

**REPORT OF THE  
FRANKLIN COUNTY ENGINEER**

**CONCERNING:  
THE ESTABLISHMENT OF NEW COUNTY ROAD  
FOR  
ACCESSING JUNIPER DUNES AREA  
FROM  
PASCO KAHLOTUS ROAD  
TO  
US BUREAU OF LAND MANAGEMENT  
JUNIPER DUNES AREA  
  
COMMONLY KNOWN AS PETERSON ROAD**

**BY:  
TIM FIFE, PE  
PW DIRECTOR/COUNTY ENGINEER**

**JULY 13, 2011**

**BY THE FRANKLIN COUNTY ENGINEER:**

**WHEREAS**, the Juniper Dunes Wilderness was designated by the Federal Government in the Washington State Wilderness Act, Public Law 98-339 on July 3, 1984; and,

**WHEREAS**, a Juniper Dunes Wilderness Management plan was adopted in 1987 recognizing that legal public access did not exist and the objective was to obtain said legal access; and

**WHEREAS**, Peterson Road, an established private road, is commonly used to access the Juniper Dunes Wilderness Area; and,

**WHEREAS**, Franklin County Board of County Commissioners have formally offered to establish and maintain Peterson Road as a County Road subject to the Federal Government funding the design, right-of-way, construction of said route to county paved standards; and,

**WHEREAS**, Congress passed HR 523 authorizing the Department of the Interior, Bureau of Land Management to sell federal lands to Douglas County PUD with the proceeds to be used to provide funds to Franklin County for the improvement of Peterson Road; and

**WHEREAS**, a grant of \$ 716,500 Federal Grant from the Bureau of Land Management for the improvement and County Road establishment of Peterson Road has been executed; and

**WHEREAS**, County Road Project 602 Peterson Road – Juniper Dunes Recreation Area Access was authorized by the Board of County Commissioners by Resolution 2011-129; and

**WHEREAS**, in accordance with RCW 36.81.010 and Franklin County Resolution 2011-147, the Franklin County Engineer has been directed to report on said Peterson Road establishment.

**NOW THEREFORE**, having examined the proposed route and other practicable options and having considered the information available, it is my opinion as follows:

- 1) **NECESSITY**: The Juniper Forest and Juniper Dunes Wilderness Area, Access and Needs Compilation report is attached. It provides a history of the need for access since the Junipers Dunes Wilderness area was established in 1984. It includes the Wilderness Management Plan, clearly defining the need for this road.
- 2) **TERMINAL POINTS, GENERAL COURSE, AND LENGTH**: The projects primary purpose is to provide legal access to the Juniper Dunes Wilderness Area

managed by US Bureau of Land Management (USBLM). The route that is currently being used, Peterson Road, starts at Pasco Kahlotus Road and heads north along the Section Line. The first block of land owned by USBLM is approximately 2.18 Miles North of the Pasco Kahlotus Road. Therefore the logical course would be to start the project at the intersection of Pasco Kahlotus Road and head north along Section Line approximately 2.18 miles to the start of USBLM property. This would utilize the existing public and private road easements that currently exist along said Section Line.

- 3) WIDTH OF RIGHT OF WAY: The standard width of County road Right of Way set by RCW is sixty feet. Sixty feet will be sufficient to construct this project for the road cross section necessary to accommodate the projected traffic with a couple of exceptions due to large fills and cuts. Those exceptions can be handled by construction permit specifically tailored to the geography of those isolated areas. Therefore, sixty feet is the recommended width of the Right of Way. There is currently a 30 foot private easement for the residents of Kepps Addition use for the first 1.18 miles to Haugen Road (private) on the West side of the Section Line. The North mile has 30 feet of Private Road easement east of the Section Line as well as 30 feet of Public Right of Way granted to Franklin County on the West side of the Section Line from Short Plat 2007-04.
  
