

From: [John Ahlers](#)
To: [Kelly Bacon \(CD\)](#)
Cc: [Lynn Ahlers](#)
Subject: Re: SE-21-00005 Ahlers - Transmittal of Comments
Date: Friday, April 30, 2021 1:59:00 PM
Attachments: [SE-21-00005 Ahlers- Transmittal of Comments 4-29-21.pdf](#)
[Combined Comments for Transmittal.pdf](#)

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Dear Ms. Bacon,

I am responding to the comments that you forwarded to me on Thursday, April 29, 2021. I will respond to all pertinent comments only:

<!--[if !supportLists]-->1) <!--[endif]--> Mr. Smallwood's email dated April 10, 2021:

<!--[if !supportLists]-->a) <!--[endif]-->It appears that Mr. Smallwood has not had an opportunity to review the permit application in significant detail. The concerns raised in his email are all addressed in our permit application which specifically ensures that the amount of material used for the building pad will be excavated from the property so that the next import and export of the material is balanced. In other words, there should be no net effect on any floodplain issue.

<!--[if !supportLists]-->b) <!--[endif]-->The equipment and materials stored on the property are marine equipment used in the construction and upgrading of the bridges on I-5, a project that is ongoing and is beneficial to all the residents of the state of Washington, and particularly to those in Cle Elum. Ensuring safe and efficient transportation is of paramount importance to all Washington State residents. Therefore, renting the property to the construction company which is performing a vital service (an essential service even during the pandemic) is a public benefit.

<!--[if !supportLists]-->c) <!--[endif]-->As far as spending money, we will spend lots of money to make the planned improvements. I'm sure more than my neighbor Mr. Smallwood did on the excavation of his property. As indicated, there will be no water diverted from my property to Mr. Smallwood's property. The future floodplain risk is also unwarranted since there will be no net impact to the floodplain.

<!--[if !supportLists]-->d) <!--[endif]-->As far as the alleged "creosote" is concerned, none of the crane mats, the large timbers, none of them have any creosote on them. Creosote has been outlawed in construction for many years now. Mr. Smallwood is simply wrong in his surmise.

<!--[if !supportLists]-->e) <!--[endif]-->We made sure that the property line setbacks were followed, and

we are satisfied that there is no issue with regard to property line setbacks. Presently, the material onsite are stacked less than 10 feet high.

<!--[if !supportLists]-->f) <!--[endif]-->I have advised the construction company to under no circumstances, trespass, or travel on Mr. Smallwood's property without obtaining permission first. This is the first time that the allegation of trespass has been brought to my attention. It is regrettable, if in fact this trespass occurred, that Mr. Smallwood would not have contacted me. In any event, I reminded our contractor to ensure that its people do not trespass on Mr. Smallwood's property in the future.

<!--[if !supportLists]-->2) <!--[endif]-->Mr. Martin's letter, dated April 12, 2021, is more or less of what I have heard from our neighbors in the area. They welcome growth and development of property that has been zoned and this use is consistent with that zoning.

<!--[if !supportLists]-->3) <!--[endif]-->Tad Vaughn's letter dated April 16, 2021:

<!--[if !supportLists]-->a) <!--[endif]-->Mr. Vaughn's comments seem to be a repeat of those raised by Mr. Smallwood. I believe all his concerns have been addressed in my response to Mr. Smallwood's issues. I understand Mr. Vaughn may have contacted the county and initiated the issues that occurred last year. Those issues have now all been addressed to the satisfaction of the county officials. I regret that we were unaware of the sensitivity of this particular piece of our property, but are now aware and have applied for the appropriate permits and are awaiting approval.

John P. Ahlers Tel. 206-235-1300

2111 Hidden Valley Road
Cle Elum, Wa. 98922

On Thursday, April 29, 2021, 01:32:56 PM PDT, Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us> wrote:

Good afternoon,

Attached please find correspondence in regards to SEPA application SE-21-00005 Ahlers. If you have any questions please contact me directly.

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 3 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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