

Lee and Karen Bates
3120 McManamy Road
Ellensburg, WA 98926
December 27, 2013

RECEIVED

DEC 27 2013

KITTITAS COUNTY
CDS

To: Jeff Watson, Kittitas County Community Development Services

RE: Carlson Conditional Use Permit (CUP) – CU-1300005 – Alternative Access Suggestions

We are requesting that as a part of the CUP process, Mr. Carlson be required to seek an alternative access to his property for his business. In the revised letter from the Kittitas County Sherriff, Gene Dana, (Letter attached (A.) and the revised letter from the Kittitas County Chamber of Commerce, Amy McGuffin, (Letter attached (B.) both Sheriff Dana and Ms. McGuffin point out that Mr. Carlson only has access to his property and the business he is requesting, across an easement through four private adjoining properties. Both Sheriff Dana and Ms. McGuffin request in their letters, respectively, that Mr. Carlson develop/explore an alternative access to his property. Sheriff Dana further states that the current access is unsafe and inadequate and “could pose a significant health and safety risk to the property owners and their animals.” Ms. McGuffin points out that “the increased traffic generated by the boat launch could affect the quality of life” of the property owners. All four of the property owners have expressed their opposition to this use/misuse of their property and will continue to work toward the goal that Mr. Carlson find an alternative access or not be granted a CUP for a business.

In the application on file with the Community Development Services (CDS) for the Carlson CUP there are two letters from adjoining property owners that support Mr. Carlson’s application. One or both of these supporters may be able to provide an alternative access for the Carlson business.

Alternative Access I.

Letter one is from Rick Lee, District Manager, for the Cascade Irrigation District (CID). According to Rick Lee, the CID and Mr. Carlson share 1700’ of property line. The CID extends its support to the Carlson CUP application. Mr. Lee further states that “access across our right-of-way does not have any negative impact on the District.” (Letter attached (C.) The CID access is a road that enters off of the Klocke Road and passes along the Cascade Irrigation Canal and pasture land, and does not pass through any private properties or by any homes. (Alternative Access Map I.)

Alternative Access II.

The second letter is from property owner Dan Powell. Mr. Powell wrote a letter in support of the Carlson CUP stating that he and his brother Gary Powell “own approximately 50 acres that neighbors Kris Carlson’s place”. (Letter attached (D.) Dan and Gary Powell (Daga Development LLC) own properties 19406 and 19407 which borders the Carlson property to the east. Mr. Powell further states that “We have no issue with Kris launching fishing boats in the Yakima River. We see no negative effect as neighbors”. The Powell property is accessed by a road off the Klocke Road that borders the John Wayne

Trail. An access to the Carlson property could be such that it passes through only the Powell's property or a combination of the CID access and the Powell property. (Alternative Access Map II.)

Alternative Access III.

There is a third property that borders the Carlson's property to the southeast. Property 00073 is owned by Ms. Sandra Merten. Access to Ms. Merten's property is also off of the road that comes off of the Klocke Road and borders the John Wayne Trail. There would be direct access from this property to the Carlson property. (Alternative Access Map III.)

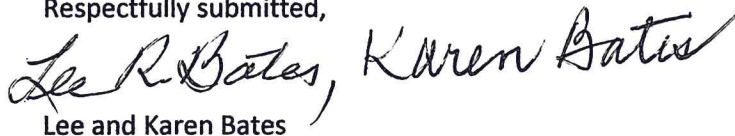
These three properties all border the Carlson property directly from an established roadway that is not an easement through people's private property.

It seems unconscionable that someone could purchase acreage in rural Kittitas County, in a designated agricultural area, and think that it would be ok to run a business that would adversely affect four private properties. It is important to note that Carlson's house is located such that none of the traffic, dust, dirt, glare, noise etc. is seen or heard from his house.

If the county, outfitters or other individuals think that it is essential to have more access to the Yakima River, for recreational purposes, then perhaps those who would benefit financially by such a launch site, should: 1.) either purchase property on the river with direct access or (2.) purchase the property that would allow direct access to the river. To provide access at the expense of tax payers and home owners who do not benefit in any way and are only burdened by such access, is simply put, unfair.

