

Lindsey Ozbolt

From: Christina Wollman
Sent: Tuesday, November 03, 2015 2:11 PM
To: Lindsey Ozbolt
Subject: wheatley
Attachments: TC-15-00009 Wheatley Application.pdf

Lindsey, the concurrency application is attached for the record.

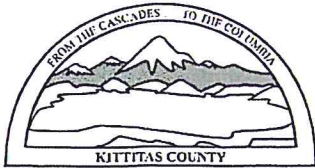
Thank you,

Christina Wollman, AICP CFM

[p] 509.962.7051 | [f] 509.962.7663

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message id: 38eb45916c6dcbdac24bb8719d004a14



**KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS**

**TRANSPORTATION CONCURRENCY MANAGEMENT
APPLICATION**

Required attachments:

Site map showing access locations

TC15-00009

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KITTITAS COUNTY

DEPT OF PUBLICWORKS

FOR STAFF USE ONLY:

APPLICATION RECEIVED BY: Chelsea Miller
JM

DATE: 9/1/15

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

Name: Nixon Wheatley
Mailing Address: P.O. Box 102
City/State/ZIP: Thorp, Wa 98946
Day Time Phone: 509-929-0668
Email Address: nwheat@fairpoint.net

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

Agent Name: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

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

4. Street address of property: 9201 N. Thorp Hwy Thorp Wa 98946

5. Tax parcel number(s): 583233 19-17-11040-0023

6. Roads serving project: N Thorp Hwy

7. Plat or project name: CU-15-00003 (conditional use #)

411 North Ruby Street, Suite 1
Ellensburg, WA 98926

TEL (509) 962-7523
FAX (509) 962-7663

8. Proposed Land Use: Residential Commercial Agricultural

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

10. Total number of lots/dwelling units: 2 Building (NO Residences)

11. Commercial/Agricultural building area in square feet: _____

12. Narrative project description: We will Remodel an old barn, currently a Residence, into a small cafe with seating for 45 people. We estimate serving 50 meals max per day. We will also remodel a building into a production center w/ 2 full time + 3 part time employees.

13. Describe present use of property: Home / Residential

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: Conditional Use Permit.

Signature of Authorized Agent: [Signature]

Date: 8-27-15

11 employees = 22
50 meals = 50
deliveries = 10
82

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

Date: _____

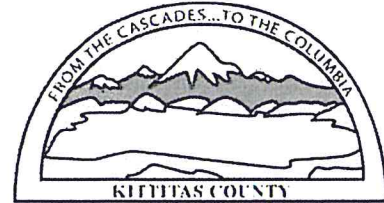
kitchen-6 kitchen employees, staggered shifts.
mamm-9-14 is most common work time, flexible schedule



kitchen customers, lunch primarily,
dinner one day/week.
occasional classes & events

Kittitas County Public Works

TRANSPORTATION CONCURRENCY REQUIREMENTS



WHAT IS TRANSPORTATION CONCURRENCY?

Transportation concurrency requires development to have sufficient transportation facilities in place to support the increased traffic caused by the development. RCW 36.70A.070(6)(b) requires jurisdictions to “adopt and enforce ordinances which prohibit development approval if the development causes the level of service on a locally owned transportation facility to decline below the standards in the comprehensive plan unless transportation improvements or strategies to accommodate the impacts of development are made concurrent with the development.”

Kittitas County adopted a transportation concurrency ordinance on November 15, 2011. The ordinance is in section 12.10 of the Kittitas County Code.

WHAT IS LEVEL OF SERVICE?

Level of service (LOS) is a grading scale that measures congestion on a road. LOS A is the best level of service and the least congested. LOS F is the worst level of service and the most congested. The LOS of a road is determined through a traffic study and traffic counts. In Kittitas County, the adopted level of service is LOS C in rural areas and LOS D in federally designated urban areas.

WHICH ROADS ARE REACHING CAPACITY IN KITTTAS COUNTY?

A traffic study prepared for the Kittitas County Long-Range Transportation Plan identified three intersections that are reaching capacity. These include:

- University Way and Reecer Creek Road
- Kittitas Highway and No. 6 Road
- Wilson Creek Road and Brickmill Road

WHAT IS THE APPLICATION PROCESS?

The County reviews all applications for development permits that are projected to have an impact upon any affected transportation corridor or intersection for concurrency.

Step 1 - Determine if a concurrency evaluation is required.

