

From: [Dusty Pilkington](#)
To: [Doc Hansen](#)
Subject: Swauk Valley BLA
Date: Monday, October 31, 2016 8:15:00 AM

Doc,

The Applicant on the Swauk Valley BLA sent me his contact info:

Alex Cordas:

Cell: (206)-763-5403

Home: 206-391-1195

He was telling me the numbers pretty quickly, so I am not entirely sure which one is Cell and which is home.

Thanks,

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

From: [Dusty Pilkington](#)
To: acordas@mckinstry.com
Subject: BL-16-00012 Swauk Valley Ranch Deemed Complete
Date: Thursday, November 03, 2016 10:44:00 AM
Attachments: [BL-16-00012 Deemed Complete.pdf](#)

Greetings. Notification that your application for a boundary line adjustment is complete is attached. A hard copy is en route via USPS.

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

From: [Dusty Pilkington](#)
To: [Dennis,Lesli D \(CONTR\) - TERR-GRAND COULEE](#)
Subject: RE: BL-16-0012 Swauk Valley Ranch
Date: Tuesday, November 08, 2016 8:30:00 AM

Ok thanks. I will inform BPA on BLAs when it crosses BPA ROW, and the BLA is specific to a planned project when said project itself may cross BPA ROWs.

Thanks,

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

From: Dennis,Lesli D (CONTR) - TERR-GRAND COULEE [<mailto:ldolson@bpa.gov>]
Sent: Tuesday, November 08, 2016 8:29 AM
To: Dusty Pilkington
Subject: RE: BL-16-0012 Swauk Valley Ranch

If it's just a BLA, it shouldn't affect us and our mapping system will eventually catch up during an update so I don't see a need to review it. I don't know if anything else is ever included in the BPA application, but if they're applying for any additional uses or changes in the use of the property as part of the application, then I'd say it would be a good idea to take a look.

LESLI DENNIS

Right-of-Way Agent ❖ Contractor, Flux Resources, LLC

Real Property Field Services – TERR/Grand Coulee
Bonneville Power Administration
PO Box 24, Grand Coulee, WA 99133
(509) 378-7447 (cell)
(509) 633-1423 (fax)
ldolson@bpa.gov

From: Dusty Pilkington [<mailto:dusty.pilkington@co.kittitas.wa.us>]
Sent: Tuesday, November 08, 2016 8:16 AM
To: Dennis,Lesli D (CONTR) - TERR-GRAND COULEE
Subject: RE: BL-16-0012 Swauk Valley Ranch

Lesli,

Question:

From: [Dusty Pilkington](#)
To: [Holly Duncan](#)
Subject: RE: BL-16-0012 Swauk Valley Ranch
Date: Friday, November 04, 2016 3:22:00 PM

There is a survey as part of the master file that shows the current configuration, and there is a diagram as part of the Narrative. Do you need something more detailed that I can get from them?

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

From: Holly Duncan
Sent: Friday, November 04, 2016 2:35 PM
To: Dusty Pilkington
Subject: RE: BL-16-0012 Swauk Valley Ranch

Dusty,

Do you have an "existing" and a "proposed" drawing I can look at?

Holly

From: Dusty Pilkington
Sent: Thursday, November 03, 2016 10:29 AM
To: Kelly Bacon; Holly Duncan; Holly Myers; Josh Hink; Lucas Huck; Kcdf1@elltel.net; Keli Bender; wargog@cersd.org; montgomeryr@cersd.org; HolmstR@wsdot.wa.gov; kaiserm@wsdot.wa.gov; ldolson@bpa.gov
Subject: BL-16-0012 Swauk Valley Ranch

-
Kelly, Hollys, Josh, and other interested parties,

Could you please review this application and submit comments for the decision. Control Click on the hyperlink above (or go to the attachment tab in EDEN). Comment period for this application ends on **11/17/2016**

[BL-16-00012 Swauk Valley Ranch \(County Departments\)](#)

[BL-16-00012 Swauk \(Outside County Network\)](#)

Dusty Pilkington
Planner I
Kittitas County Community Development Services
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message id: 38eb45916c6dcbdac24bb8719d004a14

Would you like me to let you know about BLAs crossing BPA ROWs in the future? My county code requires me to notify all agencies with an interest. If you would like, I can save you some time in responding and leave BPA off the list for BLAs. Let me know.

