



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

TRANSPORTATION CONCURRENCY MANAGEMENT APPLICATION

Concurrency Review: ☐ \$3,690.00 Payment Method: ☐ Check ☐ Cash ☐ Credit Card

Owner Name Thorp Landing LLC Attn: Joel Greear Permit # _____
Mailing Address 1401 W Dolarway Rd Ste 301, Ellensburg, WA 98926-9823
Phone Number 509-899-7371
Email Address joel@centralpavingllc.com
Agent Name Same as above
Mailing Address _____
Phone Number _____
Email Address _____

DATE STAMP

Application Information:

Number of Lots to be created: 10 residential lots
Tax Parcel/Assessor's Map No.: 443233/18-17-11040-0033
Plat or Project Name: Thorp Landing
Roads Serving Project: Thorp Highway N

Proposed Land Use: ☒ Residential ☐ Commercial ☐ Agricultural

Proposed Land Use Project: ☐ Short Plat ☒ Long Plat ☐ Building Permit
☐ Other _____

Total Number of Lots/Dwelling Units: 10 lots/10 single family homes
Commercial/Agricultural Building Area in square feet: N/A
If known, ADT and ITE land use code: 121 Daily Trips/ LUC 210

Narrative project description: 10-unit single family subdivision

Describe present use of property: Vacant Land

Are there any other pending applications or issues associated with this property?
☒ YES ☐ NO If yes, describe: Long plat application

Applicant will be contacted by Public Works to coordinate a meeting with the Director of Public Works and/or the County Engineer to discuss terms of the Transportation Evaluation.

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. I also acknowledge that said fee for this application includes 12 hours of review any work beyond those hours included in said fee will be billed monthly at an hourly rate of \$243.00.

Signature of Authorized Agent:

X Joel Greear

Date:

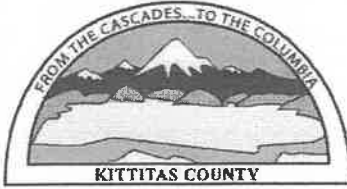
5/11/2023

Signature of Landowner of Record:
(Required for application submittal)

X Joel Greear

Date:

5/11/2023



**KITTITAS COUNTY
PUBLIC WORKS**

Receipt Number: PW23-00333

411 N. Ruby Street, Suite 1
Ellensburg, WA 98926
509-962-7523 / www.co.kittitas.wa.us/public-works/

Payer/Payee: THORP LANDING LLC
1401 W DOLARWAY RD STE 301
ELLENSBURG WA 98926-9823

Cashier: REBECCA CRUSE
Payment Type: CHECK (1076)

Date: 05/15/2023

TC-23-00004 Transportation Concurrency

<u>Fee Description</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
Concurrency Review - Plats and Commercial (Public Works)	\$3,690.00	\$3,690.00	\$0.00
TC-23-00004 TOTALS:	\$3,690.00	\$3,690.00	\$0.00
TOTAL PAID:		\$3,690.00	



Technical Memo

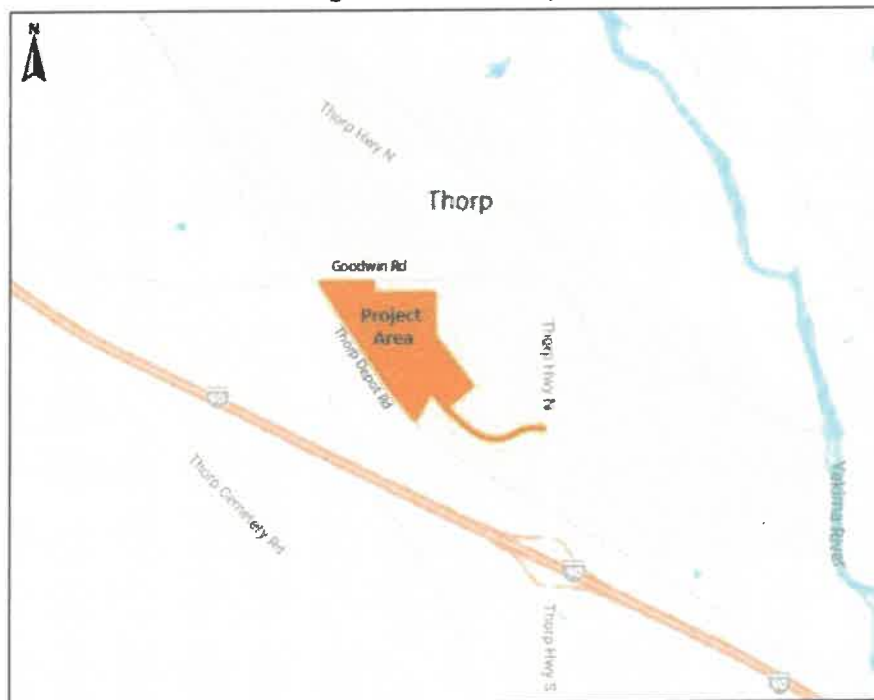
To Joel Greear, Thorp Landing, LLC
From: Ryan Shea, PTP
Date: May 11, 2023
Project: Thorp Landing
Subject Trip Generation and Distribution Memo

