



Allyson Brooks Ph.D., Director
State Historic Preservation Officer

March 15, 2021

Kelly Bacon
Planner I
Kittitas County Community Development Services
411 N. Ruby Street, Ste. 2
Ellensburg, WA 98926

In future correspondence please refer to:
Project Tracking Code: 2021-03-01553
Property: Kittitas County_Swiftwater Storage Project (CU-20-00006)
Re: Inadvertent Discovery Plan Requested

Dear Kelly Bacon:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. Our statewide predictive model indicates that there is a high probability of encountering cultural resources within the proposed project area. However, because it appears that ground disturbance for this project will be minimal, DAHP is not requesting a cultural resources survey at this time. We do ask that you prepare an inadvertent discovery plan (IDP) and prepare construction crews for the possibility of encountering archaeological material during ground disturbing activities. We also recommend consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.

These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance with Washington State law. Should additional information become available, our assessment may be revised.

Thank you for the opportunity to comment on this project. Should you have any questions, please feel free to contact me.

Sincerely,

Sydney Hanson
Transportation Archaeologist
(360) 280-7563
Sydney.Hanson@dahp.wa.gov



From: [Mau, Russell E \(DOH\)](#)
To: [Kelly Bacon \(CD\)](#)
Cc: [DOH EPH DW ERO ADMIN](#); [Smits, Brenda M \(DOH\)](#); [Holly Erdman](#)
Subject: RE: Notice of Application - CU-20-00006 Swiftwater Storage
Date: Tuesday, March 2, 2021 1:58:18 PM

Kelly:

The Department of Health (DOH) Office of Drinking Water (ODW) has the following comment:

- For "Utilities", the applicant identifies an on-site well. If water is being provide to customers or staff/employees working on-site, then that use of the water is considered "public" and the applicant would need to apply for a Group A (administered by DOH ODW) or Group B (administered by Kittitas County Health), depending on the population being served, public water system.

That is our only comment at this time, thanks,

Russell E. Mau, PhD, PE
Regional Engineer
Office of Drinking Water
Washington State Department of Health
16201 East Indiana Avenue, Suite 1500, Spokane Valley, WA 99216
Russell.Mau@doh.wa.gov
509-329-2116 | www.doh.wa.gov

From: Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>

Sent: Tuesday, March 2, 2021 8:16 AM

To: Pat Nicholson <pat.nicholson@co.kittitas.wa.us>; Ryan McAllister <ryan.mcallister@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; Jesse Cox <jesse.cox@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Johnson <patti.johnson@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Gail Weyand <gail.weyand.pw@co.kittitas.wa.us>; Yakima Nation - Jessica <jessica@yakama.com>; Yakima Nation - J Marvin <jmarvin@yakama.com>; 'johnson@yakama.com' <johnson@yakama.com>; Yakama Nation - Environmental Review <enviroreview@yakama.com>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; Clear, Gwen (ECY) <GCLE461@ECY.WA.GOV>; 'migi461@ecy.wa.gov' <migi461@ecy.wa.gov>; Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>; Nelson, Jennifer L (DFW) <Jennifer.Nelson@dfw.wa.gov>; Torrey, Elizabeth M (DFW) <Elizabeth.Torrey@dfw.wa.gov>; WS DAHP <sepa@dahp.wa.gov>; James E Brooks Library - Jorgenja <jorgenja@cwu.edu>; James E Brooks Library - Nelmsk <nelmsk@cwu.edu>; Mike Flory <mike.flory@co.kittitas.wa.us>; Douglas Mitchell <douglas.mitchell@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>; Kennedy, Becky (DNR) <Becky.Kennedy@dnr.wa.gov>; PRESTON, CINDY (DNR) <CINDY.PRESTON@dnr.wa.gov>; DNR RE AQ LEASING RIVERS <DNRREAQLEASINGRIVERS@dnr.wa.gov>; 'Allison Kimball (brooksideconsulting@gmail.com)' <brooksideconsulting@gmail.com>; '(tribune@nktribune.com)' <tribune@nktribune.com>; 'terry@nktribune.com' <terry@nktribune.com>; Gallagher, Michael (DOHi) <mgallagher@kvnews.com>; 'legals@kvnews.com' <legals@kvnews.com>; 'deborah.j.knaub@usace.army.mil' <deborah.j.knaub@usace.army.mil>; 'lhendrix@usbr.gov' <lhendrix@usbr.gov>; 'Michael.j.daniels3.civ@mail.mil' <Michael.j.daniels3.civ@mail.mil>; 'mark.a.gradwohl.civ@mail.mil' <mark.a.gradwohl.civ@mail.mil>; 'Kimberly.peacher@navy.mil' <Kimberly.peacher@navy.mil>; 'robert@cityofcleelum.com' <robert@cityofcleelum.com>; 'kswanson@cityofcleelum.com' <kswanson@cityofcleelum.com>; 'Lucy Temple' <IMCEAEX-_O=KITTITAS_OU=EXCHANGE+20ADMINISTRATIVE+20GROUP+20+28FYDIBOHF23SPDLT+29_CN=RECIPIENTS_CN=LUCY+20TEMPLECE8@co.kittitas.wa.us>; Gary Wargo <wargog@cersd.org>; 'montgomeryr@cersd.org' <montgomeryr@cersd.org>; 'KVFD 7 OFFICE' <Office@kcf7.com>; 'Jessica Lally' <Jessica_Lally@Yakama.com>; 'Jon Shellenberger' <Jon_Shellenberger@Yakama.com>; 'Noah Oliver' <Noah_Oliver@yakama.com>; 'corrine_camuso@yakama.com' <corrine_camuso@yakama.com>; 'kate@yakama.com' <kate@yakama.com>; 'guy.moura@colvilletribes.com' <guy.moura@colvilletribes.com>; 'steve@snoqualmietribe.us' <steve@snoqualmietribe.us>; WS DAHP <sepa@dahp.wa.gov>; 'Aren Orsen (HSY)' <Aren.Orsen.HSY@colvilletribes.com>; 'kdkistler@bpa.gov' <kdkistler@bpa.gov>; 'klarned@fs.fed.us' <klarned@fs.fed.us>; 'prilucj@wsdot.wa.gov' <prilucj@wsdot.wa.gov>; 'kaiserm@wsdot.wa.gov' <kaiserm@wsdot.wa.gov>; 'scplanning@wsdot.wa.gov' <scplanning@wsdot.wa.gov>; Harmon, Lynn (PARKS) <Lynn.Harmon@PARKS.WA.GOV>

Cc: 'Spencer Parr' <spencer@washingtonlawcenter.com>; 'Josh Mitchell' <jmitchell6686@hotmail.com>; Jeremy Johnston <jeremy.johnston@co.kittitas.wa.us>; Rachael Stevie (CD) <rachael.stevie.cd@co.kittitas.wa.us>

Subject: Notice of Application - CU-20-00006 Swiftwater Storage

External Email

Good morning,

Kittitas County CDS is requesting comment on the Conditional Use application CU-20-00006 Swiftwater Storage.