Again we are requesting that Mr. Carlson be required to find an alternative access to his property for the purposes of running his business.

Respectfully submitted,


Lee and Karen Bates



GENE DANA, SHERIFF
KITTITAS COUNTY SHERIFF'S OFFICE

307 W. Umptanum Rd ♦ Ellensburg, WA 98926

(509) 962-7525 ♦ (509) 674-2584

FAX (509) 962-7599



RECEIVED

DEC 21 2013

KITTITAS COUNTY
CDS

July 23, 2013

Kittitas County Community Development
411 N. Ruby St., Ste 4
Ellensburg, WA 98926

RE: Carlson's Application for Conditional Use Property for River Access

Ladies & Gentlemen,

I would like to clarify my position on the recent letter of support for a boat launch on the Yakima River. Having a safe boat launch below the diversion dam would be an asset to fly fishermen and occasionally the Sheriff's Office for rescue operations.

Due to the size and proximity of Mr. Carlson's property to the Yakima River it could potentially be a good location to access the river and for camping. After further review and visiting the site, Mr. Carlson does not have adequate and safe access to his property except through an easement along or through private properties. The easement is a narrow bumpy and dusty access that would not be good for the predicted increased flow of vehicles. Regular streams of motor vehicles, boat trailers, horse trailers and campers could pose a significant health and safety risk to the property owners and their animals.

I will continue to support efforts to establish safe access points to the Yakima River in this area provided it does not disrupt the quality of life and safety of the adjacent property owners. I may be more supportive if Mr. Carlson can develop an alternate access to his property and comply with the regular health and safety requirements of a large campground near the river.

Sincerely,

Gene Dana,
Sheriff

Cc: Mr. Carlson

(B)



DEC 27 2013
KITTITAS COUNTY
CLERK

July 25, 2013

Kittitas County Community Development
411 N. Ruby St., Ste 4
Ellensburg, WA 98926

RE: Carlson Conditional Use Application

Dear Community Development:

The Kittitas County Chamber of Commerce wishes to clarify its letter of support for the Carlson Conditional Use Application. While we continue to support a public boat launch on the Carlson property and believe it to be a valuable enhancement for recreational tourism, we have also become aware of issues with the existing access, which is via an easement across adjoining private properties. Because the increased traffic generated by the boat launch could affect the quality of life of those individuals, we urge that Mr. Carlson be asked to explore alternative means of accessing his proposed projects.

We also wish to clarify that the Chamber's support is for the proposed boat launch and not for the campground proposal, which we feel has many subsidiary issues that need addressing before we can take a position.

Please feel free to contact me with any questions.

Sincerely,

Amy McGuffin
Director of Tourism
amy@kittitascountychamber.com

C

CASCADE IRRIGATION DISTRICT

8063 Highway 10
Ellensburg, Washington 98926
509 962-9583

04/18/13

DEC 9 2013

KITTITAS COUNTY

To whom it may concern,

The Cascade Irrigation District (CID) would like to extend its support to our neighbor, Kris Carlson and his application for a Conditional Use Permit pertaining to a Yakima River access for Fishing Guides. Allowing a legal access would lessen the number of "illegal" launches at CID facilities. Access across our right-of-way does not have any negative impact on the District. Mr. Carlson has cooperated with The CID on numerous occasions in regards to our operation and maintenance of our headworks facility. We share over 1700' of property line with Mr. Carlson and we have always had a great working relationship with him. I also believe that allowing a legal access to this section of the River allows for an enhanced economic benefit to the area not limited to Fishing Guides but to also include local hotels, restaurants, tackle shops, gas stations, etc. Please feel free to contact me if you have any questions regarding this matter.

