

June 1, 2022

Kittitas County Community Development  
411 N. Ruby St. Suite 2  
Ellensburg, WA 98926

Attention: Jeremiah Cromie, Planner

Subject: LPF-22-00003, Blue Jay Land Co.  
SR 903 MP 8.11 right, Rock Rose Drive

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

- The subject property is adjacent to State Route 903 (SR 903), a Managed Access Class 4 highway with a posted speed limit of 45 miles per hour. Access to the subject property is currently via the existing permitted private road Rock Rose Drive. No new access to SR 903 will be allowed. We require a restrictive note be put on the plat indicating direct access to SR 903 will not be allowed for Lot 3A-1, Lot 3B-1 and 4F-1.
- Any proposed lighting should be directed down towards the site and away from SR 903.
- Stormwater and surface runoff generated by this project must be retained and treated on site. Any discharge onto WSDOT right-of-way will require an approved Utility Permit.
- Any snow accumulated on the property shall not be moved onto WSDOT right-of-way. We encourage the proponent to not underestimate the potential for large volumes of snow and designate a snow storage area on the property.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding our comments, please contact me at (509) 577-1635.

Sincerely,

Jacob Prilucik  
Development Services Lead

JJP: mnk

cc: SR 903 File #2022\_001  
Mick Krahenbuhl, Area 1 Maintenance Superintendent