- 4) ESTIMATED COST OF CONSTRUCTION: The estimate of the cost of Construction for 2.18 miles is \$727,000. The construction costs include grading, drainage, borrow, crushed surfacing, bituminous surface treatment, utility work, construction engineering, and other related work. As per RCW 36.81.050, this does not include Preliminary Engineering or Right-of-Way cost associated with this project. The Preliminary Engineering or Right-of-Way costs are anticipated to be between \$115,000 to \$145,000. The total project cost will be between \$842,000 and \$872,000.
  
- 5) OTHER FACTS OF IMPORTANCE: The following facts are worthy of note as you consider this proposed road establishment:
  - a) The proposed road establishment will add approximately 2.18 additional miles of County Road and therefore add additional maintenance costs and liability proportional to said mileage.
  - b) The proposed road establishment will convert Peterson Road (Private Road) and improve access to approximately 37 houses that currently use Peterson Road as there access.
  - c) The total cost of the project is projected to be between \$842,000 and \$872,000. The USBLM has only provided \$716,500 for the completion of this project.

SUBMITTED THIS 13<sup>th</sup> DAY OF JULY, 2011,

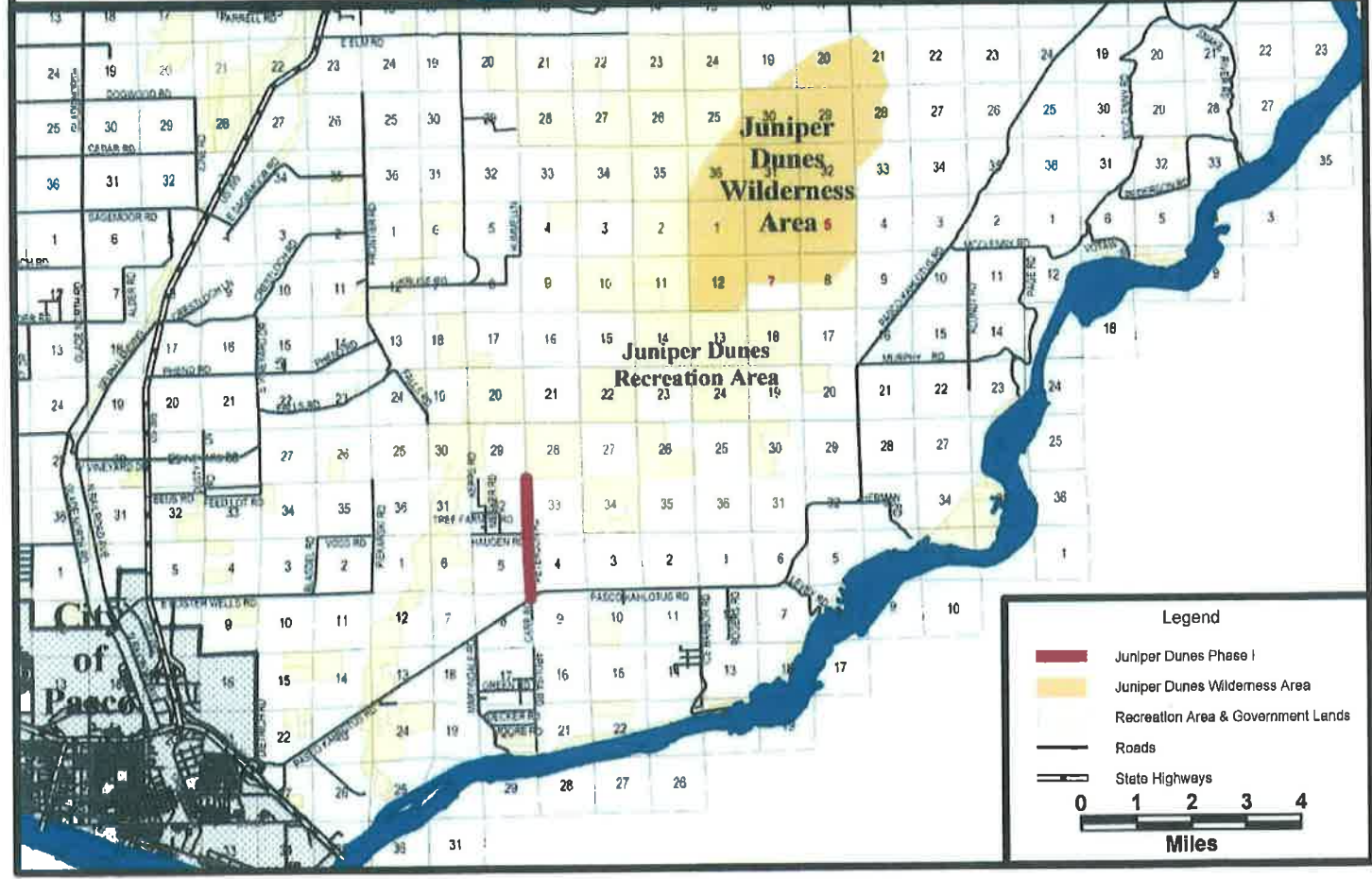
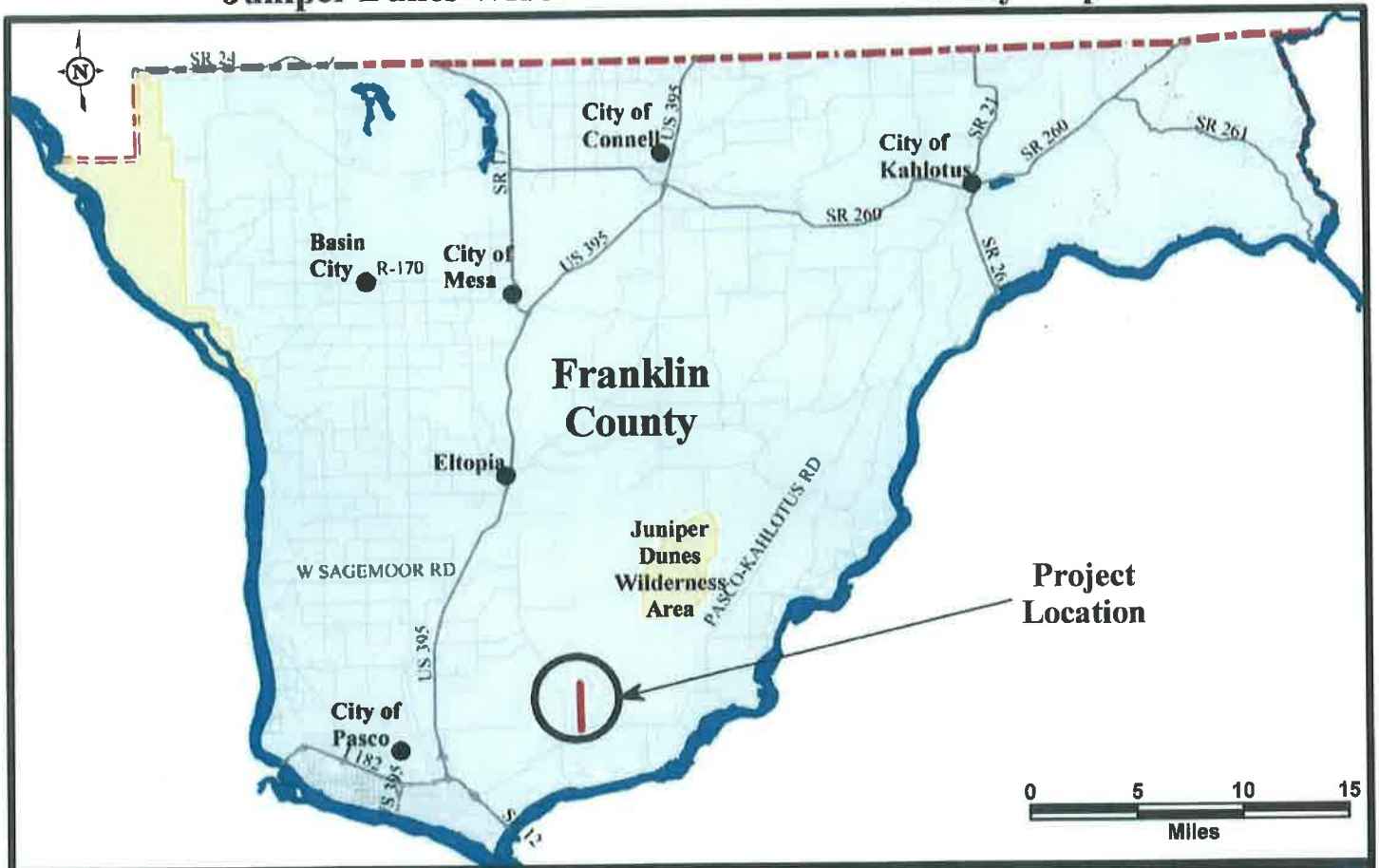