The proposed project would establish 12 mini warehouse facilities, 3 carport style roof-over-concrete structures, uncovered boat and RV storage and a single family residence. All application documents can be found through the links below. I have also attached the SEPA Checklist for recording. Please let me know if you have any issues accessing the materials. Comments are due for this application by 5pm on March 17, 2021. If CDS does not receive comments by this date, we will assume your agency has no interest in the application.

[CU-20-00006 Swiftwater Storage Internal](#)

[CU-20-00006 Swiftwater Storage External](#)

Thank you,

Kelly Bacon

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

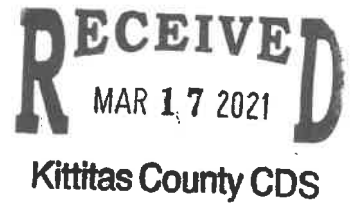
Ellensburg, WA 98926

Office: (509) 962-7539

Kelly.bacon.cd@co.kittitas.wa.us

Please Note: In an effort to mitigate the spread of COVID-19 and the Governor's "Safe Start" reopening plan, Kittitas County Community Development Services is currently in Phase 2 and is open to the public in a limited capacity. At this time many of us are on a rotating schedule working from home and in the office; during this time I will do my best to respond to you as promptly as possible.

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message id: 38eb45916c6dcbdac24bb8719d004a14



Kittitas County Planning Dept:

Re: CU-20-00006

Please find attached photos taken recently on the front edge of my property. This overlooks parcel 15445 which is where the proposed mini-storage complex is located. This entire area used to be planted with Ponderosa Pine and now only the front edge remains tree'd on the south side of the gravel road. When looking at their proposed layout, even these remaining trees will be cut down, leaving me with a sweeping view of the whole complex. The environmental impact here is huge! I would expect there to be requirements for leaving a percentage of existing trees in place and ensuring the property edges are replanted with trees to reduce the overall impact to all the neighbors.

Honestly, this project is a nightmare. When I bought the property, one of the main reasons for choosing this parcel was the Designated Forest Land classification and that all my neighbors were of like mind. While growth and commercial improvements are important to the area as well, so is keeping a reasonable landscaping plan that does not go overboard with commercial buildings. I strongly express concern over the current plan and it's lack of consideration for all of the neighboring parcels.

Sincerely,

Jordan Howell
Bree Boudreaux
Parcel 15158 owners

Howell – attachment for CU-20-00006

Olsen property in foreground with Steelhead Storage in the back. Swiftwater will completely fill in between



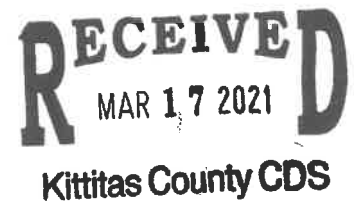
Olsen property and fish-bearing stream in foreground and Swiftwater equipment in field next to back-filled pond



Border with Todd Crooks. Trees beyond gravel road to be removed per drawing, eliminating any buffer



March 16, 2021



To: Kittitas County Planning Department

From: Mark Olsen, 3583 SR 970 Cle Elum (Parcel 15444)

Re: CU-20-00006

I think what has been collectively said from the 9 parcel owners who will be affected by this Swiftwater Storage project has been clearly stated.

Unique to my parcel is that Swiftwater wishes to operate its business access right at the SE corner of my property. Swiftwater currently plans to have its office located at the back of its property. If granted, I will therefore have the burden of constant traffic coming and going on the margin of my property.

The original access for these properties was in the middle of my parcel (A2) back in the year 2000 when it was the Ballard Estate. Since WDOT would not grant any new ingress/ egress access along SR 970, the owner at that time (Goldie Marsh) gave up her access to share with middle brother Bryan Olson so that he could short plat his properties up on the bluff. In exchange, she was granted a 900ft easement back to the stream at no cost to her.

Now that this Range and Forest Land is under consideration to go commercial, potential problems need to be looked at in a careful manner.

The consensus of the current 7 residents is that use of our access road should remain 100% residential. This can be accomplished by moving commercial access for the Swiftwater project – along with the recently permitted All Season Garage Storage project – eastward to the other side of the existing Steelhead Storage. This will keep the commercial projects together, separate from our residential use. It had been mentioned that Bainter / All Season Garage was open to granting an easement to Swiftwater, if required to do so.

Even though the last traffic tracking was in 2018, I can say that traffic has increased a lot in the years since then and only looks to increase in the future. Sooner or later a widening w/ turn lane will have to be required.

Traffic speed in the area is often in the 60-70 mph range and many of the customers using these facilities will be pulling a trailer with recreation equipment (snowmobiles, quads, ATV, Boats or RVs w/ car) behind.

Here is how I see the total units for the 3 businesses:

Steelhead Storage - 120 storage units

All Season Garage - 115 storage units

Swiftwater Storage - 424 storage units, 54 covered parking units, 9 uncovered parking units, 1 shop, 1 residence

Total Units = 724 units (individuals who will be accessing this area on the NORTH side of SR 970)

On the SOUTH side of SR 970, there is Osprey Road, (across the highway from Steelhead Storage), which is used by 31 residential parcels as their access.

