

From: [Michael Flory](#)
To: [Dusty Pilkington](#)
Subject: Automatic reply: VA-16-00001 Mostofi
Date: Tuesday, August 30, 2016 9:23:28 AM

Sorry I missed you. I will be out of the office until Tuesday 9/6/16. If you need immediate assistance please call 509-962-7506 to reach the front desk.

Thank you.

Michael Flory, CBO
Interim Building Official
Kittitas County Community Development Services
411 N Ruby Street Suite 2
Ellensburg, WA 98926
mike.flory@co.kittitas.wa.us
P: 509.933.8222 F: 509.962.7682

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: [ECY RE CRO SEPA COORDINATOR](#)
To: [Dusty Pilkington](#)
Subject: Comments for VA-16-00001
Date: Monday, September 12, 2016 10:56:32 AM
Attachments: [5799 Mostofi.pdf](#)
Importance: High

Please see the attached comment letter for the Mostofi variance. The original letter is in the mail.
Thank you,

Gwen Clear
Regional Environmental Review Coordinator
1250 W. Alder Street
Union Gap, WA 98903-0009
(509) 575-2012

From: [Aaron Mostofi](#)
To: [Dusty Pilkington](#)
Subject: Geological survey
Date: Wednesday, September 28, 2016 1:09:37 PM

Dusty,

May I ask more about which group required the geological survey and whether or not I can speak to them? I think there is a misunderstanding about the property's slope that I'd like to clear up in hopes to avoid the additional high cost of a geological survey. Would it be okay for me to talk to him/her/them to see if that can be cleared up?

--Aaron

From: [Kelly Bacon](#)
To: [Dusty Pilkington](#)
Subject: RE: Two Applications Comments
Date: Thursday, September 15, 2016 1:09:48 PM

Good afternoon Dusty,

Public Works has no comments for the Parcel Combination or the Variance.

Thanks,

Kelly Bacon
Engineer Technician I
Kittitas County Public Works

From: Dusty Pilkington
Sent: Wednesday, September 14, 2016 9:34 AM
To: Kelly Bacon
Subject: Two Applications Comments

Kelly,

We discussed these two applications verbally yesterday, and we decided PW had no comment on either one. I would just like to confirm that we are on the same page. A quick reply that I can archive in the record would be greatly appreciated. Links to the two applications are below.

[CB-16-00006 Halloin](#)

[VA-16-00001 Mostofi](#)

Thank you for your time.

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

message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Aron Mostofi](#)
To: [Dusty Pilkington](#)
Subject: RE: VA-16-00001 Deemed Complete
Date: Sunday, August 28, 2016 10:09:58 PM

First of all, thank you so much for the notice and quick turn-around. Working with Kittitas County has been absolutely awesome to-date.

Second, can you help a newbie like me understand what "complete" means? Does that mean approved? Meaning, if there are no comments in the 15-day period, will my request be approved as-is?

--Aron

From: Dusty Pilkington [mailto:dusty.pilkington@co.kittitas.wa.us]
Sent: Friday, August 26, 2016 12:04 PM
To: Aaron Mostofi <Aaron.Mostofi@microsoft.com>
Subject: VA-16-00001 Deemed Complete

Mr. Mostofi,

Attached is notification that your application for a zoning variance is complete. I am hoping to get notice out to agencies and neighbors next week so that the 15 day comment period can begin. Feel free to contact me with any questions.

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: [Larned, Kimberly A -FS](#)
To: [Dusty Pilkington](#)
Cc: [Capp, Michelle - FS](#)
Subject: RE: VA-16-00001 Mostofi LOP
Date: Wednesday, September 21, 2016 12:39:52 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Hi Dusty,

I was hoping to see the plans before we sent back a reply.

That said, the concern that the Forest Service has with setbacks that could lead to development encroaching onto Forest Service land. The Forest Service doesn't comment on how private land is utilized or County setbacks; but we typically do not favor changes in setbacks that could inadvertently put private improvements near or on FS land. That is why we requested to see the plans to verify where improvement would be made on that land. It's common in situations where private developments are near Forest boundaries that improvements will slop over; this could be as small as a woodpile or as large as a dwelling structure.

Please let me know if you have any further questions or concerns.

Thank you.



Kimberly Larned
Special Uses, Trails, ORV, Wilderness

Forest Service
Okanogan-Wenatchee National Forest

p: 509-852-1062
f: 509-674-3800
klarned@fs.fed.us

803 West Second St.
Cle Elum, WA 98941
www.fs.fed.us



Caring for the land and serving people

From: Dusty Pilkington [mailto:dusty.pilkington@co.kittitas.wa.us]
Sent: Wednesday, September 21, 2016 8:52 AM
To: Larned, Kimberly A -FS <klarned@fs.fed.us>
Subject: VA-16-00001 Mostofi LOP

Kimberly,

Ms. Larned,

I was hoping that the USFS has had a chance to look this over, and to see if there is a timeline so that I can inform the applicant and reduce the uncertainty. Please 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: Dusty Pilkington
Sent: Thursday, September 15, 2016 4:04 PM
To: 'Larned, Kimberly A -FS'
Subject: VA-16-00001 Mostofi LOP

Ms. Larned,

Attached is the LOP for the Mostofi variance application. I look forward to further correspondence after USFS has had an opportunity to review.