RECEIVED

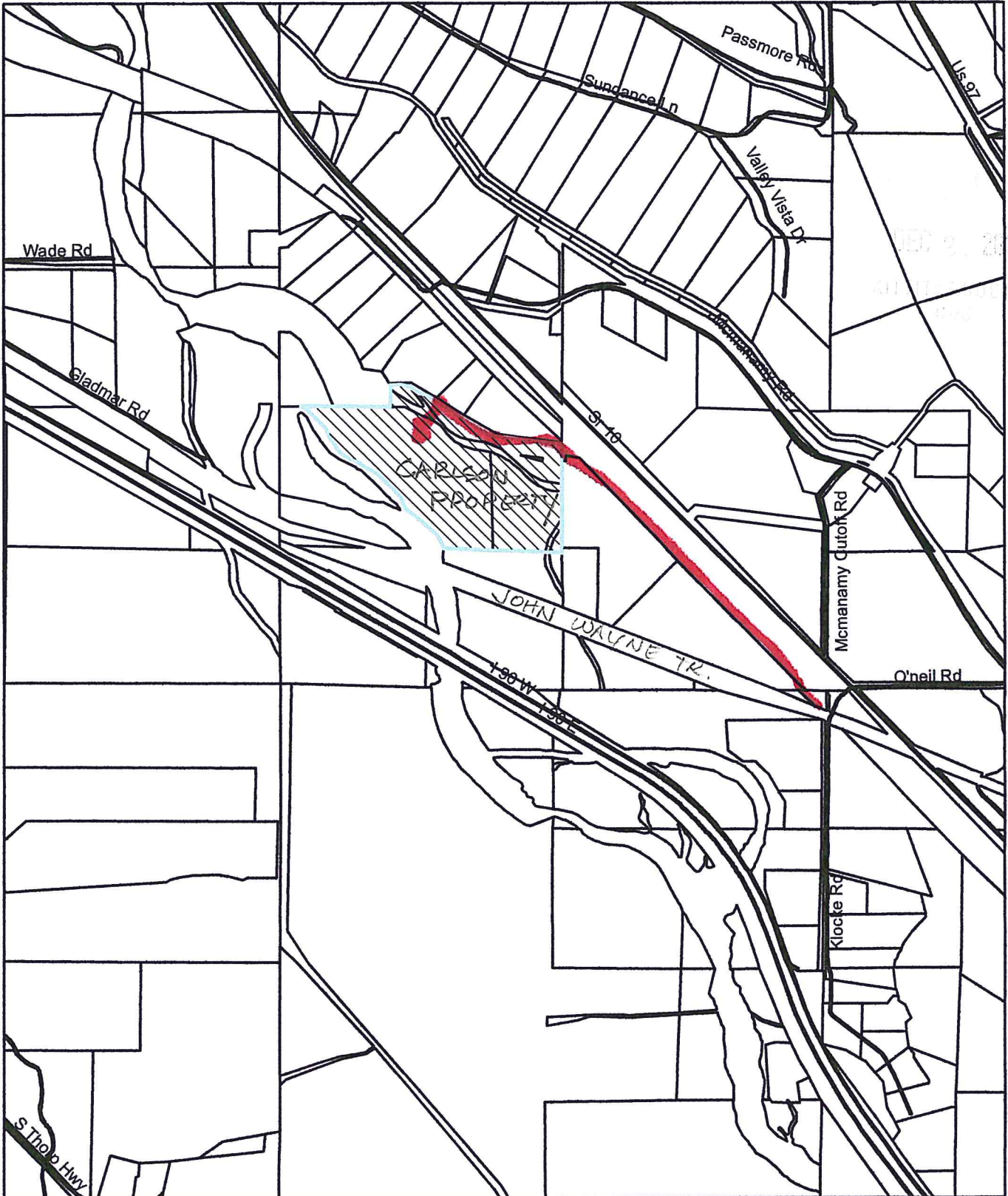
MAY 29 2013

KITTITAS COUNTY
CCS

Sincerely,

Richard "Rick" Lee
District Manager
Cascade Irrigation District
(509) 962-9583

I.



CU-13-00005
Carlson

Surrounding Properties
Map

jeff.watson

12/26/2013

CASCADE IRRIGATION DISTRICT
ALTERNATIVE ACCESS (I.)



