



To the City of Cle Elum Officials,

I, Clint Knight and business partner Ryan Scheffelmaier, co-owners and pharmacists of Whole Health Pharmacy in Ellensburg would like to open an independently owned community pharmacy in Cle Elum. We would like to offer drive-through accommodations as well to guarantee community members easy access to pharmaceutical care. The purpose of this Variance request is to propose that we open our pharmacy in the building at address 200 E. 1st street, Cle Elum. We would be using the south half of the building that was formerly Maverick's Casino with the main entrance being on N. Harris Avenue. Our proposed option for the drive-through would be to use the existing South Easterly window of the building and using the alley entrance from Harris Ave as access to the Drive-through and exiting out of the alley onto Wright Ave.

We are requesting a Variance to the current code 17.56.060 Stacking space.

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A. A stacking space shall be an area measuring eight feet by twenty feet with direct forward access to a service window of a drive-through facility. A stacking space shall be located to prevent any vehicles from extending onto public right-of-way, or interfering with any pedestrian circulation, traffic maneuvering, or other parking space areas. When located in a parking lot, drive-through facilities shall provide sufficient stacking spaces so as to not in any way obstruct the normal circulation pattern of the parking lot. Stacking spaces for drive-through uses may not be counted as required parking spaces.

B. Uses providing drive-through services shall provide vehicle stacking spaces as follows:

1. For each drive-through lane of a bank/financial institution, business service or other similar use, a minimum of five stacking spaces shall be provided.

All possible options for the drive-through would have stacking space in the public right-of-way which would be the alley from Harris Ave to Wright Ave. Also, there is space for 3 stacking spaces before a waiting car could intrude into the sidewalk along the East side of Harris Ave. We understand that we are asking to use city property for the drive-through, but there is substantial public need for access to pharmaceutical care. Yes, the use of the alley would benefit our business by allowing customers to access our business, but it also greatly benefits the public by allowing them access to necessary medical care. We understand that this will increase wear to the surface of the alley. The building owners have agreed that if the city will commit to allowing this use and the upkeep of the alley that they will be responsible for the initial paving of the alley.



1. That special circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, do exist.

The building is located in the Old Town Commercial District and zoned Downtown Commercial. This district has no setback requirements, so the building takes up the entire lot leaving no room for a drive-through on said property. The size of the existing building in relation to the lot size is a physical special circumstance.

The communities of upper Kittitas County face a circumstance where there is only one option for pharmaceutical care. This option is located in the back of a busy supermarket. It can be difficult for anyone to access, let alone a patient with ambulation difficulties, a patient feeling ill, or a patient with an acute physical injury.

This building is the only building in the community that has this possibility of drive-through access that is currently vacant, a viable option for the applicant available in a timely manner and at a financially feasible rate. The special circumstance is that the community is in need of easy access to pharmacy care and this building presents the only viable option. A new build would not be financially feasible nor timely for the current need. Since the closure of Cle Elum Pharmacy in early 2024, We have been inundated with upper county community members expressing to us their want and need for convenient pharmaceutical care. The Hospital district has expressed to us that they want us to fill the needed pharmaceutical void in upper county and have offered their support. In a meeting with KVH officials, the Hospital made it clear that the upper county community is in need and the one current chain pharmacy option is not sufficient to fit the needs. Please see attached letter of support from KVH CEO Julie Peterson. If you do a quick search on social media of "Cle Elum pharmacy" you will see on all the various platforms that the general public is not happy with the limited pharmacy care available. To this point we have tried to keep our plans fairly quiet, out of respect for the city officials and council members, so you are not inundated with upset people asking questions about our plans to bring an independent pharmacy to upper county.