Thank you,

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

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From: [Larned, Kimberly A -FS](#)
To: [Dusty Pilkington](#)
Subject: RE: VA-16-00001 Mostofi LOP
Date: Wednesday, September 21, 2016 1:52:16 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Hi Dusty,

That message was buried in my email. Thank you for letting me know.

Given that the developments are at the opposite end of the property where the Forest Service boundary is, I don't see the variance as a risk to Forest Service land. If the proponent decided to develop near the boundary; we may have concerns about a setback request.



Kimberly Larned
Special Uses, Trails, ORV, Wilderness
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From: Dusty Pilkington [mailto:dusty.pilkington@co.kittitas.wa.us]
Sent: Wednesday, September 21, 2016 1:34 PM
To: Larned, Kimberly A -FS <klarned@fs.fed.us>
Subject: RE: VA-16-00001 Mostofi LOP

The site plan was part of the information I sent a link to. I should have been more specific as to which file contained the plans. Attached are two versions of the site plan that were submitted with the application.

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: Larned, Kimberly A -FS [<mailto:klarned@fs.fed.us>]
Sent: Wednesday, September 21, 2016 12:40 PM
To: Dusty Pilkington
Cc: Capp, Michelle - FS
Subject: RE: VA-16-00001 Mostofi LOP

Hi Dusty,

I was hoping to see the plans before we sent back a reply.

That said, the concern that the Forest Service has with setbacks that could lead to development encroaching onto Forest Service land. The Forest Service doesn't comment on how private land is utilized or County setbacks; but we typically do not favor changes in setbacks that could inadvertently put private improvements near or on FS land. That is why we requested to see the plans to verify where improvement would be made on that land. It's common in situations where private developments are near Forest boundaries that improvements will slop over; this could be as small as a woodpile or as large as a dwelling structure.

Please let me know if you have any further questions or concerns.

Thank you.



Kimberly Larned
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Sent: Wednesday, September 21, 2016 8:52 AM
To: Larned, Kimberly A -FS <klarned@fs.fed.us>

Subject: VA-16-00001 Mostofi LOP

Kimberly,

Ms. Larned,

I was hoping that the USFS has had a chance to look this over, and to see if there is a timeline so that I can inform the applicant and reduce the uncertainty. Please let me know.

Thanks,

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

From: Dusty Pilkington
Sent: Thursday, September 15, 2016 4:04 PM
To: 'Larned, Kimberly A -FS'
Subject: VA-16-00001 Mostofi LOP

Ms. Larned,

Attached is the LOP for the Mostofi variance application. I look forward to further correspondence after USFS has had an opportunity to review.

Thank you,

Dusty Pilkington
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RCW and to archiving and review.

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From: [Holly Duncan](#)
To: [Dusty Pilkington](#)
Subject: RE: VA-16-00001 Mostofi Variance
Date: Tuesday, September 13, 2016 12:47:11 PM

My only concern on this property is the grade. Getting a well drilling rig onto the property may be challenging and a drainfield cannot be installed on slopes greater than 30%.

From: Dusty Pilkington
Sent: Tuesday, September 13, 2016 9:55 AM
To: Holly Duncan; Lucas Huck
Subject: VA-16-00001 Mostofi Variance

Holly and Lucas,

I was looking through my original request for comment email that I sent for this application, and I am not sure if your names were on the list. I want to make sure everyone has an opportunity to look it over.

[VA-16-00001 Mostofi Variance](#)

Thanks,

Dusty Pilkington
Planner I
Kittitas County Community Development Services
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From: [Lucas Huck](#)
To: [Dusty Pilkington](#)
Subject: RE: VA-16-00001 Mostofi Variance
Date: Wednesday, September 14, 2016 10:58:17 AM

I have no comments thanks.

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: Tuesday, September 13, 2016 9:55 AM
To: Holly Duncan; Lucas Huck
Subject: VA-16-00001 Mostofi Variance

Holly and Lucas,

I was looking through my original request for comment email that I sent for this application, and I am not sure if your names were on the list. I want to make sure everyone has an opportunity to look it over.

[VA-16-00001 Mostofi Variance](#)

Thanks,

Dusty Pilkington
Planner I
Kittitas County Community Development Services
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From: [Larned, Kimberly A -FS](#)
To: [Dusty Pilkington](#)
Subject: RE: VA-16-00001 Mostofi
Date: Thursday, September 15, 2016 10:40:45 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Hi Dusty, thank you for sending me this information.