**MATHEUS LUMBER
COMPANY, INC.**

(D)

DEC 9 2013

KITTITAS COUNTY
003

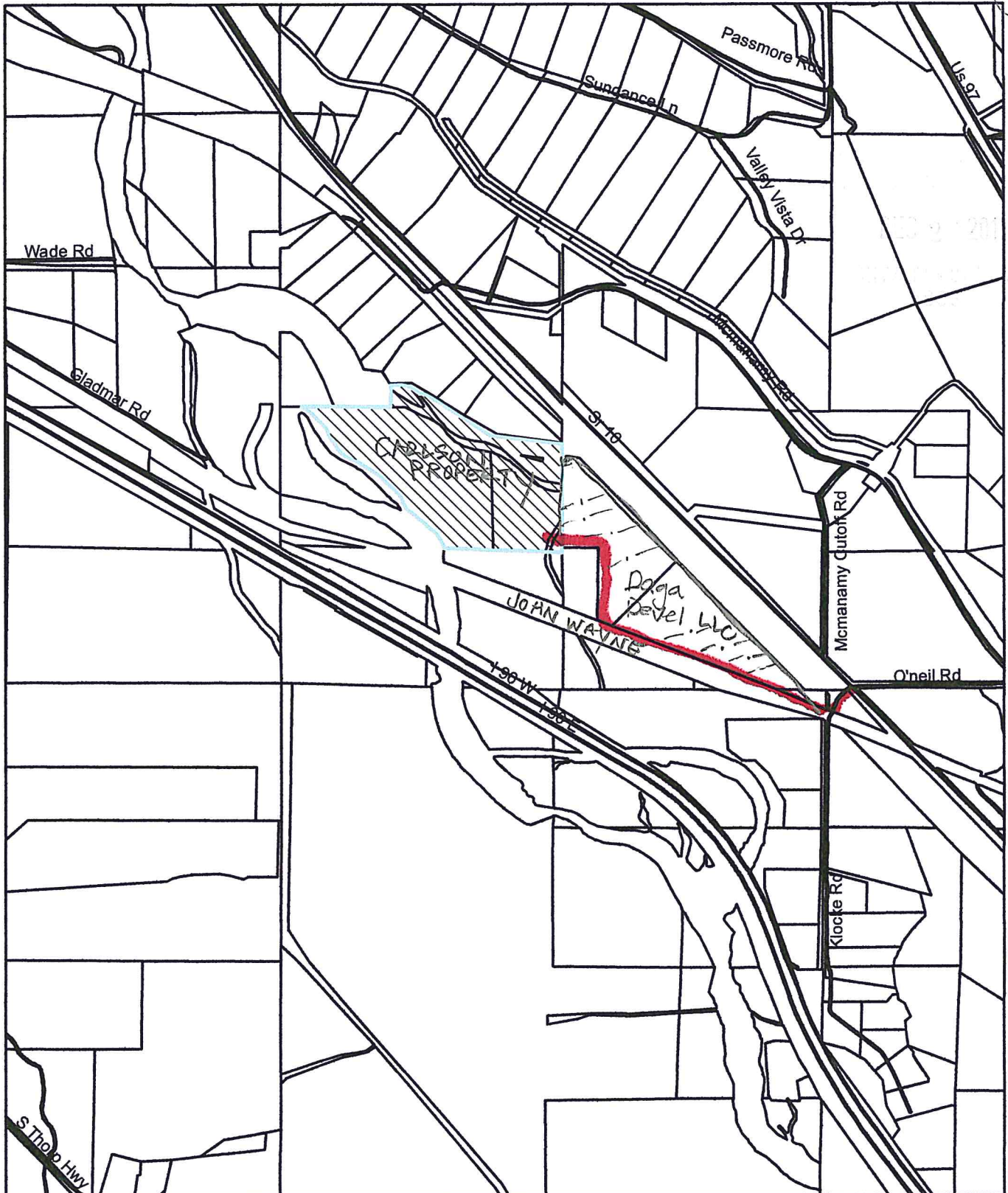
Kris,

My name is Dan Powell and my brother Gary Powell and I own approximately 50 Acres that neighbors Kris Carlson's place. We have no issue with Kris launching fishing boats in the Yakima River. We see no negative effect as neighbors or for the local community only positive.