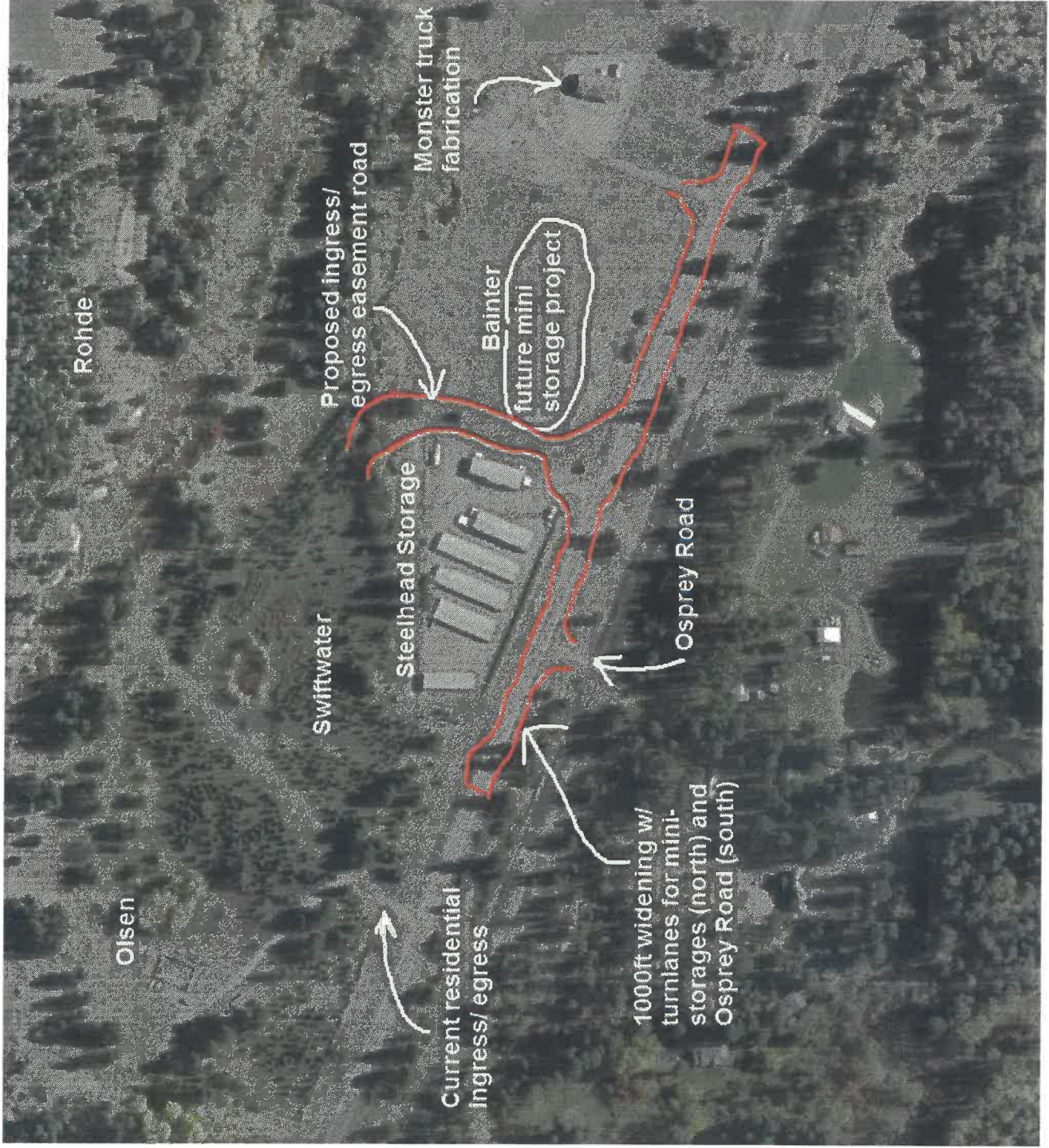
So the grand total is 755 individuals requiring ingress/ egress off of SR 970 in this small area.

Sincerely,

Mark Olsen
Parcel 15444

markcolsen55@yahoo.com

Mark Olsen – attachment for CU-20-00006



From: [Holly Erdman](#)
To: [Kelly Bacon \(CD\)](#)
Subject: RE: Notice of Application - CU-20-00006 Swiftwater Storage
Date: Thursday, March 11, 2021 8:52:31 AM

Kelly,

Public health has reviewed this application. There is no proposed water for the public associated with this project and the applicants have been working with Zac Bales on the proposed septic system.

We have no further comments or concerns at this time.

Thank you,

Holly Erdman

From: Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>
Sent: Tuesday, March 02, 2021 8:16 AM
To: Pat Nicholson <pat.nicholson@co.kittitas.wa.us>; Ryan McAllister <ryan.mcallister@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; Jesse Cox <jesse.cox@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Johnson <patti.johnson@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Gail Weyand <gail.veyand.pw@co.kittitas.wa.us>; Yakima Nation - Jessica <jessica@yakama.com>; Yakima Nation - J Marvin <jmarvin@yakama.com>; 'johnson@yakama.com' <johnson@yakama.com>; Yakima Nation - Environmental Review <enviroreview@yakama.com>; SEPA Register <separegister@ecy.wa.gov>; SEPA Unit <sepaunit@ecy.wa.gov>; DOE - gcle <gcle461@ecy.wa.gov>; 'migi461@ecy.wa.gov' <migi461@ecy.wa.gov>; WDFW - Scott Downes <scott.downes@dfw.wa.gov>; WDFW - Jennifer Nelson <jennifer.nelson@dfw.wa.gov>; WDFW - Elizabeth Torrey <elizabeth.torrey@dfw.wa.gov>; WS DAHP <sepa@dahp.wa.gov>; James E Brooks Library - Jorgenja <jorgenja@cwu.edu>; James E Brooks Library - Nelmsk <nelmsk@cwu.edu>; Mike Flory <mike.flory@co.kittitas.wa.us>; Douglas Mitchell <douglas.mitchell@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; WA State Department of Health - Russell <russell.mau@doh.wa.gov>; 'becky.kennedy@dnr.wa.gov' <becky.kennedy@dnr.wa.gov>; 'PRESTON, CINDY (DNR)' <CINDY.PRESTON@dnr.wa.gov>; 'rivers@dnr.wa.gov' <rivers@dnr.wa.gov>; 'Allison Kimball (brooksideconsulting@gmail.com)' <brooksideconsulting@gmail.com>; '(tribune@nkctribune.com)' <tribune@nkctribune.com>; 'terry@nkctribune.com' <terry@nkctribune.com>; 'mgallagher@kvnews.com' <mgallagher@kvnews.com>; 'legals@kvnews.com' <legals@kvnews.com>; 'deborah.j.knaub@usace.army.mil' <deborah.j.knaub@usace.army.mil>; 'lhendrix@usbr.gov' <lhendrix@usbr.gov>; 'Michael.j.daniels3.civ@mail.mil' <Michael.j.daniels3.civ@mail.mil>; 'mark.a.gradwohl.civ@mail.mil' <mark.a.gradwohl.civ@mail.mil>; 'Kimberly.peacher@navy.mil' <Kimberly.peacher@navy.mil>; 'robert@cityofcleelum.com' <robert@cityofcleelum.com>; 'kswanson@cityofcleelum.com' <kswanson@cityofcleelum.com>; 'Lucy Temple'; wargog@cersd.org; 'montgomeryr@cersd.org'

<montgomeryr@cersd.org>; 'KVFD 7 OFFICE' <Office@kcf7.com>; 'Jessica Lally' <Jessica_Lally@Yakama.com>; 'Jon Shellenberger' <Jon_Shellenberger@Yakama.com>; 'Noah Oliver' <Noah_Oliver@yakama.com>; 'corrine_camuso@yakama.com' <corrine_camuso@yakama.com>; 'kate@yakama.com' <kate@yakama.com>; 'guy.moura@colvilletribes.com' <guy.moura@colvilletribes.com>; 'steve@snoqualmtribe.us' <steve@snoqualmtribe.us>; WS DAHP <sepa@dahp.wa.gov>; 'Aren Orsen (HSY)' <Aren.Orsen.HSY@colvilletribes.com>; 'kdkistler@bpa.gov' <kdkistler@bpa.gov>; 'klarned@fs.fed.us' <klarned@fs.fed.us>; 'prilucj@wsdot.wa.gov' <prilucj@wsdot.wa.gov>; 'kaiserm@wsdot.wa.gov' <kaiserm@wsdot.wa.gov>; 'scplanning@wsdot.wa.gov' <scplanning@wsdot.wa.gov>; 'Lynn.Harmon@PARKS.WA.GOV' <Lynn.Harmon@PARKS.WA.GOV>
Cc: 'Spencer Parr' <spencer@washingtonlawcenter.com>; 'Josh Mitchell' <jmitchell6686@hotmail.com>; Jeremy Johnston <jeremy.johnston@co.kittitas.wa.us>; Rachael Stevie (CD) <rachael.stevie.cd@co.kittitas.wa.us>
Subject: Notice of Application - CU-20-00006 Swiftwater Storage

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[CU-20-00006 Swiftwater Storage Internal](#)

[CU-20-00006 Swiftwater Storage External](#)

Thank you,

Kelly Bacon

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

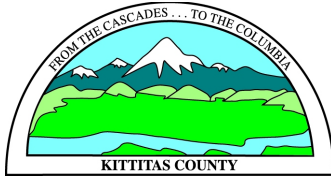
Office: (509) 962-7539

kelly.bacon.cd@co.kittitas.wa.us

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best to respond to you as promptly as possible.