Thanks,

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

From: Dennis,Lesli D (CONTR) - TERR-GRAND COULEE [<mailto:ldolson@bpa.gov>]
Sent: Tuesday, November 08, 2016 7:09 AM
To: Dusty Pilkington
Subject: RE: BL-16-0012 Swauk Valley Ranch

Hi Dusty –

Although I'm having trouble determining exactly where the boundary line adjustment is planned from the information you sent, I'm thinking it may be down on the south end, away from BPA's transmission line corridor. Even if I'm wrong, and it's up north, I don't see that a BLA will affect BPA's facilities.

Best regards,

LESLI DENNIS

Right-of-Way Agent ❖ Contractor, Flux Resources, LLC

Real Property Field Services – TERR/Grand Coulee
Bonneville Power Administration
PO Box 24, Grand Coulee, WA 99133
(509) 378-7447 (cell)
(509) 633-1423 (fax)
ldolson@bpa.gov

From: Dusty Pilkington [<mailto:dusty.pilkington@co.kittitas.wa.us>]
Sent: Thursday, November 03, 2016 10:29 AM
To: Kelly Bacon; Holly Duncan; Holly Myers; Josh Hink; Lucas Huck; Kcdf1@elltel.net; Keli Bender; wargog@cersd.org; montgomeryr@cersd.org; HolmstR@wsdot.wa.gov; kaiserm@wsdot.wa.gov; Dennis,Lesli D (CONTR) - TERR-GRAND COULEE
Subject: BL-16-0012 Swauk Valley Ranch

-
Kelly, Hollys, Josh, and other interested parties,

Could you please review this application and submit comments for the decision.
Control Click on the hyperlink above (or go to the attachment tab in EDEN).
Comment period for this application ends on **11/17/2016**

[BL-16-00012 Swauk Valley Ranch \(County Departments\)](#)

[BL-16-00012 Swauk \(Outside County Network\)](#)

Dusty Pilkington
Planner I
Kittitas County Community Development Services
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dusty.pilkington@co.kittitas.wa.us

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Keli Bender](#)
To: [Dusty Pilkington](#)
Subject: Read: BL-16-0012 Swauk Valley Ranch
Date: Wednesday, November 09, 2016 10:15:56 AM

Your message

To:
Subject: BL-16-0012 Swauk Valley Ranch
Sent: Thursday, November 03, 2016 10:29:06 AM (UTC-08:00) Pacific Time (US & Canada)
was read on Wednesday, November 09, 2016 10:15:46 AM (UTC-08:00) Pacific Time (US & Canada).

From: [Keli Bender](#)
To: [Dusty Pilkington](#)
Subject: Re: BL-16-0012 Swauk Valley Ranch
Date: Wednesday, November 09, 2016 10:16:49 AM

On 11/3/2016 10:29 AM, Dusty Pilkington wrote:

—
Kelly, Hollys, Josh, and other interested parties,

Could you please review this application and submit comments for the decision. Control Click on the hyperlink above (or go to the attachment tab in EDEN). Comment period for this application ends on **11/17/2016**

[BL-16-00012 Swauk Valley Ranch \(County Departments\)](#)
[BL-16-00012 Swauk \(Outside County Network\)](#)

Dusty Pilkington
Planner I
Kittitas County Community Development Services
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(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

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message id: 38eb45916c6dcbdac24bb8719d004a14

Requirements set forth in the KRD General Guidelines will need to be met

on this application prior to approval. Please let me know if you need anything further.

Keli

From: [Keli Bender](#)
To: [Dusty Pilkington](#)
Subject: Re: FW: BL-16-0012 Swauk Valley Ranch (Re-Notice with new site plans)
Date: Monday, November 21, 2016 3:27:20 PM

On 11/16/2016 3:40 PM, Dusty Pilkington wrote:

—
Kelly, Hollys, Josh, and other interested parties,

Could you please review this application and submit comments for the decision. Control Click on the hyperlink above (or go to the attachment tab in EDEN). Comment period for this application ends on [12/01/2016.](#)

[BL-16-00012 Swauk Valley Ranch \(County Departments\)](#)
[BL-16-00012 Swauk \(Outside County Network\)](#)

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
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dusty.pilkington@co.kittitas.wa.us

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message id: 38eb45916c6dcbdac24bb8719d004a14

KRD requirements will need to be met prior to approval. Let me know if you need anything further.

