

*City of Cle Elum*  
119 West First Street  
Cle Elum, WA 98922



Phone: (509) 674-2262  
Fax: (509) 674-4097  
www.cityofcleelum.com

**Date:** October 25, 2022

**To:** Jeremiah Cromie

**From:** Gregg Dohrn

**With Copies to:** Mayor Jay McGowan, Rob Oman, Ben Annen, Mark Cook, Josh Fredrickson, and Jeremy Johnston

**Subject:** Forest Ridge Phase 4 Final Plat Application  
Kittitas County Request for Comments

Thank you for the opportunity to comment on the updated application dated October 14, 2022, requesting final plat approval for Forest Ridge Phase 4. We have previewed the application materials and are hoping that you can point us to and/or provide the City with the following information so that we may submit written comments prior to the November 4<sup>th</sup> deadline.

1. The MDNS dated September 23, 2010, includes the following mitigation measure:
  9. *City of Cle Elum Transportation: The applicant shall comply with the following construction requirements from the City of Cle Elum:*
    - a. *Potholes must be repaired on Columbia Avenue from First Street to Fourth Street as required by the City of Cle Elum prior to receiving final plat approval.*
    - b. *A 2-inch overlay on Columbia Avenue from First Street to Fifth Street or end of existing pavement shall be constructed prior to beginning construction of Phase 5.*

We note that the transmittal letter submitted by Encompass Engineering and Surveying dated October 13<sup>th</sup>, 2022, states that these improvements will be completed by the end of October 2022. Encompass Engineering submitted plans to the City on October 19, 2022. The City responded on October 20, 2022, advising the Applicant that a City Clearing and Grading Permit is required for these improvements and that the City must review and approve the plans for any proposed improvements to City streets. A link to the City's Clearing and Grading permit application was also provided. As a result, it can be expected that these required improvements will not be completed in the coming week.

We also note that the final plat application refers to bonding for these improvements, and we want to confirm that any financial guarantees for making these improvements are subject to City review and approval, and that this approval must occur prior to final plat approval.

2. The MDNS dated September 23, 2010, includes the following mitigation measure:

*10.WSDOT: The Revised Tragic Impact Analysis (November 2009) considers the traffic impacts from both the Forest Ridge development and the nearby City Heights development, which is proposed in the City of Cle Elum and is currently under review. Based on this analysis, upon completion of just the Forest Ridge development, the Level of Service (LOS) at the intersection of SR 903 and the SR 903 Spur will be reduced to LOS C (Note: The traffic impact study erroneously refers to the intersection of SR 903 and the SR 903 Spur as the "SR 970/SR 903" intersection). Upon completion of both the Forest Ridge development and the City Heights development, the same intersection will be reduced to either a LOS D or E, depending on the approved development scenario for City Heights. According to Kittitas County Comprehensive Plan GPO 4.26, any LOS below the adopted standard of LOS C in rural areas is unacceptable; therefore, mitigation is required if a LOS below C results. The City Heights project has not yet received approval from the City of Cle Elum, and the traffic impacts of Forest Ridge alone do not cause the intersection in question to fall below LOS C. Because it is uncertain at this time what the actual impact to the SR 903/SR 903 Spur intersection will be, prior to construction of the Forest Ridge Phase 5, the developer shall reevaluate the traffic impacts of the proposed Forest Ridge development on the SR 903/SR 903 Spur intersection. If the analysis concludes that the full build out of this project result in the SR 903/SR 903 Spur intersection operating below a LOS C, then the developer of the Forest Ridge project will be required to contribute a pro rata share of the cost to construct mitigation improvements to the SR 903/SR 903 Spur intersection, as required by WSDOT, to achieve an acceptable LOS.*

We also see that the County Public Works had previously requested that the Applicant provide the following information:

*Please provide estimated traffic generation for peak hours to determine if a Transportation Impact Analysis will be required. A TIA shall be required for all development that will generate more than 9 peak hour vehicle trips.*

We note that the Applicant Response addressing this condition in the Compliance Document provided by the Applicant with the Phase 4 Final Plat application states: "See attached TIA for reference". However, the TIA included with the Phase 4 Final Plat application is dated November 19, 2009.

- a. Was there any other information submitted with the Phase 4 Final Plat application that addresses this condition of approval?
  - b. Has the County determined if the information provided adequately addresses the request for information regarding traffic generation for peak hours?
  - c. Has the County determined if the resubmittal of the thirteen-year-old traffic report adequately addresses this condition of approval?
3. The Compliance Document provided by the Applicant with the Phase 4 Final Plat application addresses Condition of Approval Item 24 which pertains to the certification private road, states that:

*Off-site road certification has been submitted and approved by KCPW. On-site road certification will be completed after construction.*

- a. Can you provide the City with a copy of the off-site road certification(s) approved by KCPW?
  - b. Are there any segments of off-site roadways that will serve Phase 4 plat that have not been certified by the County?
4. Condition of Preliminary Plat approval Item 25 provides that:

*Second Access: A second access is required of this project. Prior to final approval for each phase, the applicant shall conduct an analysis showing whether the threshold for a second access has been met. If a second access is required, the applicant must submit to Public Works for approval a route that has easement or other access rights secured and recorded. The second access must conform to Kittitas County Road Standards and the second access requirements as clarified by the Board of County Commissioners on April 2, 2007. The BOCC clarified KCRS 12.01.095(2) with the following requirements: 1) If the second access is restricted to emergency access only, it must meet or exceed the following requirements: 60' easement, 20' roadway width, BST/ACP surface, and a paved apron. Access restrictions such as gates or bollards must be approved by the Fire Marshall; 2) If the second access is to be used for ingress and egress, it must meet the same standards as the first access.*

We note that the Applicants Response to this Condition of Approval in the Compliance Document submitted with the application requesting Phase 4 Final Plat approval states:

*Applicant has provided easement language and history to Public Works. Access to the east will have a temporary easement until Phase 5 is recorded and permanent access tract is established. See enclosed map.*

- a. Can you provide the City with a copy of this easement and the history provided by the Applicant?
- b. We do not see this secondary access route identified on the preliminary final plat maps submitted with the application requesting Phase 4 Final Plat approval, can you identify this route for us? In doing so, could you also provide the City with a map that identify which roads have been approved for primary and secondary access for Phases 1-4 of the Forest Ridge Performance Cluster Plat?
- c. Can you provide the City with a copy of AFN 428448, which is identified on the preliminary final plat maps as an “*Existing 60’ non-exclusive ingress & egress easement*”?
- d. Has the County Fire Marshall determined that access to the Phase 4 Plat complies with the provisions of the International Fire Building and Fire Codes?

If you have any questions, or would like to respond directly to these questions, please do not hesitate to contact me at [Gdohrn@cleelum.gov](mailto:Gdohrn@cleelum.gov) or (206) 679-7507. We hope that this information can be made available to the City in the very near future, if you anticipate that it may take more time, will you please let us know as soon as possible? Your assistance is greatly appreciated!