

# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

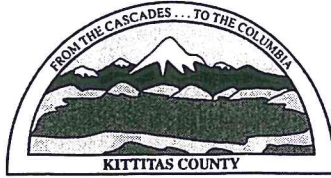
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### MEMORANDUM

TO: Jeff Watson, CDS  
FROM: Christina Wollman, Planner III *CW*  
DATE: June 8, 2015  
SUBJECT: McIntosh CU-14-00004

The Department of Public Works has reviewed the permit for the McIntosh Conditional Use Permit and has the following comments:

- A. Transportation Concurrency: A Determination of Concurrency Finding has been issued for this project under number TC-15-00002, through joint review by Kittitas County and WSDOT. Conditions have been required in order to avoid the need to mitigate. If the conditions are not sufficient to avoid back-ups onto the highway or the conditions are not complied with, WSDOT may require mitigation in the future.
- B. Site Access: The site accesses from US 97 and has an approved WSDOT access permit allowing up to 100 daily trips.



# **KITTITAS COUNTY**

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Kirk Holmes, Director

### **DETERMINATION OF CONCURRENCY FINDING**

**Project:** TC-15-00002 McIntosh CU-14-00004

**Description:** Small event facility to host weddings, family reunions, Christmas parties and similar functions. Rodeo events were not considered in this concurrency determination and will require additional review in the future if proposed.

**Landowner:** Scott and Gayle McIntosh  
7820 Hwy 97  
Ellensburg, WA 98926

**Agent:** Jeff Slothower  
PO Box 1088  
Ellensburg, WA 98926

**Location:** The project is located at 7820 Hwy 97, Ellensburg, WA, in a portion of Section 08, T18N, R18E, WM in Kittitas County. Assessor's map number: 18-18-08020-0002 and 18-18-08020-0003.

**Serving Roadway:** US 97

**Capacity Allocation:** 100 ADT

Kittitas County Department of Public Works and the Washington State Department of Transportation have determined there will not be a significant impact to the roads serving this project if certain conditions are met.

1. The proponent must widen the entrance to permit two-way traffic without slowing the movements of motorists entering the site. The widened entrance must be maintained.
2. A parking facilitator must be on site to direct traffic to prevent slowing the movements of motorists entering the site.
3. If backups onto US 97 occur, the proponent will be required to widen the highway and construct a right turn lane as required by WSDOT.

This decision was made after review of the completed transportation concurrency management application which is on file with Public Works. This information is available to the public on request.

This concurrency finding is issued under KCC 12.10. This determination may be appealed within 15 days of this notification to the Road Variance Committee. The applicant may request reconsideration of the results of the concurrency evaluation by the Public Works Director within 15 days of this notification.

Signed:                     C. Wollman                    

Date:                     June 8, 2015

## Christina Wollman

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**From:** Holmstrom, Rick <HolmstR@wsdot.wa.gov>  
**Sent:** Monday, June 08, 2015 9:23 AM  
**To:** Christina Wollman  
**Cc:** Gonseth, Paul; Kaiser, Mark; Kukes, Terry; Mills, Mark  
**Subject:** RE: revised McIntosh concurrency application  
**Attachments:** TC-15-00002 McIntosh Revised Application.pdf; CU-14-00004 McIntosh Correspondence Slothower to Staff 3.pdf

Christina-the revised application identifies “weddings, family reunions, Christmas parties and similar functions.” And the attached document indicates that “rodeo events” are not considered.

As such, the design vehicle is a passenger car and the current commercial Access connection permit with the proponent is valid. And authorizes 100 daily trips. No further improvements are necessary within WSDOT jurisdiction, provided the County requires the proponent to “open up” the approach at the property boundary. Eg-brush and tree limb removal to permit two way traffic that doesn’t slow the movements of the ingressing motorists. A parking facilitator during events, would be beneficial to keep the ingressing traffic moving. If this mitigation is required by the County, there shouldn’t be a problem affecting the approach from the highway.

WSDOT will monitor the operation of the approach during the events. If we experience the situation again, with back-ups along the highway (Gibson memorial service), we will require the proponent to widen the highway and construct a right turn lane.

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**From:** Christina Wollman [mailto:christina.wollman@co.kittitas.wa.us]  
**Sent:** Friday, May 22, 2015 10:19 AM  
**To:** Holmstrom, Rick  
**Subject:** revised McIntosh concurrency application

Rick,

The revised application is attached. Please provide any comments/mitigations to me as soon as possible.

Thanks,

*Christina Wollman, AICP CFM*

Planner III | Floodplain Manager  
Kittitas County Department of Public Works | Flood Control Zone District  
411 N Ruby St, Suite 1 Ellensburg WA 98926 [p] 509.962.7051 | [f] 509.962.7663

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