Keli

From: [Dusty Pilkington](#)
To: [Kelly Bacon](#); [Holly Duncan](#); [Josh Hink](#); [Lucas Huck](#); [Kcdf1@elltel.net](#); [Keli Bender](#); [wargog@cersd.org](#); [montgomeryr@cersd.org](#); [HolmstR@wsdot.wa.gov](#); [kaiserm@wsdot.wa.gov](#)
Subject: FW: BL-16-0012 Swauk Valley Ranch (Re-Notice with new site plans)
Date: Wednesday, November 16, 2016 3:40:00 PM

-
Kelly, Hollys, Josh, and other interested parties,

Could you please review this application and submit comments for the decision. Control Click on the hyperlink above (or go to the attachment tab in EDEN). Comment period for this application ends on [12/01/2016](#).

[BL-16-00012 Swauk Valley Ranch \(County Departments\)](#)
[BL-16-00012 Swauk \(Outside County Network\)](#)

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

From: [Lucas Huck](#)
To: [Dusty Pilkington](#)
Subject: RE: BL-16-0012 Swauk Valley Ranch (Re-Notice with new site plans)
Date: Wednesday, November 23, 2016 11:21:42 AM
Attachments: [Swauk Valley Ranch BL-16-00012.msg](#)

Please see attached comments.

Luke Huck, P.E.

County Engineer
Kittitas County Public Works
Phone 509-962-7523
Mobile 509-859-4965
Lucas.Huck@co.kittitas.wa.us

From: Dusty Pilkington
Sent: Wednesday, November 16, 2016 3:40 PM
To: Kelly Bacon; Holly Duncan; Josh Hink; Lucas Huck; Kcdf1@elltel.net; Keli Bender; wargog@cersd.org; montgomeryr@cersd.org; HolmstR@wsdot.wa.gov; kaiserm@wsdot.wa.gov
Subject: FW: BL-16-0012 Swauk Valley Ranch (Re-Notice with new site plans)

—
Kelly, Hollys, Josh, and other interested parties,

Could you please review this application and submit comments for the decision. Control Click on the hyperlink above (or go to the attachment tab in EDEN). Comment period for this application ends on **12/01/2016.**

[BL-16-00012 Swauk Valley Ranch \(County Departments\)](#)
[BL-16-00012 Swauk \(Outside County Network\)](#)

Dusty Pilkington
Planner I
Kittitas County Community Development Services
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message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Josh Hink](#)
To: [Dusty Pilkington](#)
Subject: Emailing - swauk Valley Ranch BL-16-00012.pdf
Date: Wednesday, November 30, 2016 9:37:23 AM
Attachments: [swauk Valley Ranch BL-16-00012.pdf](#)

Josh Hink

Interim Fire Marshal

509-962-7657

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Dusty Pilkington](#)
To: [Justin Turnbull](#); [Kelly Bacon](#); [Lucas Huck](#)
Subject: BL-16-00012 Swauk Valley Ranch Preliminary Survey
Date: Thursday, December 08, 2016 2:14:00 PM
Attachments: [BL-16-00012 Swauk Valley Ranch.pdf](#)

Greetings. Attached is the preliminary survey for the Swauk Valley Ranch BLA. Thanks!

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

From: [Kelly Bacon](#)
To: [Dusty Pilkington](#)
Cc: [Alex Cordas](#)
Subject: RE: Swauk BLA
Date: Wednesday, December 14, 2016 8:16:47 AM
Attachments: [Swauk Valley Ranch Variance Packet.pdf](#)
[Findings - Swauk Valley Ranch.docx](#)

Attached are the variance documents for sections of the roadway within the Swauk Valley Ranch.

From: Dusty Pilkington
Sent: Tuesday, December 13, 2016 2:52 PM
To: Kelly Bacon
Cc: Alex Cordas
Subject: FW: Swauk BLA

Kelly,

I remember we had a conversation concerning the variance described below, but I am not remembering specifics. Could you refresh my memory?

