

NARRATIVE:

This project is located within the Swiftwater Business Park in Cle Elum, WA. The existing site currently contains a 24,000 sf building that was constructed in the mid 2000s. The existing building has a variety of business listed here:

- 1- Swiftwater Fitness
 - a. Workout Facility
 - b. Childcare area
 - c. Tanning Salon
- 2- Swiftwater Beauty Lounge
- 3- Unfiltered Nails
- 4- Swiftwater Technology
- 5- Swiftwater Custom Homes
- 6- Resort Maintenance Services

During the late 2000s, the Swiftwater Business Park applied and approved for an overall "Site and Design Review Application", Rezone Application from Industrial to General Commercial, and SEPA MDNS. In 2020 the applicant was approved for a boundary line adjustment to enlarge the existing parcel as currently shown. The applicant and the City of Cle Elum recently conducted a pre-application meeting to discuss the next phase of development. We believe this new project is in general conformance with all the previous applications and SEPA MDNS.

The applicant is submitting for City review and approval the following permits:

- Site & Design Review Application
- Floodplain Development Permit Application
- Building Permit Application
- Update SEPA application per City's request

The proposed work includes an 8,000 sf pre-manufactured steel building to be operated as a climate controlled and dry storage wine storage facility, including approximately 43 new or adjusted parking spaces. The site may include in the future a small bottling line in the dry storage area. The applicant anticipates, on average, one delivery a week with 3-4 employees assisting loading and unloading. The site plan design was not only to accommodate the needs of the proposed building, but to also provide additional parking for the existing building and businesses. We roughly show a total of 61 parking stalls in total for the property. The enclosed plans also address sewer, water, and stormwater needs.