Can we get a copy of the Landowner Option Plan? the application lists the land as being "state" when it appears to be US Forest Service. We do have some concerns about encroachment, but if you can get us that plan, that would be helpful.

Thank you.



Kimberly Larned
Special Uses, Trails, ORV, Wilderness
Forest Service
Okanogan-Wenatchee National Forest

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f: 509-674-3800

klarned@fs.fed.us

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Caring for the land and serving people

From: Dusty Pilkington [mailto:dusty.pilkington@co.kittitas.wa.us]
Sent: Wednesday, September 14, 2016 2:14 PM
To: Larned, Kimberly A -FS <klarned@fs.fed.us>
Subject: VA-16-00001 Mostofi

Greetings. I am processing a zoning variance application, and when I was looking at the site in GIS, I saw that a road passing through the parcel is maintained by Kittitas County. Upon further review, I noticed that the Forest Service owns the road, while the County maintains it. I am hoping to finish this application by Friday, but would like to give the FS a chance to look it over and comment. Follow the link below for the package of information.

[VA-16-00001 Mostofi](#)

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: [Michael Flory](#)
To: [Dusty Pilkington](#)
Subject: RE: VA-16-00001 Mostofi
Date: Tuesday, September 06, 2016 11:17:27 AM

RE: VA-16-00001 Mostofi

Dusty,

Thank you for the opportunity to comment on the above listed Variance Application.

After review of the variance application, I have the following comments:

1. The CDS Building Division has no objection for the applicant to encroach into the setback. Distance to be determined by Planning Division.
2. Due to steep slopes on the property, full geo-tech and soils report is required as well as engineered building plans.

Please don't hesitate to contact me should you have any further questions.

Michael Flory
Certified Building Official

Kittitas County Community Development Services
411 N Ruby Street Suite 2
Ellensburg, WA 98926
mike.flory@co.kittitas.wa.us
P: 509.933.8222
F: 509.962.7682



"Building Partnerships-Building Communities"

From: Dusty Pilkington

Sent: Tuesday, August 30, 2016 10:14 AM

To: Josh Hink; Julie Kjorsvik; Lisa Iammarino; Holly Myers; Lisa Lawrence; Kelly Bacon; Brent.Renfrow@dfw.wa.gov; Scott.Downes@dfw.wa.gov; Nelson, Jennifer L (DFW); Michael Flory; Lou Whitford; Amber Green; Mau, Russell E (DOH); Josh Hink; montgomeryr@cersd.org; wargog@cersd.org; Steph Mifflin; Lucas Huck; Kim Dawson; Lisa Lawrence; sepa@dahp.wa.gov; linda.hazlett@dnr.wa.gov; cindy.preston@dnr.wa.gov; rivers@dnr.wa.gov; brooksideconsulting@gmail.com; tribune@nktribune.com; Joanna Markell; Clear, Gwen (ECY); jorgenja@cwu.edu
Subject: VA-16-00001 Mostofi

Greetings all. Please ignore the previous emails on this application. This is the one. The last one had a few contacts missing.

Below are links to a zoning variance application. Those within the county network can access the application via the top link, while those outside can access the bottom link with materials posted to the County website. Feel free to contact me with any questions. Comment period ends September 14th, 2016.

[VA-16-00001 Mostofi \(County Departments\)](#)

[VA-16-00001 Mostofi \(County Website\)](#)

Dusty Pilkington
Planner I
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message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Kelly Bacon](#)
To: [Dusty Pilkington](#)
Subject: RE: VA-16-00001 Mostofi
Date: Thursday, September 01, 2016 1:50:53 PM

Public Works has no comments on the variance.

From: Dusty Pilkington
Sent: Tuesday, August 30, 2016 10:14 AM
To: Josh Hink; Julie Kjorsvik; Lisa Iammarino; Holly Myers; Lisa Lawrence; Kelly Bacon; Brent.Renfrow@dfw.wa.gov; Scott.Downes@dfw.wa.gov; Nelson, Jennifer L (DFW); Michael Flory; Lou Whitford; Amber Green; Mau, Russell E (DOH); Josh Hink; montgomeryr@cersd.org; wargog@cersd.org; Steph Mifflin; Lucas Huck; Kim Dawson; Lisa Lawrence; sepa@dahp.wa.gov; linda.hazlett@dnr.wa.gov; cindy.preston@dnr.wa.gov; rivers@dnr.wa.gov; brooksideconsulting@gmail.com; tribune@nktribune.com; Joanna Markell; Clear, Gwen (ECY); jorgenja@cwu.edu
Subject: VA-16-00001 Mostofi

Greetings all. Please ignore the previous emails on this application. This is the one. The last one had a few contacts missing.