Thanks,

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

From: Alex Cordas [<mailto:alexc@mckinstry.com>]
Sent: Tuesday, December 13, 2016 2:21 PM
To: Dusty Pilkington
Subject: RE: Swauk BLA

Just checking in to see if Kelly has responded regarding the road variance.

I am planning to be around Ellensburg next week if things are ready for our action.

Thanks

From: Dusty Pilkington [<mailto:dusty.pilkington@co.kittitas.wa.us>]
Sent: Thursday, December 08, 2016 3:07 PM
To: Alex Cordas <alexc@mckinstry.com>
Subject: RE: Swauk BLA

Mr. Cordas,

- 1) The survey is here in CDS, I should have updated the language in the letter reflect that. As soon as the survey comes back to me from PW, any adjustments to the survey can be made, and then it can be recorded.
- 2) As long as the BLA is finalized by the last day of the year, prepaying taxes will not be necessary. If for some reason it is not forwarded to the Assessor by the 31st, then taxes would have to be caught up to finalize. Part of my plan for the next few days is to spend a considerable amount of time reminding applicants that taxes need to be caught up, and reminding other agencies that BLAs need to be finalized ASAP to avoid requiring people to pay taxes early next year.

And a copy of the road variance would be useful in final Public Works review. I am CC'ing Kelly on this email, and possibly she can send it to me and I can attach it.

Thanks,

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

From: Alex Cordas [<mailto:alexc@mckinstry.com>]
Sent: Thursday, December 08, 2016 2:02 PM
To: Dusty Pilkington
Subject: Swauk BLA

I was reading the hard copy I received today and would like to clarify a couple items.

1. The county has the survey for your approval, we were told not to record anything until you accepted the draft.
2. indicates a full years taxes need to be paid for the 2 tax parcels within the bla; 2016 is paid in full. Do we need to prepay 2017? And if so where do I get that amount as the new tax statements do not come out until February/

And with respect to public works we had received a variance to the road standards. Do I need to check with Kelly Bacon to get it attached to the application.

Thanks

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From: [Kelly Bacon](#)
To: [Dusty Pilkington](#)
Subject: FW: Swauk Valley Ranch BL-16-00012
Date: Thursday, November 17, 2016 1:09:13 PM
Attachments: [Swauk Valley Ranch Comments.pdf](#)

From: Kelly Bacon
Sent: Thursday, November 17, 2016 10:15 AM
To: Lucas Huck
Subject: Swauk Valley Ranch BL-16-00012

Attached are the Swauk Valley Ranch BL-16-00012 comments. Letter C includes the road variance information.

Thanks,

Kelly Bacon
Engineer Technician I
Kittitas County Public Works

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Kelly Bacon](#)
To: [Dusty Pilkington](#)
Subject: Swauk Valley Ranch BL-16-00012
Date: Wednesday, December 14, 2016 10:09:59 AM
Attachments: [SKM_C654e16121410130.pdf](#)

Good morning,

Attached are the Public Works Survey and Planning comments for the Swauk Valley Ranch BLA.

Thanks,

Kelly Bacon
Engineer Technician I
Kittitas County Public Works

From: BizHub_pw@co.kittitas.wa.us [mailto:BizHub_pw@co.kittitas.wa.us]
Sent: Wednesday, December 14, 2016 10:14 AM
To: Kelly Bacon
Subject: Message from KM_C654e

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Dusty Pilkington](#)
To: acordas@mckinstry.com
Subject: BL-16-00012 Swauk Valley Ranch Survey
Date: Wednesday, December 14, 2016 10:19:00 AM
Attachments: [BL-16-00012 Swauk Valley Ranch Survey Comments.pdf](#)

Mr. Cordas,

Attached are the comments on the Swauk Valley BLA survey. Feel free to contact me with any further questions.

Thanks,

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

From: [Dusty Pilkington](#)
To: [Doc Hansen](#)
Subject: BL-16-00012 Swauk Valley Ranch
Date: Friday, October 28, 2016 8:24:00 AM

Doc,

I hope the conference is going well. I got a phone call today from an applicant who applied for a boundary line adjustment back in August, BL-16-00012 Swauk Valley Ranch. The applicant was wondering why he had yet to hear anything about it. Jeff and I took a look, and the folder is on your desk. Is there a reason why it has yet to be assigned to me, or do I have the go ahead to grab it and get to work on it?

