

## PROJECT NARRATIVE:



Kittitas Co. CDS

Name of Project: **Swiftwater Storage**  
Developer: WLC Property Holdings, LLC  
Address: 3581 Highway 970, Cle Elum, WA 98922  
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This project proposes 84,800 sq. ft. of self-storage in 10' x 20' units contained within 12 buildings; 21,600 sq. ft. of covered RV and boat parking under 3 carport style roof-over-concrete structures; ample uncovered boat and RV storage; and an approximately 2188 sq. ft. residential home, all located upon an 18.81 acre parcel that presently is used only for primitive camping by its present owners. The camping sites will not be removed. All developments will occur within approximately 10 acres of the parcel.

All but one self-storage building will be 180' x 40', with standard height of between 8 to 10 feet. The remaining self-storage building will be 140' x 40', again standard-height. The carport structures will be 180' x 40', and approximately 16-18' tall, allowing for some roof pitch. The residence will be a single family, HiLine Homes model 2188, or equivalent. That means either a 3 bed, 2 bath with den or a 4 bed, 2 bath without den, plus an attached 22' x 22' garage and an approximately 15' x 39' attached, covered rear patio area. The home will be serviced by an existing well and water mitigation certificate, as well as PUD for power.

The first phase of construction is planned to include the four (4) self-storage buildings and one (1) covered parking structure located along the southern-most boundary of the subject property as depicted in the accompanying scaled site plan. Phase 1 will therefore result in 144 self-storage units, 10' x 20', and 18 covered parking stalls, 10' x 40'. There will also be additional uncovered parking for boats, camper trailers and RV/motorhomes on gravel surfaces. Each self-storage building will have a continuous footer foundation of approximately 1.5' x 1.5', with the interior space being a concrete slab floor.

During phase one (1) we also plan to build a single residential structure for one of our owners to utilize while overseeing the property and its construction. This residential structure will most likely be HiLine Homes plan 2188 (or equivalent), having a total ground area footprint of approximately 66' x 65.6'. The residential home will be approximately 2188 square feet and feature either 3 beds and two baths, plus den, or 4 beds and two baths (preferred), depending on permitting allowances. There will be an attached 2 car garage, approximately 22' x 22' and a covered patio area at the rear of the house, measuring approximately 39.5' by 15'. This first phase of construction is planned to be completed between permit approval and the end of 2021.

The second phase of construction will include an additional four (4) self-storage units and an additional one (1) covered parking structure. These will each be of the same dimensions and style as the buildings planned for phase one. These will be the next

buildings having the most southern location in the proposed site diagram. If there exists strong market demand, the second phase may then be expanded to include all the remaining structures, meaning a total of eight (8) more self-storage units and two (2) more covered parking structures beyond what will have been completed in phase one (1). The second phase of construction will commence in either the fall of 2021 or during 2022 and will most likely be completed by the end of 2023. Construction will be roughly calibrated to market demand for the storage.

Any final phase will include the remainder of all buildings permitted and will be completed before the expiration of five years from the permit approval date. The total site construction proposed is for 424 self-storage units and 54 covered parking stalls, together with multiple outside storage spots for miscellaneous boats, trailers and RVs/motorhomes, and one (1) residential dwelling, initially to be used as an owner's (and/or caretaker's) cottage.

The only water used during the project life will be for residential supply to the single-story, single family dwelling. That will be served by an existing 463-foot well that has a static line of zero and a re-charge rate of over 5 gpm. A water mitigation permit has been contracted from a local water bank for that purpose. An appropriate septic system will be permitted and installed according to all applicable codes. No public restrooms will be offered in connection with the storage facility, although portable toilets for the workers will be supplied during all construction phases.

