

May 7, 2008

Kittitas County Community Development Services
411 N. Ruby, Suite 2
Ellensburg, Washington 98926-6300

Attention: Trudie Pettit, Staff Planner

Subject: LL-08-03; Lookout Large Lot (11 Lots) Frank & Judy Ragland
US 97, MP 140.76 Left; Parcel #18-17-01020-0005 (235.10 Acres)

We have reviewed the proposed subdivision, and have the following comments.

1. The property is adjacent to U.S. Highway 97. US 97 is a Class 1 access managed highway in this area with a posted speed limit of 65 miles per hour. The property has an existing approved approach connection at milepost 140.76 Left. All lots from this property must use this approach. The approach was approved on May 31, 2005, as permit number 44282. No additional access directly to US 97 will be allowed from the property. The approach is acceptable to accommodate the proposed subdivision traffic. No additional action is necessary by the proponent.
2. Stormwater and surface runoff generated by this project must be retained and treated on site in accordance with regulating agencies' standards, and not be allowed to flow onto WSDOT rights-of-way.
3. US 97 is an existing facility and the proponent will be expanding a more noise-sensitive land use. The proponent and future residents should be aware that they are proposing additional residential development in an area with existing traffic noise. They should also expect that traffic noise may continue to grow into the future, and, as an essential public facility, US 97 may need to be expanded to accommodate future traffic growth. It is the developer's responsibility to dampen or deflect any traffic noise for this development.
4. Any proposed lighting should be directed down towards the site, and away from US 97.

Thank you for the opportunity to review and comment on this proposal. If you have any questions concerning our comments, please contact Dan Eberle at (509) 557-1637.

Sincerely,

Bill Preston, P.E.
Regional Planning Engineer

by: Rick Holmstrom, Assistant Regional Planning Engineer

BP: rh/jjg

cc: File #9, SR 97

Terry Kukes, Area 1 Maintenance Superintendent

p:\planning\devrev\sr97\kittco_ragland_lookout ll.doc