Introduction

Thorp Landing, LLC is proposing to construct a 10-unit single family subdivision in Kittitas County, Washington. This project is located north of I-90 along Thorp Depot Road and Goodwin Road. This trip generation and distribution memo identifies the potential traffic that could be added by the proposed project.

Figure 1 illustrates the site vicinity and the transportation network serving the project area.

Figure 1. Site Vicinity



Proposed Development

The proposed Thorp Landing project will develop vacant land as a new 10-unit single-family residential plat. The project site is located north of I-90 along Thorp Depot Road and Goodwin Road, located within the unincorporated community of Thorp in Kittitas County. The total project site is approximately 54 acres.

Site access is expected to be provided via one intersection on Thorp Highway N. Regional access will be provided via I-90 which intersects Thorp Highway south of the project site.

A preliminary site plan for the project is attached to the report.

Project Traffic Characteristics

The two project-related characteristics having the most effect on area traffic conditions are peak hour trip generation and the directional distribution of traffic volumes on the surrounding roadway network. These are discussed in the following paragraphs.

Site Generated Traffic Volumes

Vehicle trip generation was estimated using the trip generation rates contained in the 11th edition of the *Trip Generation Manual* by the Institute of Transportation Engineers (ITE). The land-use category “Single-Family Detached Housing” (land-use code 210) with the variable of dwelling units was determined to be the most applicable to this project. For this analysis, the “fitted-curve” equation was used to estimate trips in preference to using a specific trip rate as this approach was recommended by ITE.

The trip generation rates used for the proposed project are shown in **Table 1**.

**Table 1 Trip Generation Rates -
Single-Family Detached Housing (Land-Use Code 210)**

Time Period	Variable	Trip Rate	Enter %	Exit %
AM Peak Hour	Dwelling Units	0.92	26%	74%
PM Peak Hour	Dwelling Units	1.14 ¹	63%	37%
Daily	Dwelling Units	12.13 ¹	50%	50%

1. Fitted Curve Equation Rate

The total trip generation expected from this project is calculated by applying the unit measure (dwelling units) to the appropriate trip generation rate. The AM peak hour, PM peak hour and daily trip generation for the proposed Thorp Landing project is shown in **Table 2** below.

Table 2. Project Trip Generation

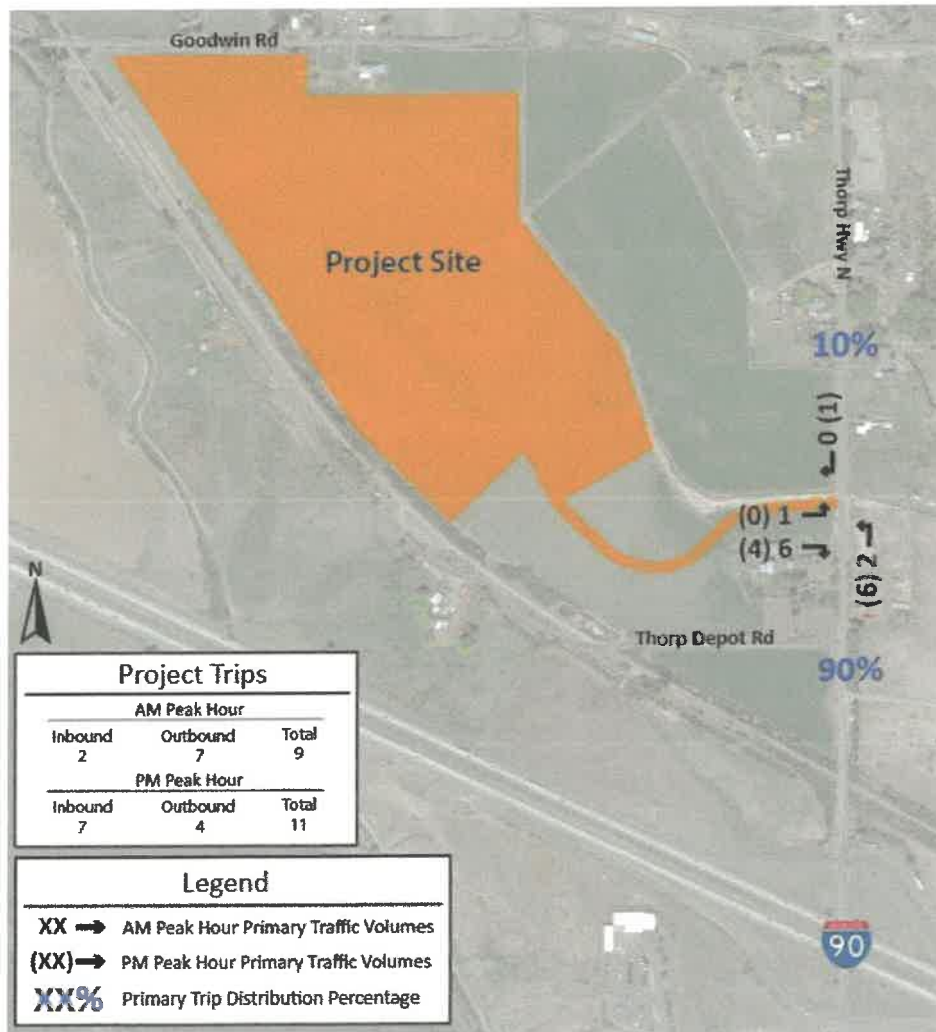
Time Period	Size	Total Trips	Enter	Exit
AM Peak Hour	10	9	2	7
PM Peak Hour	10	11	7	4
Daily	10	121	61	60