Thanks,

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

From: [Dusty Pilkington](#)
To: [Holly Duncan](#)
Subject: RE: BL-16-00012 Swauk Valley Ranch
Date: Monday, November 07, 2016 4:58:00 PM

No rush, just trying to get an idea where we are at. Thanks!

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

From: Holly Duncan
Sent: Monday, November 07, 2016 3:44 PM
To: Dusty Pilkington
Subject: RE: BL-16-00012 Swauk Valley Ranch

I will look at it again. I just didn't have a chance today. I will get to it tomorrow.

From: Dusty Pilkington
Sent: Monday, November 07, 2016 2:09 PM
To: Holly Duncan
Subject: BL-16-00012 Swauk Valley Ranch

Holly,

This message regards the Swauk Boundary Line Adjustment. You contacted me earlier asking for a "before" and "after" site plan. The survey on the Master file shows the planned boundaries after the adjustment. Do you need me to contact the applicant and get something more detailed? If yes, what precisely would PH need?

Thanks,

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
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From: [Holly Duncan](#)
To: [Dusty Pilkington](#)
Subject: RE: BL-16-00012 Swauk Valley Ranch
Date: Thursday, November 10, 2016 8:54:38 AM

Absolutely no problem. Thank you for being willing to work with us and what we need.

From: Dusty Pilkington
Sent: Thursday, November 10, 2016 8:44 AM
To: Holly Duncan
Subject: RE: BL-16-00012 Swauk Valley Ranch

Thank you for being patient while I develop my understanding of EH's requirements.

Thanks,

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

From: Holly Duncan
Sent: Thursday, November 10, 2016 8:42 AM
To: Dusty Pilkington
Subject: RE: BL-16-00012 Swauk Valley Ranch

Thank you, Dusty. I apologize for not getting back with you yesterday on this. Yes, location of wells and drain fields would be necessary. Small scale and a zoomed in drawing would be very helpful in applications like these. Thank you again so much. I appreciate your efforts.

Holly

From: Dusty Pilkington
Sent: Wednesday, November 09, 2016 10:15 AM
To: Holly Duncan
Subject: RE: BL-16-00012 Swauk Valley Ranch

Understood. I will contact the applicant for a clearer site plan, and in the future I will insist that I get clearer ones. At the first glance prior to sending it out for comment, it seemed that all of their needed items were there. Upon further inspection after our conversations, it is clear they need more. I take it you need the locations of the wells and drainfields clearly marked. Also, with a BLA covering this wide of an area, would it be best for me to insist on small scale overview as well as a zoomed in large scale plan showing these features?

Thanks,

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

From: Holly Duncan
Sent: Wednesday, November 09, 2016 10:09 AM
To: Dusty Pilkington
Cc: Holly Myers
Subject: RE: BL-16-00012 Swauk Valley Ranch

Dusty,

I have carefully looked through 125 pages (some pages are very faded and difficult to read) to find something that makes it clear to me what the existing boundaries and proposed boundaries are. I may have missed it but it is still unclear to me what the existing and proposed lines will be for this project. On all of these BLA's it would save time and effort if we didn't have to search through many pages (125 pages in this case) to find the "existing and proposed" diagrams. I appreciate anything you can do to make this review process a little less time consuming.

Thank you,

Holly

From: Dusty Pilkington
Sent: Monday, November 07, 2016 2:09 PM
To: Holly Duncan
Subject: BL-16-00012 Swauk Valley Ranch

Holly,

This message regards the Swauk Boundary Line Adjustment. You contacted me earlier asking for a "before" and "after" site plan. The survey on the Master file shows the planned boundaries after the adjustment. Do you need me to contact the applicant and get something more detailed? If yes, what precisely would PH need?

Thanks,

Dusty Pilkington
Planner I
Kittitas County Community Development Services
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From: [Dusty Pilkington](#)
To: [Holly Duncan](#)
Subject: RE: BL-16-00012 Swauk Valley Ranch
Date: Wednesday, November 16, 2016 11:49:00 AM

I have already forwarded to the applicant. I will see what they say.

