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MAY 23 2007

KITTITAS COUNTY  
CDS

South Central Region  
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May 21, 2007

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

Attention: Noah Goodrich, Staff Planner

Subject: SP-07-45, Caddis Creek Short Plat (3 Lots); Parcel #20-14-18040-0014  
Tony Schumacher, landowner/Encompass Engineering, authorized agent  
Access Via I-90 Exit 74 (W. Nelson Siding Road)

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

1. The plat site is adjacent to Interstate 90. I-90 is a fully-controlled limited access facility with a posted speed limit of 70 miles per hour. No direct access will be allowed to I-90.

Access to the plat area is via a frontage road connecting to the I-90 Exit 74 Interchange (W. Nelson Siding Road). The frontage road (Lavender Road) is within WSDOT jurisdiction, but is maintained on a low priority level. Similar to other locations within the upper County where development is occurring, WSDOT is not opposed to these developments. On the other hand, we are strongly opposed to WSDOT-maintained "frontage" roads being used as local access roads for expanding developments. Our responsibility is to preserve and maintain the interstate and state highway system, not to expend resources maintaining local access roads. We anticipate continued expansion of the residential land use in this area, and the frontage road is developing into a public road. As such, and as a condition of development approval, the frontage road must be brought up to County standards and the County must assume ownership of this road.

2. I-90 is an existing facility and the proponent will be creating more noise-sensitive land uses. The proponent and future residents should be aware that they are proposing residential development in an area with traffic noise. They should also expect that traffic noise may continue to grow into the future, and, as an essential public facility, I-90 will 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.

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3. Any outdoor advertising or motorist signing considered for this project will need to comply with state criteria. Please contact Rick Gifford of the WSDOT South Central Regional Office at (509) 577-1985 for specifics.
4. WSDOT has long-range plans to widen I-90 to six lanes from Easton (milepost 71.56) to Cle Elum (milepost 84.2). The plans are only preliminary. No decisions have been made, and no funding has been procured.

Thank you for the opportunity to review and comment on this plat. If you have any questions concerning our comments, please contact me at (509) 577-1630.

Sincerely,



Bill Preston, P.E.  
Regional Planning Engineer

BP: rh/jjg

cc: File #12, SR 90  
Rick Gifford, Traffic Engineer  
Terry Kukes, South Central Area 1 Maintenance Supervisor  
Stewart Reif, Real Estate Services

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