## Swiftwater Storage



424 Storage Units (10'X20')  
54 Covered Parking Units (10'X40')  
Multiple Uncovered Parking  
3Bd/2Bath Residence

3581 Highway 970  
Cle Elum, WA 98922

— = Power

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# Project Narrative

## For Conditional Use Permit

RECEIVED  
DEC 21 2020  
Kittitas Co GDS

Prepared For:

# All Seasons Garage Storage



Prepared by:



## **SITE LOCATION**

The site location consists of three parcels of land located along the northside of State Route 970 in Cle-Elum, Washington. More specifically, the subject properties are located within the boundaries of Kittitas County with parcel id numbers 19648, 19649 & 035135. The owner of these properties is Mr. Jeff Bainter who is a local resident of Cle-Elum and a private business owner in the community.

## **CONDITIONAL USE PERMIT CRITERIA**

- A. The proposal on the subject property will provide an essential facility for the general public and these operations will not be a detriment to the economic welfare of the community. This proposed site improvements will not create a negative impact to the public health, peace and safety of the surrounding neighborhood.
- B. The proposed use at this location will not be unreasonably detrimental to the economic welfare of the county and will not create excessive costs to the community. Steelhead Mini-Storage currently exists and is adjacent to our westerly property boundary making this site a logical location for our proposed use.
- C. The proposed use complies with relevant development standards and criteria for approval set forth in this title or other applicable provisions of Kittitas County Code.
- D. The proposed use will mitigate material impacts and there are no environmental impacts to be concerned about.
- E. The proposed use is complementary to the existing use to the west which is an existing Mini-Storage facility.
- F. Per the recent text amendment ordinance in 2019 by the County this proposal is consistent with the current zoning district.
- G. This conditional use proposal is consistent with the intent, goals, policies and objectives of the Kittitas County Comprehensive Plan. This proposal will comply with the long-term viability of the surrounding areas.

## **PROPOSED DEVELOPMENT**

We propose to develop the subject properties into several garage storage units that will be offered for purchase and rental purposes through the state condominium process. These units will be 24' x 48', 24' x 42' and 14' x 30' in size with power and heating elements for each. The development will create a Home Owners Association (HOA) to control and restrict certain types of uses. In addition, we plan to operate an RV Repair shop that will be ran out of the existing shop onsite.

Each storage unit will provide with a rollup door and 3' man door for access purposes for the 24' wide units. The units will be constructed with metal studs, insulation and sheetrock on the walls and ceilings. Thermostat controlled Electric heaters will be furnished for buyers that request them along with energy efficient lighting in each unit.

Our facility will offer a safe secure location for members of the community and abroad to store their large RV's, Boats, Snowmobiles, ATV's and other household items. We have found by

example that our facilities are a needed commodity for local residents that currently reside in subdivisions that have specific restrictions on storing these types of personal property outside their homes or on the streets through their HOA restrictions.

Through the condominium process we will create open tracts for access, maintenance and stormwater purposes that the HOA will be financially responsible to maintain. Maintenance elements have been determined for snow plowing efforts in the winter months to provide access, maintaining the site landscaping elements and ensuring that each owner is in conformance to the developments' Codes, Covenants & Restrictions (CC&R's).

Our CC&R's will establish specific allowed uses and more importantly identify restrictions that an owner cannot do with their garage storage unit. There will be no overnight accommodations allowed in any of the units, nor on the property with the exception of one care takers facility. The care takers facility will be a new manufactured home that will be set onsite to provide onsite security of the storage facility and RV repair shop.

The development will design and install a sanitary septic system meeting the requirements of the Health Department. We anticipate two to 4 private restrooms for the owners use. These facilities will have a wash basin, shower and toilet in each. In addition, we will provide for one public restroom in the RV Repair shop which will have a toilet and wash basin and septic for the proposed onsite manufactured home for the caretaker.

The owner currently has water certificates for the two westerly lots, and we will design and install a 10 state standards well and water system to support the proposed development in their water needs. Fire suppression is not anticipated due to the construction materials we are planning on using and the close proximity of the existing fire station located east of the subject property.

## **STATE CONDOMINIUM PLAT**

All Seasons Garage Storage facility will be processed through the State of Washington to generate 115 privately owned garage storage units. Each unit will be sold as individual property through this process. The plat will have an active Home Owners Association with a set of Codes, Covenants and Restrictions to abide by.