

From: [Lindsey Ozbolt](#)
To: "Alex Cordas"; [Dan Carlson](#)
Cc: [Dusty Pilkington](#); [Konrad Liegel \(Konrad@konradjliegel.com\)](mailto:Konrad@konradjliegel.com)
Subject: RE: Swauk Conservation plat
Date: Friday, January 12, 2018 4:48:18 PM
Attachments: [LP-17-00007 Swauk Valley Ranch Application.pdf](#)

Good afternoon Alex.

I have had a chance to review the draft conservation plat drawing layout pdf that you sent yesterday afternoon with Dusty.

The draft proposed 4-lot drawing does appear to meet the requirements necessary to continue processing this application as a conservation short plat. By continuing with this proposal as a short plat (4 lots total) you are not subject to SEPA review, therefore a SEPA checklist is not required to be submitted. Additionally, we will not require a new conservation short plat application, we already have your original one on file. We will need you to submit a revised project narrative which is question #9 of the application to reflect your new parcel configurations and address the building envelope size which you current show on your drawing plans. I have attached your original application for your reference.

Once Kittitas County CDS has received your revised preliminary short plat drawings and project narrative, Dusty Pilkington, the planner of record will continue processing your proposal. The estimated timeline for completion of the preliminary plat process is two (2) to four (4) months (we have been processing closer to 2 to 3 months with our current work load and pending no significant issues arise during comment period) and will include the following:

1. Staff review of additional/revised information submitted
2. Next, a new Notice of Application will be put together and sent out for a 15 day comment period to adjacent landowners within 500 feet of the project boundary, published in the county paper of record, notice to other interested persons.
3. At the close of the public comment period, all comments received will be reviewed by staff and will also be provided to the applicant.
4. A request of additional information based on comments received will be issued if necessary
5. Staff Report, Findings and Conclusions Document and a Notice of Decision will be made and issued.

I hope I have addressed your questions. Please do not hesitate to contact myself or Dusty (project planner) should you have any further questions.

Best regards,

Lindsey Ozbolt

Planning Official

Kittitas County Community Development Services

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From: Alex Cordas [mailto:alexc@mckinstry.com]
Sent: Thursday, January 11, 2018 4:13 PM
To: Lindsey Ozbolt; Dan Carlson
Cc: Dusty Pilkington; Konrad Liegel (Konrad@konradjliegel.com)
Subject: Swauk Conservation plat

Lindsay as you have the most experience with respect to the county codes I would like to request that you assist us with the resubmission process.

So after our meeting we have had several internal meetings regarding our conservation plat and subsequent building project that we wish to start this spring and have decided to go the short plat route as we thought we were doing initially.

Attached is a draft drawing indicating a short plat. Per our meeting we have identified 4 parcel/lots in total. Farmstead <10 acres, 2 building sites <5 acres and an open space for 4 parcels total.

The questions are:

- Assuming the attached drawing is workable and please advise if there is a necessary change to the drawing. Sheet 3 with the existing legal description will be in the submission package, not attached here.
 - Do we need to resubmit on a short plat application?
 - We were told previously that the county doesn't have a specific application for the conservation plat so use the long plat as we submitted.
 - Assuming we are ready to reinitiate the County process next week
 - Please walk us through the timeline of the conservation short plat

Thank you
Alex Cordas
206-763-5403 office
206-391-1195 cell

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From: [Alex Cordas](#)
To: [Lindsey Ozbolt](#); [Dan Carlson](#)
Cc: [Dusty Pilkington](#); [Konrad Liegel \(Konrad@konradjliegel.com\)](mailto:Konrad.Liegel@konradjliegel.com)
Subject: Swauk Conservation plat
Date: Thursday, January 11, 2018 4:12:55 PM
Attachments: [CONSERVATION PLAT OPTION 1 1-11-18.pdf](#)

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