- Activities including, but not limited to, the following are required to go through a concurrency evaluation: subdivision and short subdivisions; binding site plans; planned unit developments; variances; shoreline substantial development; and ~~conditional use permits.~~
- Building permits are not required to go through a concurrency evaluation unless there is a change of use which increases traffic. For example, if a storage building changes to office space there will

be an increase in traffic and a concurrency evaluation will be required. A building permit to remodel the inside of an office building will not increase traffic and a concurrency evaluation will not be required.

Step 2 – Submit Transportation Concurrency Management Application.

- A pre-application meeting can be scheduled to discuss the application prior to submission.
- A concurrency determination can be made prior to submission of the development application.

Step 3 – Determine if a traffic impact analysis (TIA) is required.

- Public Works will notify the applicant if a TIA is required.
- A TIA is typically required for projects that will generate more than nine peak hour vehicle trips.
- Peak hour vehicle trips are determined using the ITE Trip Generation Manual, most recent edition.
- Generally, a residential development generates one peak hour trip for each residence. For example, a nine lot subdivision will generate nine peak hour trips and would not require a TIA.
- To establish the scope of the TIA, a limited scope analysis must be prepared and presented to Public Works for approval.

Step 4 - Concurrency determination.

- Public Works will review the application and TIA (if applicable) to determine that adequate transportation facilities exist.
- If the determination shows that there is adequate capacity on the impacted roads, a determination of concurrency findings will be issued. For projects with more than nine peak hour trips, a Certificate of Transportation Capacity will be issued.
- If the determination shows that there is not adequate capacity on the impacted roads, Public Works will issue a denial with the following options:
 - Amend the application by:
 - Modifying the project
 - Phasing the project to coincide with planned improvements
 - Mitigating the impacts
 - Arranging additional capacity
 - Proposing strategies that will reduce the demand for capacity
 - Ask for a formal reconsideration.
 - Withdraw the application.
- The determination of concurrency findings will be issued to the applicant and posted on the county's website.

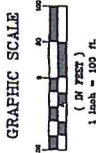
WHAT IF I DO NOT AGREE WITH THE DETERMINATION?

The applicant can request an administrative reconsideration or appeal to the road variance committee within 15 days of the notification of evaluation results.

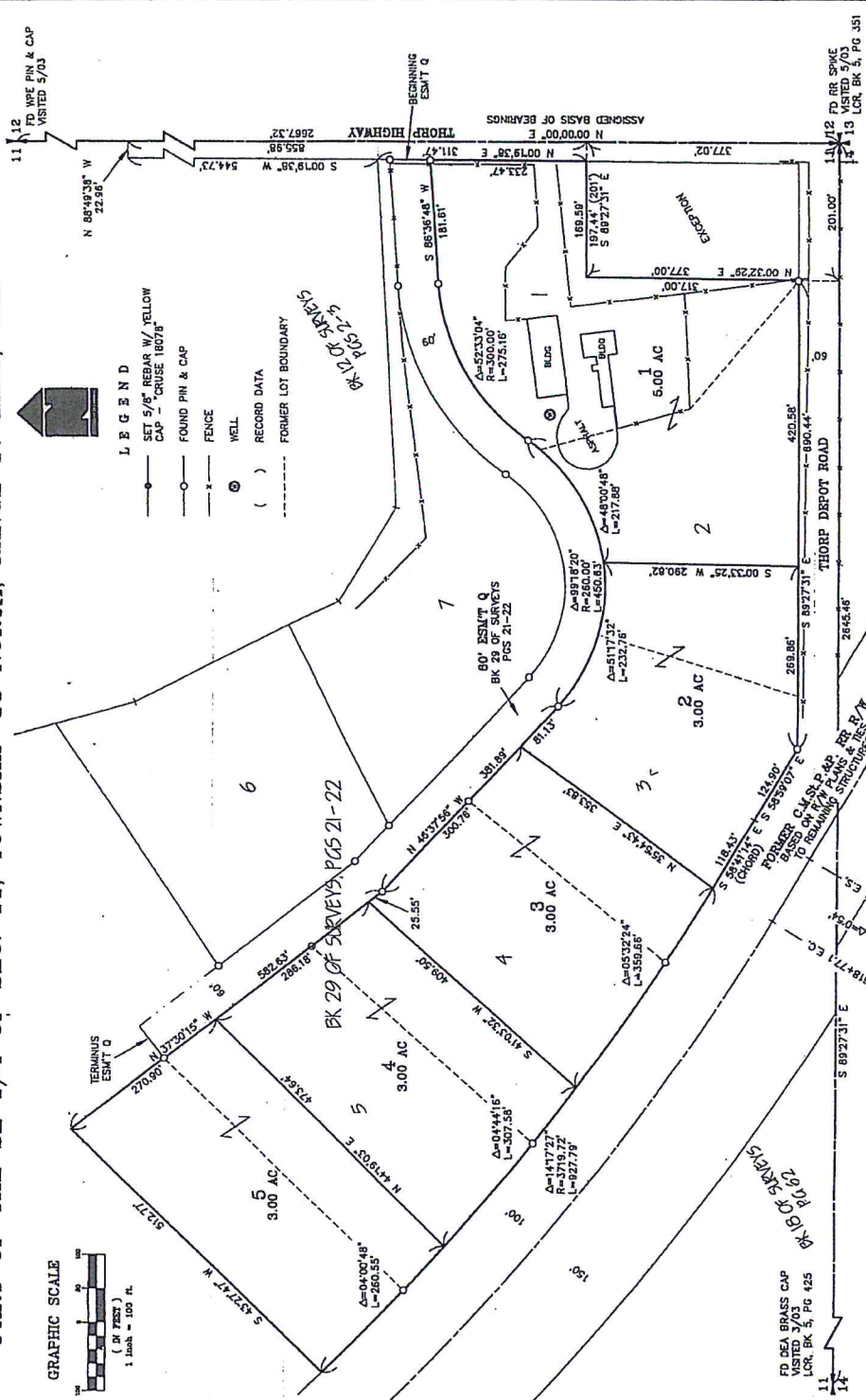
For more information, please contact the Public Works Department at 509-962-7523 or email publicworks@co.kittitas.wa.us.