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

From: Holly Duncan
Sent: Wednesday, November 16, 2016 11:46 AM
To: Dusty Pilkington
Subject: RE: BL-16-00012 Swauk Valley Ranch

We just need to verify that the drain field is at least 5 feet from that nearest proposed line.

From: Dusty Pilkington
Sent: Wednesday, November 16, 2016 11:43 AM
To: Holly Duncan
Subject: RE: BL-16-00012 Swauk Valley Ranch

Holly,

I will ask for one final revision.

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

From: Holly Duncan
Sent: Wednesday, November 16, 2016 11:36 AM
To: Dusty Pilkington
Subject: RE: BL-16-00012 Swauk Valley Ranch

Yes, this shows the detail needed. It appears that required setbacks are met. The only question that comes up is if the existing drainfield for the 9 bedroom dwelling is at least 5 feet from the closest, proposed property line. The exact location of the drainfield in relationship to the proposed lot line isn't shown. Otherwise, this drawing shows some great detail.

From: Dusty Pilkington
Sent: Wednesday, November 16, 2016 9:00 AM
To: Holly Duncan; Holly Myers
Subject: BL-16-00012 Swauk Valley Ranch

Hollys,

Attached is the revised site plan for the Swauk Valley BLA. If this one meets with your needs, I am planning to re-notice this one to give all relevant departments and agencies a chance to review.

Please let me know,

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Dusty Pilkington](#)
To: [Alex Cordas](#)
Subject: RE: BL-16-00012 Swauk Valley Ranch
Date: Wednesday, November 16, 2016 11:53:00 AM

I will be back from lunch at 1:00 on the dot. See you then.

Thanks,

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

From: Alex Cordas [mailto:alexc@mckinstry.com]
Sent: Wednesday, November 16, 2016 11:50 AM
To: Dusty Pilkington
Subject: RE: BL-16-00012 Swauk Valley Ranch

I will stop by around 1:00 if you have time to show me. Possibly I can mark up on the hard copy.
Thanks

From: Dusty Pilkington [mailto:dusty.pilkington@co.kittitas.wa.us]
Sent: Wednesday, November 16, 2016 11:44 AM
To: Alex Cordas
Subject: FW: BL-16-00012 Swauk Valley Ranch

A forwarded message. One final, small revision may be needed.

Thanks,

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

From: Holly Duncan
Sent: Wednesday, November 16, 2016 11:36 AM

To: Dusty Pilkington
Subject: RE: BL-16-00012 Swauk Valley Ranch

Yes, this shows the detail needed. It appears that required setbacks are met. The only question that comes up is if the existing drainfield for the 9 bedroom dwelling is at least 5 feet from the closest, proposed property line. The exact location of the drainfield in relationship to the proposed lot line isn't shown. Otherwise, this drawing shows some great detail.

From: Dusty Pilkington
Sent: Wednesday, November 16, 2016 9:00 AM
To: Holly Duncan; Holly Myers
Subject: BL-16-00012 Swauk Valley Ranch

Hollys,

Attached is the revised site plan for the Swauk Valley BLA. If this one meets with your needs, I am planning to re-notice this one to give all relevant departments and agencies a chance to review.

Please let me know,

Dusty Pilkington
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From: [Holly Duncan](#)
To: [Dusty Pilkington](#)
Subject: RE: BL-16-00012 Swauk Valley Ranch
Date: Wednesday, November 16, 2016 4:00:20 PM

OK thank you.

From: Dusty Pilkington
Sent: Wednesday, November 16, 2016 1:42 PM
To: Holly Duncan
Subject: RE: BL-16-00012 Swauk Valley Ranch

Holly,

Attached is a scanned version of the site plan showing that the applicant has made a notation and is aware that the drain field will need to be 5 feet from the boundary line.

Thanks,

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

From: Holly Duncan
Sent: Wednesday, November 16, 2016 11:46 AM
To: Dusty Pilkington
Subject: RE: BL-16-00012 Swauk Valley Ranch

We just need to verify that the drain field is at least 5 feet from that nearest proposed line.

