003 Ranch at Roslyn Ridge SE-26-00007 - Notice of Application

Jamey:

Please accept the following comments on the above referenced project.

As you know the City of Roslyn has a significant interest in traffic through the SR 903 corridor above Roslyn because all traffic must funnel through the city on a single narrow two-lane road. We have talked with and worked with the county over the last several years to develop guidelines and procedures to monitor and address increasing traffic volumes. Currently funded and in progress is a comprehensive update of the County's transportation model. One primary purpose of the update is specifically to project future traffic volumes and congestion in the 903 corridor. Also, as part of our cooperative efforts, two new policies were recently added to the County's 2026 Comprehensive Plan update....

- *"The county will encourage coordinated transportation planning and continued evaluation of transportation conditions and impacts associated with existing and proposed development along State Route 903 corridor. In cooperation with the Washington State Department of Transportation, local jurisdictions, service providers and affected stakeholders, the County may support or pursue corridor studies, intersection analyses, access management strategies, multimodal transportation improvements, and other planning efforts intended to improve public safety, mobility, and long-term transportation function." and...*
- *"The County may consider transportation impacts associated with development proposals along the SR 903 Corridor through the application of existing development regulations, level of service standards, SEPA review, concurrency requirements and other applicable laws and procedures."*

Our interest in the referenced project is solely traffic. On review, it appears that the size of the project would generate enough traffic to exceed the county's threshold for concurrency review during the peak summer season. We request that the county require a concurrency evaluation and traffic impact study as an element of SEPA, prior to issuing a determination. Or alternately, the project could be incorporated into the County model update as a means of evaluating concurrency.

We appreciate this opportunity to provide you with these comments. If you have any questions, please feel free to contact me, I can be reached at 509-260-0010 or jeff.adams@ci.roslyn.wa.us

Sincerely,
City of Roslyn

A handwritten signature in cursive script that reads "Jeff Adams".

Jeff Adams
Mayor