



South Central Region
2809 Rudkin Road
Union Gap, WA 98903-1648
509-577-1600 / FAX: 509-577-1603
TTY: 1-800-833-6388
www.wsdot.wa.gov

June 28, 2024

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

Attention: Bradley Gasawski, Planner I

Subject: SE-24-00020 Majestic Group
I-90 Exit 70 Lt., Easton State Airport vicinity

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

- The subject property is adjacent to two WSDOT owned and operated facilities, the Interstate 90 (I-90) West Easton interchange (Exit 70) and the Easton State Airport. WSDOT has acquired all access rights to I-90, including the on- and off-ramps and along Sparks Road a distance of 130' southwesterly and 130' northwesterly of the interchange crossroad. Private direct access within the limits of our access control is prohibited.

Our right-of-way records indicate a county road connection to Sparks Road may be allowed. However, any new connection is contingent on FHWA review and approval and must meet specific criteria. Should the County wish to explore this option, they must contact this office for specifics.

- WSDOT has an existing access easement over Silver Ridge Ranch Road, which is the sole point of access to the Easton Airport. This road shall not be obstructed in anyway and must remain available to WSDOT.
- The Federal Aviation Administration (FAA) requires notification of any development of this property. The proponent must use forms 7460-1 and 7460-2, which can be accessed and completed electronically here: <https://oecaaa.faa.gov/oecaaa/external/portal.jsp>.
- Any proposed buildings, landscaping, or other improvements will need to comply with certain height restrictions. The proponent is encouraged to contact David Ison of the WSDOT Aviation Division for specifics. He can be reached at (360) 709-8028.
- Any proposed lighting must be directed down towards the site and away from I-90.
- All loads transported on WSDOT rights-of-way must be within the legal size and load limits or have a valid oversize and/or overweight permit.

Bradley Gasawski – SE-24-00020
June 28, 2024
Page 2

- It is the proponent's responsibility to keep and maintain I-90 free of any of their debris. Any spilled material shall be promptly cleaned up at the proponent's expense.
- WSDOT has an active construction project (I-90 – Cabin Creek Interchange to W. Easton Interchange – Phase 3) that will affect this segment of I-90, including the Exit 70 interchange and Sparks Road. The proponent should anticipate construction related delays and other impacts for the duration of this project. Further, they should schedule their work so as not to delay WSDOT's contractor in the performance of this contract, which is scheduled for completion in 2028.
- Any outdoor advertising or motorist signing considered for this property will need to comply with state criteria. The proponent should contact Tanya Joblonski of the WSDOT Headquarters Traffic Office for specifics. She can be reached at (360) 705-7294.

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

Sincerely,



Jacob Prilucik
Development Services Manager

JJP: mnk

cc: SR 90, File 2024_006
Jason Pratt, Area 1 Assistant Maintenance Superintendent
Phil Nugent, Region Planning Manager
David Ison, WSDOT Aviation Division
Scott Golbek, WSDOT Project Engineer