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KITITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services
FROM: Public Works Plan Review Team
DATE: March 16, 2021
SUBJECT: CU-20-00006 Swiftwater Storage

The Department of Public Works has reviewed the permit for the Swiftwater Storage Conditional Use Permit and has the following comments:

- A. Access permit: Kittitas County Public Works will require an access permit for the commercial entrance. WSDOT approval for the commercial use of the SR970 access will be a requirement of the access permit.
- B. Grading Permit: A grading permit is required for any dirt work exceeding 100 cubic yards of excavation and/or fill. Any grading exceeding 500 cubic yards of material will require engineered grading and stormwater plans designed by a licensed engineer in the State of Washington.
- C. Stormwater Plan: Engineered Stormwater plans are required if the project generates an impervious surface exceeding 5000 square feet. The stormwater system will comply with the Stormwater Management Manual for Eastern Washington (SWMMEW).

Additionally, when the applicant submits for building permits please provide a stormwater plan, as directed by the Eastern Washington Stormwater Manual, and address all relevant core elements. Please note that if a grading permit will be acquired for this project, the stormwater plan will be required prior to building permits as a part of the grading permit process.

- D. Transportation Concurrency: A transportation impact analysis (TIA) may be required for all development that will generate more than nine (9) peak hour vehicle trips unless the requirement for a study has been waived by the Public Works Director.
- E. Flood: This property is located within the 100-year floodplain. All activities within the floodplain must be permitted through the floodplain development permit process. All construction, including structures that are exempt from a building permit, must follow the guidelines within KCC 14.08. Structures may be subject to mandatory flood insurance purchase requirements.

For all walled and roofed structures in the 100-year floodplain, elevation certificates are required as part of the floodplain development permitting process. It is the responsibility of the owner or owner's authorized agent to obtain elevation certificates. For residential structures located within the 100-year floodplain, a pre-application meeting is required prior to submitting a residential building permit.

Please contact the Floodplain Manager at Public Works (509)-962-7690 early in your planning process for more information about requirements for this development in the floodplain.

RECEIVED
MAR 17 2021

Kittitas County CDS

Kittitas County Planning Department:

Re: CU-20-00006

Upon reviewing the submission for the commercial storage proposal it is clear this massive installation will have an impact on many levels to the surrounding area.

While my property (parcel 15449) sits to the Northwest, the aesthetic beauty from facing out to the Southeast will be severely impacted by this structure.

I would ask the developers to (at minimum) consider the impact their eyesore will be upon the owners who were here initially and, as an act of good-standing, propose a way to remedy the situation. This could be potentially via 6' tree relocation, comparable shrubbery, or some other natural coverage.

Please contact me if you have any further questions.

Regards,

Tyler Jensen
206.715.7383

tyler@tyler-jensen.com

Tyler Jensen – attachment for CU-20-00006

Howell-Jensen border - Olsen property in foreground w/ open area and trees removed in the back.



Olsen property w/ Steelhead Storage in the background. Swiftwater will be in the middle



View from deck with Steelhead Storage in the distance.





State of Washington
DEPARTMENT OF FISH AND WILDLIFE

South Central Region • Ellensburg District Office • 1130 W. University Way, Ellensburg, WA 98926

March 17, 2021

Kelly Bacon
Planner
Kittitas County Community Development Services
411 N. Ruby Street, Ste 2
Ellensburg, WA 98926

SUBJECT: WDFW COMMENTS ON SWIFTWATER STORAGE CU-20-00006

Dear Kelly Bacon,

The Washington Department of Fish and Wildlife (WDFW) has reviewed the application materials associated with the proposed new Swiftwater Storage facility along State Route 970 near Cle Elum, and we appreciate the opportunity to comment on this project.

We are familiar with the stream and associated wetland complex along the northern boundary of this project and have been to various locations upstream and downstream of this property. This waterbody provides high quality fish habitat for numerous native fishes. The wetland characteristics also provide numerous wildlife benefits for a variety of wildlife species including amphibians, reptiles, birds, and mammals. We appreciate the applicants' acknowledgement of these important critical areas (Fish and Wildlife Habitat Conservation Areas and Wetlands). We agree that the buffer from the edge of the wetland should be no less than 100 feet to preserve the functions and values of these important habitats. Additionally, we would be happy to provide technical assistance to further enhance the habitat within these critical areas if the proponents were interested.

While the application materials address the Fish and Wildlife Habitat Conservation Areas and Wetlands on the property, they do not adequately address Frequently Flooded Areas. Nearly the entire parcel is mapped within the 100-year floodplain and yet the materials provide little information for how the site will be graded or potential compensatory floodplain mitigation measures. The flows within the wall-based channel on this property fluctuate seasonally with flows in the Yakima River. This is common with wall-based floodplain channels like the stream on this property. The water table on this property likely fluctuates in a similar manner. The depth to groundwater during all seasons will be critical to understanding the effectiveness of compensatory floodplain mitigation measures as well as stormwater treatment. The stormwater treatment area shown is adjacent to the wetland/stream buffer and we have concerns that there will not be adequate separation of the stormwater from these critical areas.

The application materials briefly mention there will be an RV repair shop and they reference traffic impacts from the primitive camping area. However, there were not enough details to understand how these facilities will be operated to evaluate whether there will be potential impacts to critical areas.

WDFW recommends the following:

- Final site grading should be available for review to understand how the changed topography may or may not impact the associated critical areas and their functions and values.

- Final stormwater management plans should clearly show that stormwater can be captured and treated without impacting groundwater or critical area buffers throughout the seasons and fluctuating water levels. Please consider using pervious surfaces, particularly in the open and covered parking areas to reduce stormwater runoff.
- Please provide additional details for the operation of the RV repair facilities and primitive campground areas so we can understand how these may or may not impact critical areas.
- Please direct lighting downward to comply with the [DarkSky](#) best practices
- When possible, please use native vegetation within the landscaping. It will provide additional wildlife benefits and in many cases is drought tolerant so will require less maintenance. WDFW will be pleased to work with the applicants to make specific recommendations based on their needs.

Please feel free to contact me at (509) 961-6639 or Jennifer.nelson@dfw.wa.gov with any questions about these comments.