From: Dusty Pilkington
Sent: Wednesday, November 16, 2016 11:43 AM
To: Holly Duncan
Subject: RE: BL-16-00012 Swauk Valley Ranch

Holly,

I will ask for one final revision.

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

From: Holly Duncan
Sent: Wednesday, November 16, 2016 11:36 AM
To: Dusty Pilkington
Subject: RE: BL-16-00012 Swauk Valley Ranch

Yes, this shows the detail needed. It appears that required setbacks are met. The only question that comes up is if the existing drainfield for the 9 bedroom dwelling is at least 5 feet from the closest, proposed property line. The exact location of the drainfield in relationship to the proposed lot line isn't shown. Otherwise, this drawing shows some great detail.

From: Dusty Pilkington
Sent: Wednesday, November 16, 2016 9:00 AM
To: Holly Duncan; Holly Myers
Subject: BL-16-00012 Swauk Valley Ranch

Hollys,

Attached is the revised site plan for the Swauk Valley BLA. If this one meets with your needs, I am planning to re-notice this one to give all relevant departments and agencies a chance to review.

Please let me know,

Dusty Pilkington
Planner I
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dusty.pilkington@co.kittitas.wa.us

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Dusty Pilkington](#)
To: [Alex Cordas](#)
Subject: BL-16-00012 Swauk Valley Ranch
Date: Thursday, December 01, 2016 5:02:00 PM
Attachments: [BL-16-00012 Swauk Valley Ranch CPA Signed.pdf](#)
[BL-16-000012 Swauk Valley Ranch Comments.pdf](#)
[BL-16-00012 Swauk Valley Ranch PW Comments.pdf](#)

Mr. Cordas,

Notification of Preliminary Approval for the BLA is attached. A hard copy is en route via US mail

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

From: [Dusty Pilkington](#)
To: [Dustin Conroy](#)
Subject: RE: BL-16-00012 Swauk Valley Ranch
Date: Monday, December 19, 2016 4:15:00 PM

Thank you. Let me know as soon as you do.

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

From: Dustin Conroy [mailto:DConroy@pioneersurveying.com]
Sent: Monday, December 19, 2016 3:40 PM
To: Dusty Pilkington
Subject: RE: BL-16-00012 Swauk Valley Ranch

Dusty,

Attached are the revised maps for the Swauk Valley Ranch BLA. I have not been able to coordinate with Kelly yet regarding the access road, but the other items have been addressed.

Thanks,

Dustin Conroy, PE/PLS
Pioneer Surveying and Engineering, Inc.
125 E. Simcoe Drive
Goldendale, WA 98620
509-773-4945 (office)
509-250-2166 (cell)
dconroy@pioneersurveying.com
www.pioneersurveying.com

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From: Dusty Pilkington [mailto:dusty.pilkington@co.kittitas.wa.us]

Sent: Wednesday, December 14, 2016 2:04 PM
To: Kelly Bacon <kelly.bacon@co.kittitas.wa.us>
Cc: Dustin Conroy <DConroy@pioneersurveying.com>
Subject: BL-16-00012 Swauk Valley Ranch

Greetings. Dustin Conroy, surveyor for Alex Cordas on this BLA, contacted me and would like to clarify issues regarding the easements on the survey. His contact info is below.

(509)- 773-4945
dconroy@pioneersurveying.com

Thanks,

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

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From: [Dusty Pilkington](#)
To: [Keli Bender](#)
Subject: RE: BL-16-00012 Swauk Vallewy Ranch
Date: Wednesday, February 15, 2017 3:32:00 PM

Keli,

There may be some confusion as to which application we are discussing. I must realized that I put the wrong application name and number in the subject line. This one is BL-17-00002 Williams. Apologies on that. In any case, I am writing into the conditional approval letter that all Reclamation requirements must be met prior to final approval, and giving them contact info.

Thanks,

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

From: Keli Bender [mailto:krd.keli@fairpoint.net]
Sent: Wednesday, February 15, 2017 6:27 AM
To: Dusty Pilkington
Subject: Re: BL-16-00012 Swauk Vallewy Ranch

On 2/14/2017 2:57 PM, Dusty Pilkington wrote:

Greetings. The comment period for this application ends tomorrow, February 15th, at 5 pm. If there are any issues, please send them by that time.