2006080101010 3-1-130

PART OF THE SE 1/4 OF SEC. 11, TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M.



- LEGEND**
- SET 5/8" BRASS W/ YELLOW CAP - CRUSE 18078
 - FOUND PIN & CAP
 - FENCE
 - ⊙ WELL
 - () RECORD DATA
 - - - - - FORMER LOT BOUNDARY



RECEIVED
SEP 01 2006
KITITAS COUNTY
CDS

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 East Fourth Street
Ellensburg, WA 98926 (609) 862-8242
CHAMBERLIN PROPERTY

AUDITOR'S CERTIFICATE
Filed for record this 24th day of MAY, 2006, at ELLensburg, WA, in Book 32 of Surveys at page 40122-222 at the request of Cruse & Associates.
JERALD V. PETTIT BY: [Signature]
KITITAS COUNTY AUDITOR



SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Surveying Act in MAY of 2006.
Charles A. Cruse
CHARLES A. CRUSE, R.L.S.
Professional Land Surveyor
License No. 18078
DATE MAY 24, 2006

20060524/299 32-187

PART OF THE SE 1/4 OF SEC. 11, TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M.

NOTES:

1. THIS SURVEY WAS PERFORMED USING A NIKON DTM-531 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER ADJUSTMENT.
2. THIS SURVEY MAY NOT SHOW ALL EASEMENTS OR IMPROVEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
3. FOR THORP HIGHWAY AND THORP DEPOT RIGHT OF WAY INFORMATION, AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 28 OF SURVEYS, PAGES 22-23 AND THE SURVEYS REFERENCED THEREON.
4. THESE PARCELS ARE EXEMPT FROM THE KITITAS COUNTY SUBDIVISION ORDINANCE UNDER CHAP. 16.04.020(2), DATE OF APPLICATION: 4/5/06.

LEGAL DESCRIPTIONS

ORIGINAL PARCELS - PART OF AFN 1996032000034

PARCEL 1

PARCEL 1 OF THAT CERTAIN SURVEY AS RECORDED MAY 24, 2006 IN BOOK 32 OF SURVEYS AT PAGES 156-157, UNDER AUDITOR'S FILE NO. 20060524-20013, RECORDS OF KITITAS COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

PARCEL 2

PARCEL 2 OF THAT CERTAIN SURVEY AS RECORDED MAY 24, 2006 IN BOOK 32 OF SURVEYS AT PAGES 156-157, UNDER AUDITOR'S FILE NO. 20060524-20013, RECORDS OF KITITAS COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

PARCEL 3

PARCEL 3 OF THAT CERTAIN SURVEY AS RECORDED MAY 24, 2006 IN BOOK 32 OF SURVEYS AT PAGES 156-157, UNDER AUDITOR'S FILE NO. 20060524-20013, RECORDS OF KITITAS COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

PARCEL 4

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PARCEL 5

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AUDITOR'S CERTIFICATE

Filed for record this 24TH day of MAY, 2006, at 12:27 P.M., in Book 32 of Surveys at page(s) 156-157 at the request of Cruse & Associates.