Sincerely,

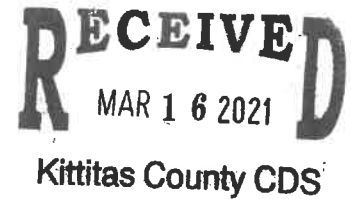
A handwritten signature in cursive script that reads "Jennifer Nelson".

Jennifer Nelson
Area Habitat Biologist

Kittitas County Community Development Services
411 N. Ruby , Suite 2
Ellensburg, Washington 98926

March 12, 2021

Project Name File Number CU-20-00006
Notice of Application Dated: March 2, 2021



In response to the Notice Dated March 2, 2021, The Property Owners within the Olson Tree Farm, Parcel Numbers: 15444, 955232, 955233, 955234, 15446, and 15451 and the property owners 15449 and 15158 wish to make the following statement voicing our concerns..

1. When the property was made available for purchase by K.B. Olson LLC, most of the buyers had conversations with County Planners about the status of Parcel Number 15445, now owned by WLC Property Holdings PLLC, (Swiftwater Group).. With the property being zoned Forest & Range, we were lead to believe that the property would mostly remain in a Natural or Limited development status.. It was further suggested that any commercial development would likely be along the highway 970 and the remaining land would most likely be 3 to 5 acre residential properties.. The value of the properties along the bluff as "View Property" was based on that information.. The possible use of a "Conditional Use Permit" to build a huge commercial development was not mentioned..

As you entered the easement access to our properties off of Highway 970, we drove north for approximately 1000 feet through a pine tree farm with an existing pond which was supported abundant wildlife.. Approximately 80 trees and the pond have already been removed.. If this project is allowed to proceed to the full scope of the application, we will be driving through an Industrial Complex to gain

access to our properties, and our "View" will be looking down onto a huge warehouse facility.

2. Most of the Olson Tree Farm property owners have the intention of Minimal Development on their properties thus maintaining a natural state.. The trees that have been removed, were for driveway access to the properties and the actual home sites..

The properties along the Bluff 955231, 955232, 955233, and 955234 all had "View Property" values.. With this proposed development, the property values will be diminished.. The Crook property, (955232) paid premium price because of the view.. His property will suffer the highest degree of de-valuation as he will be looking straight down onto rooftops..

3. Attached is a list of our concerns with enclosures..

Mark Olsen Parcel Number 15444

T.J. Bloomingdale Parcel Number 15446

Daniel McCaddon Parcel Number 15451

Todd Crooks Parcel Number 955232

William (Bill) Rohde Parcel Number 955233

Larry Long Parcel Number 955234

Tyler Jensen Parcel Number 15449

Jordan Howell Parcel Number 15158

William Rohde 3/16/2021

Signatures on file

1. Safety & Security Concerns

A. ACCESS: The current easement for Ingress and egress off of Highway 970 is for the residents.. The act of making a turn into the access is already a challenge.. With the legal speed limit at 55 MPH, it is not uncommon to have vehicles traveling in excess of 60 MPH and Washington State Patrol records indicate that there have been multiple incidents of vehicles exceeding 70MPH.. At the current traffic levels, making a left hand turn into the property requires you to come to a complete stop.. All you can do is hope that you do not get rear ended by a vehicle traveling at the legal limit.. It is not uncommon to have traffic drive onto the right shoulder at highway speeds..

With the addition of the Swiftwater Development, the property owner to the east, Parcels 19648 & 19649, submitted a Land Use Action (CU-20-0002 All Season Garage)(Enclosure #2) for R/V and Mini-Storage which was approved by Kittitas County.. These three facilities (Swiftwater, Steelhead, & All Season) will significantly increase the ingress / egress evolutions off of Highway 970.. Washington DOT estimates an additional 28 vehicles performing ingress / egress evolutions per facility..

Public Comment Documents are filed and considered legal documents.. The Olson Tree Farm property owners are on record with Kittitas County, stating their grave concerns of the increased dangers trying to access our properties.. The Olson Tree Farm Property owners suggest that the following..

1. The speed limit be reduced to 45 MPH from the Cle Elum City Limits to the Highway 970/10 split..
2. A turn lane be established..
3. An access for all three Commercial Properties be established to the east of the Steelhead facility.. Preserve the existing access for residential use..

B. FIRE: In the event of a fire in one of the units, history indicates that fires in storage units will spread rapidly.. Without significant fire suppression systems in place, It is the fear of the residences that the prevailing winds, will spread the fire onto our and neighboring properties with little or no warning.. In addition to the storage units the Swiftwater application wants space to R/V & boat storage.. It is not out of the realm of possibility that a major fire event could occur..

C. SECURITY: The Notice of Application proposes 12 mini-warehouses.. The term “Mini” is misleading.. What it fails to indicate is that those 12 buildings will house more than 400 storage units.. MOST individuals in our society are law abiding citizens, however, storage units attract opportunistic predators.. The security of our properties is paramount.. We need assurances that sufficient measures will be taken to protect the properties beyond the boundaries of the facility..

2. Environmental Concerns

A. Pollution: FEMA Map 15444 (Enclosure #3) shows that approximately 80% of the facility lie within a historic flood plain and the ground water table is very shallow, Any HAZMAT spill could cause significant environmental impact.. In addition to the shallow ground water, the entire north boundary of the property is bordered by what is referred as Cle Elum Slough.. This stream is classified by the State of Washington, Mid-Columbia Fisheries, and the Yakama Nation as a potential COHO Salmon spawning ground.. If the Swiftwater Group is allowed to develop the full proposed project, the north end of the development would be approximately 100' from the streams bank and there would be little or no protection from contaminants reaching the creek..

B. Wildlife: Prior to the purchase of the property by the Swiftwater Group, the entire area was classified as Range and Forest Lands.. Game camera captures within the Olson Tree Farm, showed a significant population of Mule Deer, Elk, Coyote, and Bear.. There have been Cougar sightings in the past.. Since the Swiftwater Group started the groundwork for the project, (The removal of approximately 80 trees, started to fill in a pond, and built an access road)

the Mule Deer population has reduced to 20 to 30 individuals..

Game cameras on the bluff have not recorded any Bear or Elk

movement in the last four months..

List of Enclosures:

- 1. Notice of Application Dated 03/02/2021**
- 2. Wetlands Map**
- 3. FEMA Map 15444**



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926

cds@co.kittitas.wa.us

Office 509-962-7506

Building Partnerships - Building Communities

NOTICE OF APPLICATION

Notice of Application: Tuesday, March 2, 2021
Application Received: Monday, December 21, 2020
Application Complete: Thursday, February 18, 2021

Project Name File Number: Swiftwater Storage (CU-20-00006)
Applicant: WLC Property Holdings, PLLC (Owners)

Location: Parcel 15445 located at approximate mile post 1.84 of State Route 970, Cle Elum, WA. In a portion of Section 32, Township 20N, Range 16E.

Proposal: The proposed project is for a self-storage facility including 12 mini-warehouses, 3 carport style roof-over-concrete structures, uncovered boat and RV storage and a single family residence, a permitted use within the Forest and Range Zone, located on approximately 18.81 acres. The property currently contains primitive camping sites. These sites will remain but will not be utilized for commercial or public use.

