

## KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

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Ninon Wheatly  
PO Box 102  
Thorp, WA 98946

October 16, 2015

Dear Ms. Wheatly,

Public Works has reviewed the Transportation Concurrency Application submitted for the Wheatly Conditional Use Permit CU-15-00009. Using the information within the application along with the additional information you provided for clarification, Public Works has determined a Traffic Impact Analysis (TIA) will not be required. A TIA is required when there are more than nine peak hour trips on average.

Based on the information provided, employee trips will be staggered throughout the day, and customer trips will primarily occur during late morning and early afternoon, outside of the peak hours.

The information provided is as follows, as best you were able to estimate into the future. These estimates were based on your previous restaurant and the existing manufacturing business.

**RESTAURANT** - There will be approximately six employees working staggered shifts throughout the day. The kitchen will primarily serve lunch. The kitchen is envisioned to serve up to 50 meals per day.

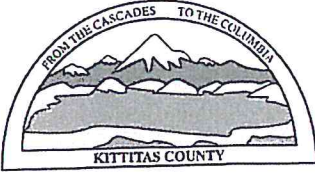
**MANUFACTURING** - This business will employ approximately five full and/or part time employees. The employees are able to work a flexible work schedule, but the standard work day is from 9am to 4pm. This business currently exists in a different location.

Both businesses will require deliveries of supplies. In addition, there will be occasional classes and events held on the site.

Your determination of transportation concurrency is attached. Please let me know if any of the above information is inaccurate. You can contact me at 509-962-7523.

Sincerely,

Christina Wollman, Planner III



**KITTITAS COUNTY**  
**DEPARTMENT OF PUBLIC WORKS**

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**DETERMINATION OF CONCURRENCY FINDING**

**Project:** TC-15-00009 Wheatly

**Description:** Restaurant and manufacturing business.

**Proponent:** Ninon Wheatly  
PO Box 102  
Thorp, WA 98946

**Landowner:** Antoinette Stroscher  
2010 N Sampson St  
Ellensburg, WA 98926

**Location:** The project is located at 9201 N Thorp Highway, Thorp, WA, in a portion of Section 11, T18N, R17E, WM in Kittitas County. Assessor's map number: 18-17-11040-0023.

**Serving Roadway:** North Thorp Highway

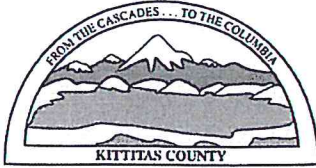
**Capacity Allocation:** 82 ADT

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:** Wollman


**Date:** 10/19/15



## KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

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### MEMORANDUM

TO: Lindsey Ozbolt  
FROM: Christina Wollman, Planner III   
DATE: November 2, 2015  
SUBJECT: Wheatley CU-15-00003

The Department of Public Works has reviewed the permit for the Wheatley 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-15-00009. 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 Exhibits 1340-1 and 1340-2. Please contact Kelly Bacon at 509-962-7523 to discuss the requirements and the existing paved apron. A Kittitas County Access Permit is required prior to driveway construction.

## Lindsey Ozbolt

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**From:** Christina Wollman  
**Sent:** Monday, November 02, 2015 4:38 PM  
**To:** Lindsey Ozbolt  
**Subject:** wheatley  
**Attachments:** CU-15-00003 Wheatley PW Comments.pdf; TC-15-00009 Wheatly Determination.pdf; TC-15-00009 Letter to Owner.pdf

*Christina Wollman, AICP CFM*

[p] 509.962.7051 | [f] 509.962.7663

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message id: 38eb45916c6dcdbdac24bb8719d004a14