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Tim Fife, PE  
Franklin County Engineer



# Juniper Dunes Wilderness Area Phase I - Vicinity Map





# - PRELIMINARY -

ENGINEER'S OPINION OF PROBABLE COST					
PROJECT: Peterson Road				DATE: 10/11/2010	
PROJECT LIMITS: Pasco-Kahlotus Road to Milepost 2.18 (2.18 Miles)					
ITEM NUMBER	DESCRIPTION	SCHEDULE OF VALUES			
		QUANTITY	UNIT	UNIT PRICE	TOTAL COST
<b>PREPARATION</b>					
1	MOBILIZATION 10% of Project	1	L.S.	\$50,000	\$50,000
2	CLEARING AND GRUBBING	1	L.S.	\$5,000	\$5,000
<b>GRADING</b>					
3	ROADWAY EXCAVATION INCL. HAUL	4,210	C.Y.	\$8.00	\$33,680
4	COMMON BORROW - INCLUDING HAUL	16,350	C.Y.	\$8.00	\$130,800
5	EMBANKMENT COMPACTION	15,230	C.Y.	\$0.50	\$7,615
<b>DRAINAGE</b>					
6	PLAIN ST. CULV. PIPE 0.064 IN. TH. 12 IN. DIAM.	420	L.F.	\$25.00	\$10,500
7	PLAIN ST. CULV. PIPE 0.064 IN. TH. 36 IN. DIAM.	60	L.F.	\$76.00	\$4,560
<b>SURFACING</b>					
8	CRUSHED SURFACING BASE COURSE	12,280	TON	\$13.00	\$159,640
9	CRUSHED SURFACING TOP COURSE	5,480	TON	\$13.00	\$71,240
<b>SURFACE TREATMENT</b>					
10	PROCESSING AND FINISHING	2.18	MILE	\$2,500	\$5,450
11	ASPHALT EMULSION CRS-2	170	TON	\$675	\$114,750
12	FURNISHING AND PLACING CRUSHED SCREENINGS 1/2 - NO. 4	1,150	C.Y.	\$30.00	\$34,500
<b>EROSION CONTROL AND PLANTING</b>					
13	SEEDING, FERTILIZING, AND MULCHING	2.5	ACRE	\$1,500	\$3,750
<b>TRAFFIC</b>					
14	PAINT LINE	11,500	L.F.	\$0.1685	\$1,938
15	PROJECT TEMPORARY TRAFFIC CONTROL	1	LS	\$10,000	\$10,000
	1 Flagger 30 Days at \$40/Hour = \$9,600				
<b>OTHER ITEMS</b>					
16	MONUMENT CASE, COVER AND PIPE	3	EACH	\$750	\$2,250
17	MONUMENT CASE AND COVER	3	EACH	\$250	\$750
18	SPCC PLAN	1	LS	\$250	\$250
19	UTILITY RELOCATION	1	LS	\$20,000	\$20,000
20	CE & ADMINISTRATION	1	LS	\$60,000.00	\$60,000
<b>CONSTRUCTION SUBTOTAL</b>					<b>\$726,673</b>
<b>PRELIMINARY ENGINEERING (up to \$60,000)</b>					<b>\$60,000</b>
<b>RIGHT-OF-WAY (\$55,000 to \$85,000)</b>					<b>\$70,000</b>
<b>PROJECT TOTAL</b>					<b>\$856,673</b>

# - PRELIMINARY -