Regards,
Dan Powell

RECEIVED
MAY 29 2013
KITTITAS COUNTY
003

II




CU-13-00005
Carlson

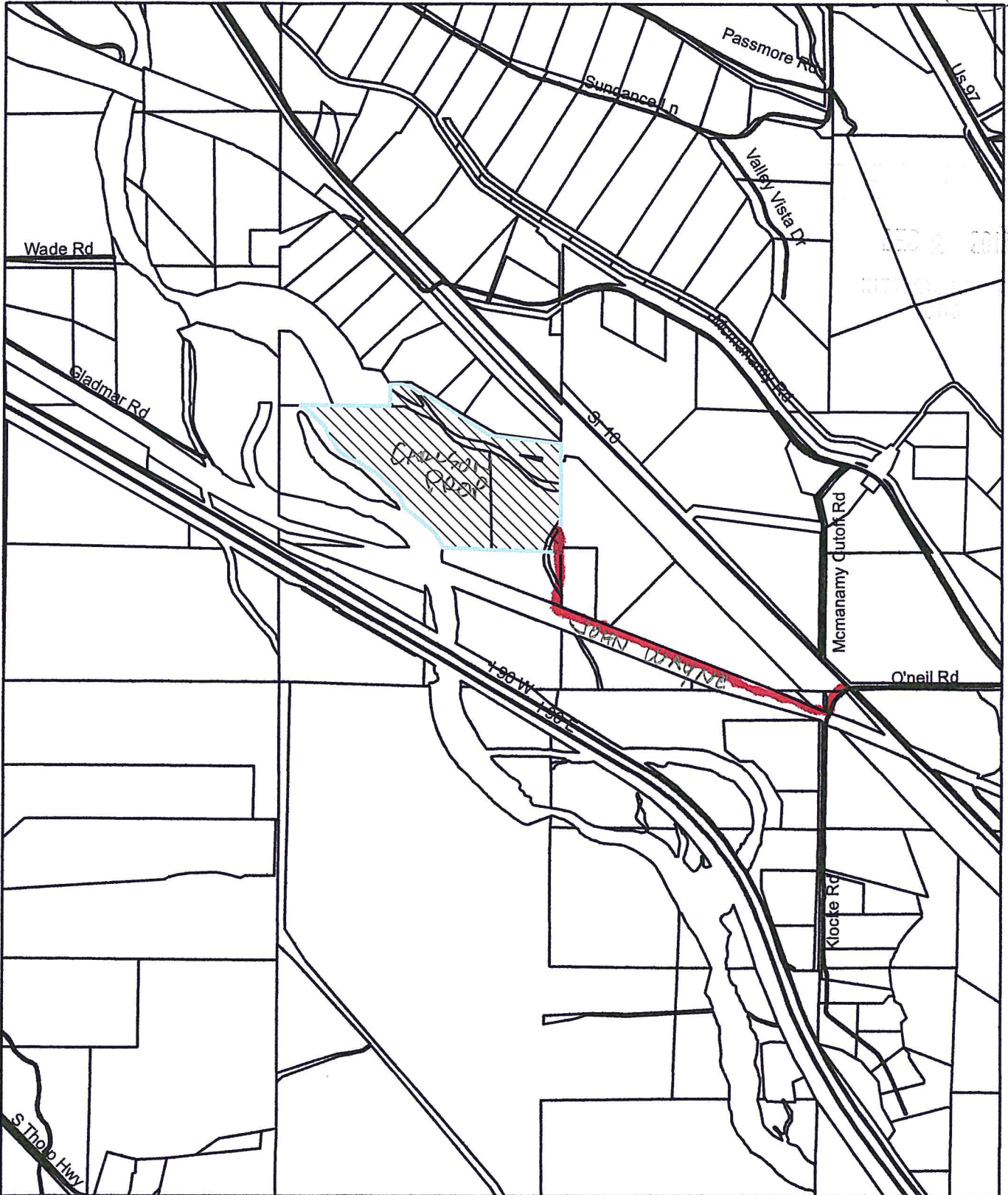
Surrounding Properties
Map

jeff.watson

12/26/2013

DAGA DEVELOPMENT LLC
ALTERNATIVE ACCESS 

III



CU-13-00005
Carlson

Surrounding Properties
Map

jeff.watson

12/26/2013

MS. MERTERN
ALTERNATIVE ACCESS III