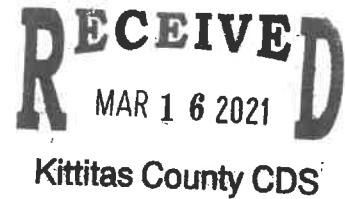


Kittitas County Community Development Services
411 N. Ruby , Suite 2
Ellensburg, Washington 98926

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

[cgs@co.kittitas.wa.us](mailto: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

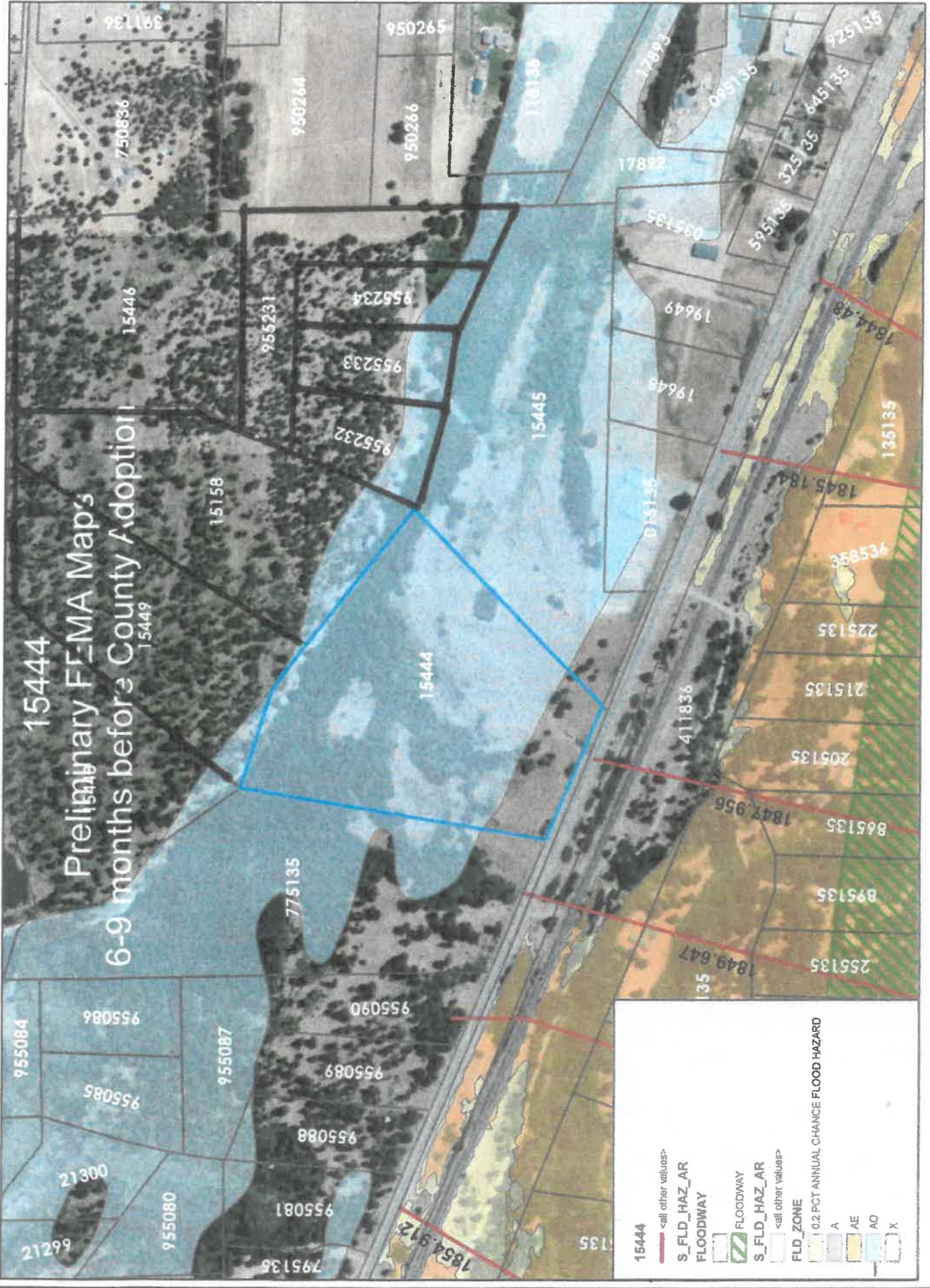
Required Studies: None

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



KHodges_CFM_FCZD



- 15444
- call other values
- S_FLD_HAZ_AR
- FLOODWAY
- FLOODWAY
- S_FLD_HAZ_AR
- call other values
- FLD_ZONE
- 1.02 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
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