Materials Available for Review: The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx>, under "Conditional Use Permits" under permit number "CU-20-00006 Swiftwater Storage," Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to **5:00 p.m. on Wednesday, March 17, 2021**. Any person has the right to comment on the application and request a copy of the decision once made.

Environmental Review: The County expects to issue a Determination of Non-Significance (DNS) for this proposal, and will use the optional DNS process, meaning this may be the only opportunity for the public to comment on the environmental impacts of the proposal. Mitigation measures may be required under applicable codes, such as Title 17 Zoning and the Fire Code. A copy of the threshold determination may be obtained from the County once issued.

Public Hearing: An open record hearing will be scheduled before the Kittitas County Hearing Examiner. A Public Hearing Notice will be issued establishing the date, time and location of this hearing.

Required Permits: Conditional Use Permit, SEPA

Required Studies: None

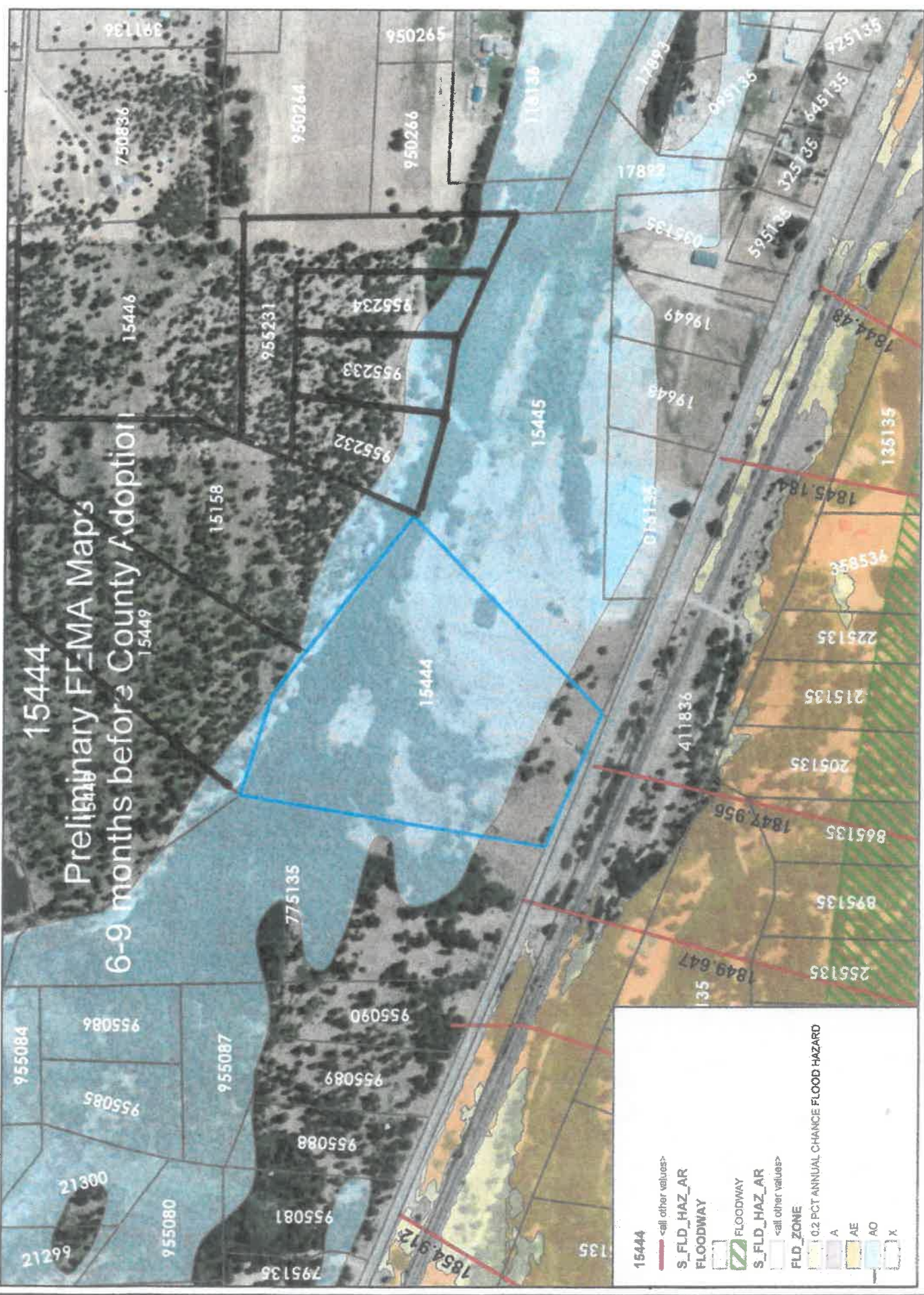
Designated Permit Coordinator (staff contact): Kelly Bacon, Staff Planner: (509) 962-7539; email at kelly.bacon.cd@co.kittitas.wa.us

Enclosure #2



Enclosure #3

15444
Preliminary FEMA Maps
6-9 months before County Adoption



15444

- call other values>
- S_FLD_HAZ_AR FLOODWAY
- FLOODWAY FLOODWAY
- S_FLD_HAZ_AR call other values>
- FLD_ZONE 1.02 PCT ANNUAL CHANCE FLOOD HAZARD
- A A
- AE AE
- AO AO
- X X

KHodges_CFM_FCZD



From: [Early, Shane \(DNR\)](#)
To: [Kelly Bacon \(CD\)](#)
Cc: [MAUNEY, MARTY \(DNR\)](#); [KELLER, ERIC \(DNR\)](#); [YOUNG, BRENDA \(DNR\)](#); [PRESTON, CINDY \(DNR\)](#); [Kennedy, Becky \(DNR\)](#)
Subject: RE: DNR comments on SEPA for Swiftwater Storage - CU-20-00006
Date: Monday, March 15, 2021 8:58:04 AM
Attachments: [image001.png](#)

Good morning,

Washington Department of Natural Resources (DNR) Forest Practices would like to formally comment on the Conditional Use Permit under SEPA review by Kittitas County, for Swiftwater Storage, located in Section 32 – Township 20N – Range 16E. While the SEPA checklist only notes the need to remove “grasses and other vegetation”, the location appears to have recently had conifer trees removed, and our forester stopped by the site and noted that the stumps of these trees were being ground up. **As such, this action seems to be a conversion of the property to non-forestry, and should require an approved Forest Practices Application/Notification (FPA) from the DNR prior to further conversion activities.**

Noting that comments are due before March 17th, please confirm having received these. Kittitas County Planning or the project proponent are welcome to contact the DNR with any questions.

Thank you,

Shane

Shane Early

Forest Practices Coordinator

Southeast Region

Washington State Department of Natural Resources (DNR)

☎ (509) 925-0948

✉ shane.early@dnr.wa.gov

www.dnr.wa.gov

Please consider whether you can save paper by not printing this message.



