

# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

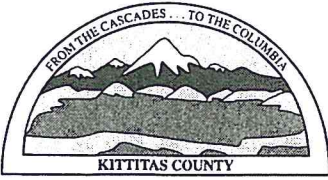
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### MEMORANDUM

TO: Kaycee Hathaway  
FROM: Christina Wollman, Planner III *cw*  
DATE: December 30, 2014  
SUBJECT: Old McDonalds Farm CU-14-00005

The Department of Public Works has reviewed the permit for the Old McDonalds Farm 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-14-00014. No mitigation is required of this project.
- B. Site Access: The driveway must be constructed to commercial standards, as shown in the WSDOT Design Manual Exhibit 1340-2. The access as it currently exists does not appear to meet this requirement. Please contact Kelly Bacon at 509-962-7523 to discuss the requirements.
- C. Access Permit: An approved access permit shall be required from the Department of Public Works prior to alteration of the existing access. No new accesses will be allowed.



# KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

Kirk Holmes, Director

## DETERMINATION OF CONCURRENCY FINDING

**Project:** TC-13-00014 Old McDonalds Farm CU-14-00005

**Description:** Marijuana growing and processing.

**Proponent:** TJ McDonald  
1006 Emerson Road  
Ellensburg, WA 98926

**Landowner:** Mary Gonzalez  
1006 Emerson Road  
Ellensburg, WA 98926

**Location:** The project is located at 1006 Emerson Road, Ellensburg, WA, in a portion of Section 27, T17N, R19E, WM in Kittitas County. Assessor's map number: 17-19-27053-0002.

**Serving Roadway:** Emerson Road

**Capacity Allocation:** 45 ADT

Kittitas County Department of Public Works has determined there will not be a significant impact to the County roads serving this project and there is sufficient capacity on the serving roadways for the additional traffic to be generated by this project. No mitigation will be required. 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.

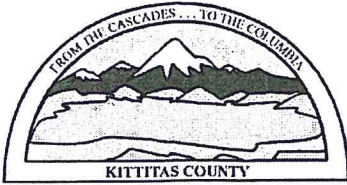
This concurrency finding is issued under KCC 12.10. This determination may be appealed within 15 days of this notification to the Road Variance Committee. The applicant may request reconsideration of the results of the concurrency evaluation by the Public Works Director within 15 days of this notification.

**Signed:**

C. Wellman

**Date:**

12-30-14



**KITTITAS COUNTY  
DEPARTMENT OF PUBLIC WORKS**

**TRANSPORTATION CONCURRENCY MANAGEMENT  
APPLICATION RECEIVED**

**Required attachments:**

Site map showing access locations

DEC 19 2014

KITTITAS COUNTY  
DEPT OF PUBLICWORKS

<b>FOR STAFF USE ONLY:</b>		
TC-14-00013		
APPLICATION RECEIVED BY:	DATE:	DATE STAMP HERE

**1. Name, mailing address and day phone of land owner(s) of record:**

Name: Mary Gonzalez  
Mailing Address: 1006 Emerson Rd  
City/State/ZIP: Ellensburg, WA 98926  
Day Time Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

**2. Name, mailing address and day phone of authorized agent, if different from land owner of record:**

Agent Name: TJ McDonald  
Mailing Address: 1006 Emerson Rd  
City/State/ZIP: Ellensburg, WA 98926  
Day Time Phone: 360-241-4303  
Email Address: BinxBuds@gmail.com

**3. Contact person for application (select one):**  Owner of record  Authorized agent

**4. Street address of property:** 1006 Emerson Rd

**5. Tax parcel number(s):** 17-19-27053-0002

**6. Roads serving project:** Emerson Rd

**7. Plat or project name:** Old McDonald's Farm CU-14-00005



8. Proposed Land Use:  Residential  Commercial  Agricultural

9. Proposed Land Use Project:  Short Plat  Long Plat  Building Permit  Other: \_\_\_\_\_

10. Total number of lots/dwelling units: \_\_\_\_\_

11. Commercial/Agricultural building area in square feet: \_\_\_\_\_

12. Narrative project description: Produce and Process Legal Cannabis.  
15 full time employees at full buildout

13. Describe present use of property: Produce and Processing Legal Hay.

13. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

14. Are there any other pending applications or issues associated with this property?

Yes  No If yes, describe: \_\_\_\_\_

Signature of Authorized Agent:

X [Signature]

Date:

12/19/14

Signature of Land Owner of Record  
(Required for application submittal):

X [Signature]

Date:

12/19/2014

ITE 110

daily 3.02 = 45.3 daily trips  
PH .42 = 6.3 peak hour trips

## Christina Wollman

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**From:** Binx Buds <binxbuds@gmail.com>  
**Sent:** Thursday, December 18, 2014 5:17 PM  
**To:** Christina Wollman  
**Subject:** Re: CUP - More Info Required

Hi Christina,

I will print the attachment, fill it out and hopefully deliver it tomorrow morning.

Information:

1. I would estimate 5 full-time employees per phase. Phase 1 - 5 Phase 2 - 10 Phase 3 - 15. Temporary workers could come in briefly to assist for a harvest.
2. We only anticipate running one shift, but I would anticipate 12 to 14 hour workdays during a harvest.

If you need any further information please let me know.

TJ McDonald

On Thu, Dec 18, 2014 at 10:11 AM, Christina Wollman <[christina.wollman@co.kittitas.wa.us](mailto:christina.wollman@co.kittitas.wa.us)> wrote:

Hi TJ,

Please fill out the attached application and return to Public Works.

Provide the following information:

1. Number of full-time and temporary employees expected for each phase
2. Number of shifts during each phase

*Christina Wollman, AICP CFM*

Planner III | Floodplain Manager

Kittitas County Department of Public Works | Flood Control Zone District

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