Thanks,

[BL-17-00002 Williams \(County Departments\)](#)
[BL-17-00002 Williams \(Outside County Network\)](#)

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

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message id: 38eb45916c6dcbdac24bb8719d004a14

Dusty,
As per my reply of 11/9, Swauk Valley Ranch will need to meet KRD requirements prior to approval.
Keli

From: [Alex Cordas](#)
To: [Dusty Pilkington](#)
Subject: RE: BL-17-00012 Swauk Valley Ranch
Date: Thursday, July 27, 2017 4:17:52 PM

Well the first half taxes are current, I will be in the office next Wednesday and am happy to pay whatever is due including paying the 2nd half for both parcels at that time.

With respect to the Kittitas reclamation district I have no idea what requirements are you are referencing.

From: Dusty Pilkington [mailto:dusty.pilkington@co.kittitas.wa.us]
Sent: Thursday, July 27, 2017 4:02 PM
To: Alex Cordas <alexc@mckinstry.com>
Subject: BL-17-00012 Swauk Valley Ranch

Mr. Cordas,

I just got word that the bond is good for PW on the BLA. I am performing final review on the BLA, and it looks like there are two items to be taken care of prior to final approval, as per the Conditional Preliminary Approval. First, all taxes need to be caught up prior to final approval. If you would like to expedite the process, they can be paid early, or we can simply wait until the year's 2nd half taxes are due. Second, all Kittitas Reclamation District requirements must be met prior to final approval. Feel free to contact the District at (509) – 925-6158 for further information on those requirements.

Thank you,

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

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From: [Kelly Bacon](#)
To: [Dusty Pilkington](#)
Subject: FW: Current BLA - Swauk Valley BLA
Date: Tuesday, August 01, 2017 2:02:57 PM
Attachments: [BLA S3 12-21.pdf](#)
[BLA S1 12-21.pdf](#)
[BLA S2 12-21.pdf](#)

Dusty,

Below are Justin's Survey comments.

Kelly Bacon

Engineer Technician I

Kittitas County Public Works

kelly.bacon@co.kittitas.wa.us

Phone (509) 962-7673/Mobile (509)859-6187

411 N. Ruby Street, Suite 1

Ellensburg, WA 98926

From: Justin Turnbull
Sent: Tuesday, August 01, 2017 7:15 AM
To: Kelly Bacon
Cc: Lucas Huck
Subject: FW: Current BLA

Kelly,

The 40' easement as shown as being centered on existing road should include the recording number of the easement, OR if not recorded, than language explaining why (created via separate document, or easement by prescription).

With that being said, Surveyor comments are suggestions only, as our code does not give me authority to require changes.

Thank you,

Justin Turnbull, PLS

County Surveyor

Kittitas County Public Works

411 N. Ruby St., Ellensburg, WA 98926

P: (509) 962-7523

justin.turnbull@co.kittitas.wa.us

From: Dusty Pilkington
Sent: Friday, July 28, 2017 4:45 PM
To: Justin Turnbull; Lucas Huck; Kelly Bacon
Subject: FW: Current BLA

Could you guys verify that the easements as shown on this survey are consistent with PW's needs and the variance prior to recording?

Thanks,

Dusty

From: Alex Cordas [<mailto:alexc@mckinstry.com>]
Sent: Friday, July 28, 2017 3:54 PM
To: Dusty Pilkington
Subject: FW: Current BLA

Here is the version we have been discussing.

Can you please verify the 40' wide access road easement. Not sure where it came from, I believe the BPA easement is less than the road standards width of 20' plus shoulders.

Thanks

From: Dustin Conroy [<mailto:dconroy@Pioneersurveying.com>]
Sent: Friday, July 28, 2017 3:48 PM
To: Alex Cordas <alexc@mckinstry.com>
Subject: Current BLA

Alex,

Attached is the current map.

Dustin Conroy, PE/PLS
Pioneer Surveying and Engineering, Inc.
125 E. Simcoe Drive
Goldendale, WA 98620
509-773-4945 (office)
509-250-2166 (cell)
dconroy@pioneersurveying.com
www.pioneersurveying.com

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