WASHINGTON STATE DEPARTMENT OF
NATURAL RESOURCES



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

1250 West Alder Street • Union Gap, Washington 98903-0009 • (509) 575-2490

March 15, 2021

Kelly Bacon
Kittitas County Community Development
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

Re: SEPA Register 202101042, CU-20-00006

Dear Kelly Bacon:

Thank you for the opportunity to comment on the Pre-Threshold Consultation for the establishment of the Swiftwater Storage 12 mini warehouse facilities, 3 carport style roof-over-concrete structures, uncovered boat and RV storage and a single family residence, proposed WLC Property Holdings, LLC. The Department of Ecology (Ecology) has reviewed the environmental checklist and has the following comments.

SHORELANDS/ENVIRONMENTAL ASSISTANCE

Upon reviewing the October 12, 2020, Critical Area Report for Parcel 15445, conducted by Sewall Wetland Consulting, Inc. Ecology staff would like to request a joint site visit with County to verify the wetland boundary. The delineated wetland boundary was not provided within the critical area report. It is unclear where the boundary of the wetland is proposed. Ecology recommends the County request a detailed map demonstrating the wetland boundaries prior to conducting a joint site visit.

Ecology staff concur a Category II wetland with a Habitat Score of 8 or greater requires a largest buffer width, the County can offer at 100 feet. However, the statement the buffer could “possibly reduced below 100’ with enhancement plantings”, is incorrect.

Ecology’s interagency guidance document, Wetland Mitigation in Washington Part 1, outlines the use of buffer averaging and recommended buffer widths. In addition, both can also be found in the Eastern WA CAO Guidance document (publication 16-06-002). These documents demonstrate that the buffer is assumed to be appropriately vegetated with native species and if it is sparsely vegetated, mowed/maintained, or vegetated with non-native, invasive species, it is to be planted prior to a conversion in landuse. Therefore the use of enhancement planting in buffer as mitigation is not acceptable.

The buffer width should be vegetated prior to construction. As there is a change in landuse the buffer must be planted. Without a planted buffer the storage unit should be located even further away from the wetland. Planting the buffer will reduce noise, dust and other pollutants from entering the wetland, and provide structure adjacent to the wetland.

Mitigation sequencing must be used to avoid and minimize impacts to wetland habitat to the greatest extent possible.

In the event impacts to wetlands and wetland buffers are unavoidable, a compensatory mitigation and monitoring plan must be submitted to the City for review and consideration, per their Critical Area Code.

Discharges into Waters of the State are regulated by the State under the Water Pollution Control Act, RCW 90.48 and Section 401 of the Clean Water Act and could require Ecology's review and authorization.

Placement of fill in wetlands may require an individual or general (nationwide) permit from the U.S. Army of Corps of Engineers (Corps). We advise the applicant to contact the Corps to determine if a permit is needed.

Ecology recommends the County request a copy of the proposed wetland boundary lines, set up a time for a joint site visit this spring, and request a buffer planting plan for those area located within the buffer that will not be impacted, and a mitigation plan for those area within the buffer that will be impacted. We look forward to continuing to work with the County in the protection of their critical areas and implementation of their wetland codes. Please contact **Lori White**, at (509) 575-2616 or lori.white@ecy.wa.gov, should you have any questions regarding the above comments.

WATER QUALITY

Project with Potential to Discharge Off-Site

If the project anticipates disturbing ground with the potential for stormwater discharge off-site, the NPDES Construction Stormwater General Permit is recommended. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit may take 38-60 days.

The permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) shall be prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water and storm drains by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading, or construction.

Kelly Bacon
March 15, 2021
Page 3 of 3

In the event that an unpermitted Stormwater discharge does occur off-site, it is a violation of Chapter 90.48 RCW, Water Pollution Control and is subject to enforcement action.

More information on the stormwater program may be found on Ecology's stormwater website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/>. Please submit an application or contact **Wendy Neet** at the Dept. of Ecology, 509-454-7277, with questions about this permit.

Sincerely,



Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012
crosepa@ecy.wa.gov

March 16, 2021

Kittitas County Community Development Services
411 N. Ruby Street, Ste 2
Ellensburg, WA 98926

Attn: Kelly Bacon, Planner

RE: CU-20-00006 – Swiftwater Storage
SR 970 milepost 1.95 Lt.

We have reviewed the proposed project and have the following comments.

- The subject property is adjacent to State Route 970 (SR 970), a Managed Access Class 1 highway with a posted speed limit of 55 miles per hour. Currently, access to the property is via the permitted joint-use access at milepost 1.95 Lt. The proponent may continue to use this access; however, an updated access connection permit must be obtained for the proposed change in use. The property owner must contact Mark Kaiser at (509) 577-1668, to apply.
- Any proposed lighting must be direct down towards the site and away from SR 970.
- Stormwater or surface runoff generated by this proposal must be retained and treated on site. An approved utility permit is required for any discharge of water onto SR 970 right-of-way.
- Any outdoor advertising or motorist signing considered for this project will need to comply with state criteria. Please contact Trevor McCain of the WSDOT Headquarters Traffic Office for specifics. He can be reached at (360) 705-7282.
- In this location, WSDOT right-of-way extends 75' from the highway centerline. The proponent should be aware, any encroachment, including but not limited to grading, fencing, or landscaping, will not be allowed within the highway right-of-way.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding this letter, please contact Jacob Prilucik at (509) 577-1635.

Sincerely,



Paul Gonseth, P.E.
Region Planning Engineer

PG: jjp
cc: SR 970, File #2020-001
Mike Krahenbuhl, Area 1 Maintenance Superintendent

From: [Jessica Lally](#)
To: [Kelly Bacon \(CD\)](#)
Cc: [Ian Gray](#); [Corrine Camuso](#)
Subject: Re: Notice of Application - CU-20-00006 Swiftwater Storage
Date: Tuesday, March 9, 2021 12:40:51 PM

Hi Kelly,

Yakama Nation CRP requests a cultural survey due to high probability.

Thank you.

Jessica Lally
Yakama Nation Archaeologist
Cultural Resources Program
509-865-5121 x4766