It should be noted that previously the project site was two separate parcels that would have each been expected to contain one single-family home. While the project proposes to construct 10 homes, this is ultimately only a net increase of 8 homes from what was previously constructable. However, as these homes were not constructed, this letter presents the traffic associated with all 10 proposed homes.

Site Traffic Distribution and Assignment

For this study, the regional distribution of traffic to and from the proposed project was estimated based on the existing roadway system. It is expected that most of the project traffic will travel to/from the south to I-90. The regional traffic distribution percentages and site traffic assignment for the proposed development for the AM peak hour and PM peak hour is shown on **Figure 2**

Figure 2. Site Traffic Distribution and Assignment





The proposed Thorp Landing project is estimated to generate 9 trip ends during the AM peak hour and 11 trip ends during the PM peak hour. Due to the relatively low trip generation, it is not expected that further traffic analysis related to potential project impacts is necessary.

Thank you for reviewing the enclosed materials. If you have any questions or comments, please contact me or

Respectfully,

SCJ Alliance

A handwritten signature in blue ink, appearing to read "Ryan Shea".

Ryan Shea, PTP, Senior Transportation Planner

Attachments:

Preliminary Site Plan

N:\Projects\6319 Central Paving LLC\23-000120 Thorp Landing\04 - Dels\Reports\2023-0511 Thorp Landing Trip Gen.docx

THORP LANDING PART OF SECTION 11, T. 18 N., R. 17 E., W.M. KITITAS COUNTY, WASHINGTON - PRELIMINARY PLAT -

P-22-0?



(IN FEET)
1 inch = 200 ft.

LEGEND

- FENCE
- WELL
- POINT OF DIVERSION

OWNER:

THORP LANDING LLC
1401 W DOLARWAY RD STE 301
ELLENSBURG, WA 98926
(509) 929-3980

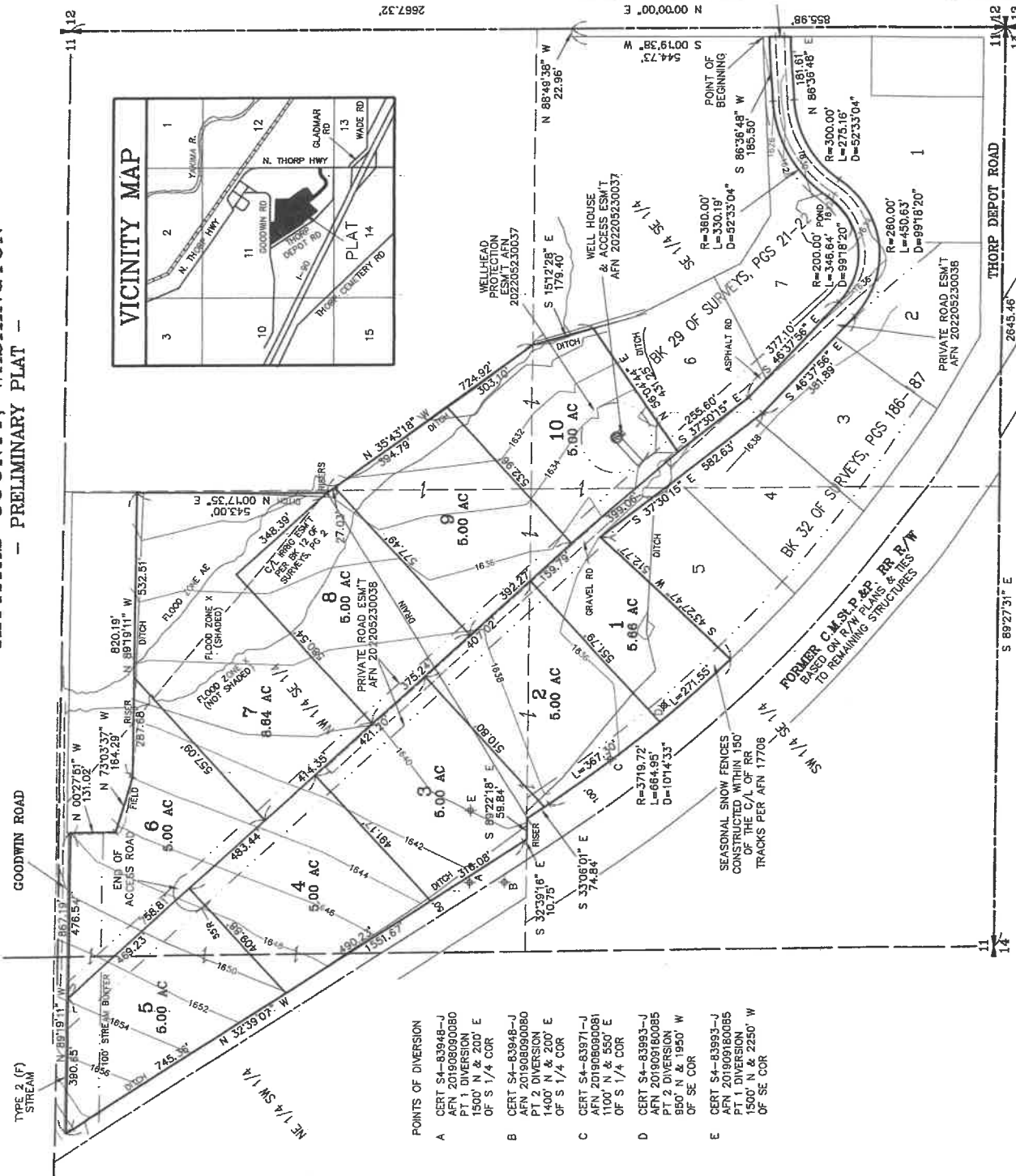
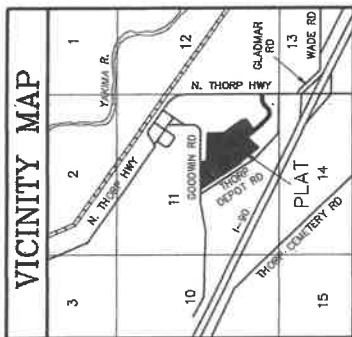
TOTAL ACREAGE: 94.39 ACRES
NO. OF LOTS: 10
ZONE: AG 5
ASSESSOR'S NO. 483233 & 443233

SOURCE OF WATER: GROUP B WATER SYSTEM
SEWER SYSTEM: SEPTIC TANKS
DRAINAGE: AS PER KITITAS CO. STANDARDS
ACCESS: PRIVATE ACCESS ROAD &
COUNTY ROAD R/W

FLOOD ZONES SHOWN HEREON BASED ON FEMA
FIRM PANELS 53037C 1033D & 1041D.

VERT. DATUM = NAVD83 BASED ON TIES TO
NGS MONUMENT A45991.

CONTOURS BASED ON FIELD LOCATES COMPLETED
11/17/22 AND ARE ACCURATE TO 1' CONTOUR
INTERVAL



POINTS OF DIVERSION

- A CERT S4-83948-J
AFN 201908090080
PT 1 DIVERSION
1500' N & 200' E
OF S 1/4 COR
- B CERT S4-83948-J
AFN 201908090080
PT 2 DIVERSION
1400' N & 200' E
OF S 1/4 COR
- C CERT S4-83971-J
AFN 201908090081
1100' N & 550' E
OF S 1/4 COR
- D CERT S4-83983-J
AFN 201908180085
PT 2 DIVERSION
950' N & 1950' W
OF SE COR
- E CERT S4-83993-J
AFN 201908180085
PT 1 DIVERSION
1500' N & 2250' W
OF SE COR



CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St.
Ellensburg, WA 98926
(509) 982-6242