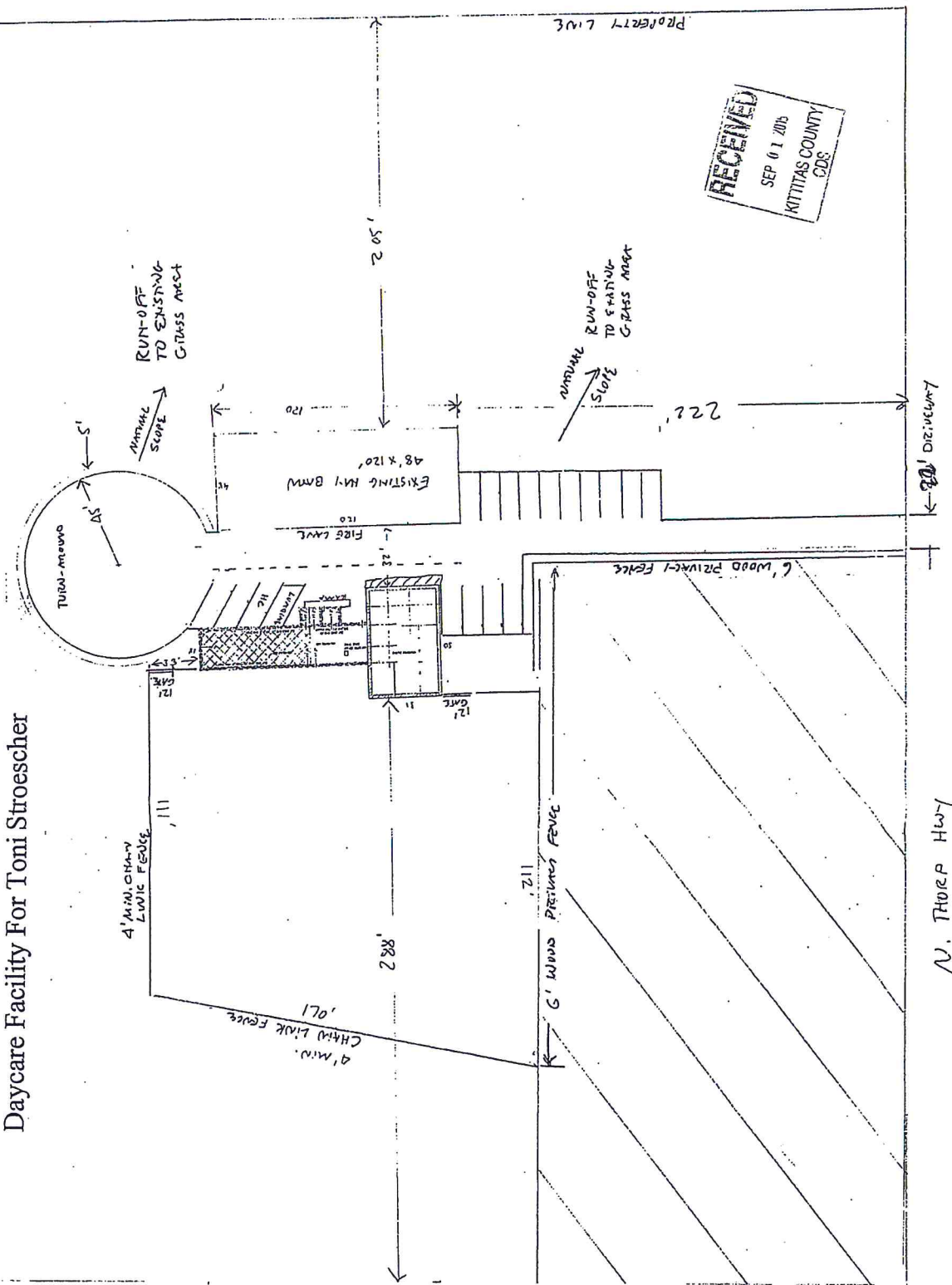


ERALD V. PETHI BY: *S. Abby Agency*
KITITAS COUNTY AUDITOR

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 East Fourth Street
Ellensburg, WA 98926 (509) 895-0846
MAY 24, 2006
CHAMBERLIN PROPERTY

Plat Plan
Daycare Facility For Toni Stroescher

11-30



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 KITTITAS COUNTY
 CDS

THORP DEER RD.

N. THORP HWY