2. That because of such special circumstances, strict application of this title would deprive the subject property of rights and privileges enjoyed by other properties in the vicinity under identical zoning district classification

Various other businesses in the vicinity and district enjoy the exact same privileges that we are asking for. The drive-through for the restaurant Senior Bones located in the building of City Hall only has stacking space for 1 total vehicle before obstructing the sidewalk along Oakes Ave and Oakes Ave its self, which I would argue is a much busier street than Harris Ave. This drive-through is also in a non-paved alley way. This entrance is also the entrance to another established drive-through of the former Cle Elum Pharmacy, which is use of a non-paved alley way for access to the drive-through. Lums Coffee Stop has 2 drive-through lanes neither of which appear to have 100 feet of stacking space before impeding the public right-of-way. Cle Elum Blend and Brew has a drive-through lane on the NW side of the building that does not have 100 feet of stacking space before obstruction of the public right-of-way. I understand that some of these examples may be reasons that the city may not want to continue to allow drive-throughs that might impede public right-of-way, but the fact is, this stipulation #2 for variance, fits our situation word for word when compared to Senior Bones Restaurant. "Strict application of this title would deprive the subject property of rights and privileges enjoyed by other properties in

the vicinity". Furthermore, we feel our project carries greater public interest and benefit giving access to needed medical care not available elsewhere in the community. We also are offering to cover the substantial cost of initial paving of the alley to protect the city property. We will have a longer cueing space allowing for at least 3 cars compared to 1 car. The street our drive-through would possibly impede is much less busy than that of Senor Bones. We funded an expensive Traffic Study, performed by TenW, to gain professional opinion of the drive-through's impact. TenW found that our drive-through would bring little impact on the area. Please see the attached traffic study report. We currently successfully run a very busy pharmacy drive-through in Ellensburg with less cueing space and have implemented policies and procedures that keep it from backing up and impeding flow of general traffic. We will have windows and cameras that allow staff to monitor cars in the drive-through so if they do start to impede public right-of-way, staff can direct them out of the drive-through and into general parking where those customers will be serviced curbside. We do not allow patients to sit and wait at the drive-up window, if their transaction cannot be handled quickly, we ask them to pull into general parking and they are serviced curbside. We understand that the alley is city property and public right-of-way and our business would benefit from the use, but in a way allowing the public to access needed medical care would be public use of the public right-of-way.

3. That the granting of the variance will not be materially detrimental to the public health, safety, and welfare or injurious to the property or improvements in the vicinity and zoning district classification in which the property is situated

The granting of our request will not cause anything mentioned. In fact, allowing this drive-through will be beneficial to the public health, safety, and welfare of the community. It will allow easy access to needed pharmaceutical care as well as lessen the chances of contracting airborne illnesses by going inside a crowded building such as a supermarket.

The only perceivable risk would be auto pedestrian accidents if the alley was highly used by pedestrians. I have talked to many of the other businesses on the block that use the alley and they are in support of our proposal and state that there is very little pedestrian use of the alley. Allowing this drive-through would pose no more risk to public health and safety than other allowed activities around the city.

4. That the special circumstances do not result from the actions of the applicant

The Upper county community wants easy access to pharmaceutical care and more than one pharmacy option (monopolies are never good for consumers). The community needs a pharmacy with a drive-through option to ensure easy access. Whole Health Pharmacy is willing and able to give the community what it wants, but in order to do so we need the City to allow us to put a drive through window into the building at 201 East First Street; without this, we can't run a pharmacy and give the community what it needs. Hence, the special circumstances do not result solely from the actions of Whole Health Pharmacy.

The applicant did not build the building to the fullest extent of the code extending the building to the outer property lines not allowing space for a drive-through.

The applicant is not responsible for the fact that only one pharmacy with limited access is available in the area.

The applicant is not responsible for the fact that other viable buildings with drive-through access are not available in the community.



5. That the granting of a variance will be in harmony with the general purpose and intent of this title, the specific zoning district, and the city comprehensive plan.

Please see chapter 17.24 of the City Municipal Code, Old Town Commercial District, I believe our proposal fits in exact harmony with all aspects of the code. Especially 17.24.020(A)(16) *Drive-through or drive-up facilities when associated with a permitted use and accessed from an alley*. While I understand that this is referring to using the alley as access to a drive-through rather than as the drive-through, but the same amount of wear on the alley surface would occur if the alley were being used as access as it would in our purposed use. In our case, we are offering to cover the cost of initial paving to help circumvent this possible wear. So, the main question would be whether the public right-of-way would be impeded to an extent where the risk outweighs the benefit. I would argue that the TenW traffic study, current experience at Whole Health Pharmacy in Ellensburg, and public interest are good indicators that our project would lead to much greater benefits to the community that would greatly outweigh the risk of impeding the public right-of-way.