From: Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>
Sent: Tuesday, March 2, 2021 8:16 AM
To: Pat Nicholson; Ryan McAllister; Kim Dawson; Julie Kjorsvik; Toni Berkshire; Jesse Cox; Holly Erdman; Lisa Lawrence; Patti Johnson; Candie Leader; Gail Weyand; Jessica Lally; John Marvin; 'johnson@yakama.com'; Environmental Review; SEPA Register; SEPA Unit; DOE - gcle; 'migi461@ecy.wa.gov'; WDFW - Scott Downes; WDFW - Jennifer Nelson; WDFW - Elizabeth Torrey; WS DAHP ; James E Brooks Library - Jorgenja; James E Brooks Library - Nelmsk; Mike Flory; Douglas Mitchell; Jeremy Larson; Steph Mifflin; WA State Department of Health - Russell; 'becky.kennedy@dnr.wa.gov'; 'PRESTON, CINDY (DNR)'; 'rivers@dnr.wa.gov'; 'Allison Kimball (brooksideconsulting@gmail.com)'; '(tribune@nkctribune.com)'; 'terry@nkctribune.com'; 'mgallagher@kvnews.com'; 'legals@kvnews.com'; 'deborah.j.knaub@usace.army.mil'; 'lhendrix@usbr.gov'; 'Michael.j.daniels3.civ@mail.mil'; 'mark.a.gradwohl.civ@mail.mil'; 'Kimberly.peacher@navy.mil'; 'robert@cityofcleelum.com'; 'kswanson@cityofcleelum.com'; 'Lucy Temple'; wargog@cersd.org; 'montgomeryr@cersd.org'; 'KVFD 7 OFFICE'; Jessica Lally; Jon Shellenberger; Noah Oliver; Corrine Camuso; Kate Valdez; 'guy.moura@colvilletribes.com'; 'steve@snoqualmtribe.us'; WS DAHP ; 'Aren Orsen (HSY)'; 'kdkistler@bpa.gov'; 'klarned@fs.fed.us'; 'prilucj@wsdot.wa.gov'; 'kaiserm@wsdot.wa.gov'; 'scplanning@wsdot.wa.gov'; 'Lynn.Harmon@PARKS.WA.GOV'
Cc: 'Spencer Parr'; 'Josh Mitchell'; Jeremy Johnston; Rachael Stevie (CD)
Subject: Notice of Application - CU-20-00006 Swiftwater Storage

Good morning,

Kittitas County CDS is requesting comment on the Conditional Use application CU-20-00006 Swiftwater Storage.

The proposed project would establish 12 mini warehouse facilities, 3 carport style roof-over-concrete structures, uncovered boat and RV storage and a single family residence. All application documents can be found through the links below. I have also attached the SEPA Checklist for recording. Please let me know if you have any issues accessing the materials. Comments are due for this application by 5pm on March 17, 2021. If CDS does not receive comments by this date, we will assume your agency has no interest in the application.

[CU-20-00006 Swiftwater Storage Internal](#)

[CU-20-00006 Swiftwater Storage External](#)

Thank you,

Kelly Bacon

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7539

Kelly.bacon.cd@co.kittitas.wa.us

Please Note: In an effort to mitigate the spread of COVID-19 and the Governor's "Safe Start" reopening plan, Kittitas County Community Development Services is currently in Phase 2 and is open to the public in a limited capacity. At this time many of us are on a rotating schedule working from home and in the office; during this time I will do my best to respond to you as promptly as possible.

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Ryan DeKnikker](#)
To: [Kelly Bacon \(CD\)](#)
Cc: [John Marvin](#)
Subject: Conditional Use Permit-Swiftwater Storage
Date: Thursday, March 11, 2021 1:24:56 PM
Attachments: [YN to Kittitas Co - Swiftwater Storage CU-20-00006.pdf](#)

Good Afternoon,

Please see attached Yakama Nation DNR comments RE: STATE ENVIRONMENTAL POLICY ACT, CONDITIONAL USE PERMIT – CU-20-00006-SWIFTWATER STORAGE.

Thank You,

--

Ryan DeKnikker

Yakama Nation

Fish Habitat Biologist

509-945-5389



Confederated Tribes and Bands
of the Yakama Nation

Established by the
Treaty of June 9, 1855

March 11, 2021

Sent via Email

Kittitas County Hearing Examiner
c/o Kelly Bacon, Staff Planner
Kittitas County Community Development Services
411 N Ruby ST, Suite 2
Ellensburg WA 98926
Email: kelly.bacon.cd@co.kittitas.wa.us

RE: COMMENTS ON STATE ENVIRONMENTAL POLICY ACT,
CONDITIONAL USE PERMIT – CU-20-00006-SWIFTWATER STORAGE

Dear Kittitas County Hearing Examiner,

I write on behalf of the Yakama Nation Department of Natural Resources (“YN DNR”) to provide comments on the State Environmental Policy Act (SEPA), Conditional Use Permit – CU-20-00006-SWIFTWATER STORAGE

YN DNR appreciates the opportunity to comment as the proposed activities are within the ceded territories of the Confederated Tribes and Bands of the Yakama Nation. YN DNR has several important concerns with the issuance of the permit.

Key areas of concern include but are not limited to:

- The proximity of proposed project to a Type F, fish bearing stream
- The proximity of proposed project to wetland habitat
- Activities proposed within 100 year floodplain extents
- The increase in impermeable surfaces resulting from proposed activities

The proposal is clear in its intent to utilize the minimum wetland and stream buffers provisioned by Kittitas County. It cites previous development (gravel road and existing storage unit to the east) as precedent/justification to pursue proposed development within the 100 year floodplain. The SEPA document also states that work will not affect drainage patterns when 20% of the parcel is expected to become impervious to infiltration.

The proposal has a high likelihood of contributing to aquatic habitat degradation. Numerous examples of development within the 100-year floodplain throughout Kittitas County has shown

that infrastructure such as levees or berms are constructed subsequent to development - to protect infrastructure from flood impacts. The result of these efforts is channel confinement, channel incision, habitat reduction, and reduced climate change resiliency. The concern is that when flooding occurs, which has a 1% chance of occurring in any given year at the proposed development location – corrective actions such as those stated above will be pursued. The Yakama Nation Fisheries Program has gone to great lengths, with significant investments, to correct the legacy impacts of past land use-throughout Washington State. In fact, Yakama Nation Fisheries Scientists recently identified the Type F stream that exists within the parcel as prime habitat to out plant juvenile Coho-to bolster salmon populations in the Yakima Basin.

The entire project is shown to be in the 100-year floodplain. The proponent provides no explanation for how the storage facility and septic won't be flooded, and carry petroleum products, septic and other hazard material into streams and wetlands.

YN DNR is concerned the proposed activities have the potential to degrade aquatic habitat and alter hydrologic function. An increase in the buffer distance between development and wetlands and the stream would help alleviate some of these concerns, but does not address the fact that work is proposed in an area identified by Kittitas County as prone to flooding.

The project narrative for the conditional use permit describes an RV repair shop, septic for the shop, private restrooms with showers, and a public restroom. None of this is mentioned or included in the SEPA checklist or other documents. The septic drain fields for the house and RV repair shop also aren't shown on the site map, and their proximity to wetlands and streams. The location and design of the septic tanks and drain fields need to be provided for review.

The site plan map shows a narrow triangle piece of ground as "reserve for stormwater retention", but has no details or information on how or whether this will keep runoff from the storage facility from going into wetlands and streams. The plan needs to provide information on how they intend to capture, retain and infiltrate all stormwater runoff coming off the facility.

YN DNR appreciates the opportunity to comment on the SEPA, Conditional Use Permit, and looks forward to working with Kittitas County to ensure that proposed land use plans and regulations promote sustainable development and protect the environment, including the Yakama Nation's Treaty-reserved resources. Please contact YN DNR's Ryan DeKnikker at dekr@yakamafish-nsn.gov with any questions regarding these comments.

Sincerely,



PHIL RIGDON, SUPERINTENDENT
YAKAMA NATION DEPARTMENT OF NATURAL RESOURCES