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[VA- 16-00001 Mostofi \(County Departments\)](#)

[VA-16-00001 Mostofi \(County Website\)](#)

Dusty Pilkington
Planner I
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message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Kaehler, Gretchen \(DAHP\)](#) on behalf of [SEPA \(DAHP\)](#)
To: [Dusty Pilkington](#)
Subject: RE: VA-16-00001 Mostofi
Date: Thursday, September 01, 2016 11:27:14 AM

Did you do something to it? The bottom one did work this time.

Gretchen Kaehler
Assistant State Archaeologist, Local Governments
Department of Archaeology and Historic Preservation (DAHP)
Office: 360-586-3088
Cell: 360-628-2755
Gretchen.Kaehler@dahp.wa.gov

From: Dusty Pilkington [<mailto:dusty.pilkington@co.kittitas.wa.us>]
Sent: Thursday, September 01, 2016 11:21 AM
To: SEPA (DAHP)
Subject: RE: VA-16-00001 Mostofi

Weird. The bottom one works on my end. Does the page come up, and then you cannot access the links on the page, or does the page not come up at all? I will keep trying to make them work, and then contact or IT department if necessary. The PDF is attached.

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: Kaehler, Gretchen (DAHP) [<mailto:Gretchen.Kaehler@DAH.P.wa.gov>] **On Behalf Of** SEPA (DAHP)
Sent: Thursday, September 01, 2016 11:12 AM
To: Dusty Pilkington
Subject: RE: VA-16-00001 Mostofi

Again the links do not work. Would you attach the PDFs please?

Gretchen Kaehler

Assistant State Archaeologist, Local Governments
Department of Archaeology and Historic Preservation (DAHP)
Office: 360-586-3088
Cell: 360-628-2755
Gretchen.Kaehler@dahp.wa.gov

From: Dusty Pilkington [<mailto:dusty.pilkington@co.kittitas.wa.us>]
Sent: Tuesday, August 30, 2016 10:14 AM
To: Josh Hink; Julie Kjorsvik; Lisa Iammarino; Myers, Holly (DOHi); Lisa Lawrence; Kelly Bacon; Renfrow, Brent D (DFW); Downes, Scott G (DFW); Nelson, Jennifer L (DFW); Michael Flory; Lou Whitford; Amber Green; Mau, Russell E (DOH); Josh Hink; montgomeryr@cersd.org; wargog@cersd.org; Steph Mifflin; Lucas Huck; Kim Dawson; Lisa Lawrence; SEPA (DAHP); HAZLETT, LINDA (DNR); PRESTON, CINDY (DNR); DNR RE AQ LEASING RIVERS; brooksideconsulting@gmail.com; Stoner, Jana; Joanna Markell; Clear, Gwen (ECY); jorgenja@cwu.edu
Subject: VA-16-00001 Mostofi

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[VA-16-00001 Mostofi \(County Website\)](#)

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To: [Dusty Pilkington](#)
Subject: RE: VA-16-00001 Mostofi
Date: Thursday, September 01, 2016 11:13:08 AM

Again the links do not work. Would you attach the PDFs please?

Gretchen Kaehler
Assistant State Archaeologist, Local Governments
Department of Archaeology and Historic Preservation (DAHP)
Office: 360-586-3088
Cell: 360-628-2755
Gretchen.Kaehler@dahp.wa.gov

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Sent: Tuesday, August 30, 2016 10:14 AM
To: Josh Hink; Julie Kjorsvik; Lisa Iammarino; Myers, Holly (DOHi); Lisa Lawrence; Kelly Bacon; Renfrow, Brent D (DFW); Downes, Scott G (DFW); Nelson, Jennifer L (DFW); Michael Flory; Lou Whitford; Amber Green; Mau, Russell E (DOH); Josh Hink; montgomeryr@cersd.org; wargog@cersd.org; Steph Mifflin; Lucas Huck; Kim Dawson; Lisa Lawrence; SEPA (DAHP); HAZLETT, LINDA (DNR); PRESTON, CINDY (DNR); DNR RE AQ LEASING RIVERS; brooksideconsulting@gmail.com; Stoner, Jana; Joanna Markell; Clear, Gwen (ECY); jorgenja@cwu.edu
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[VA-16-00001 Mostofi \(County Website\)](#)

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From: [Aaron Mostofi](#)
To: [Dusty Pilkington](#)
Subject: RE: VA-16-00001 Mostofi
Date: Monday, October 10, 2016 11:35:42 AM

Thanks for your continued support, man. I really appreciate it.

--Aaron

From: Dusty Pilkington [mailto:dusty.pilkington@co.kittitas.wa.us]
Sent: Monday, October 10, 2016 8:17 AM
To: Aaron Mostofi <Aaron.Mostofi@microsoft.com>
Subject: RE: VA-16-00001 Mostofi

Thank you. I will be in touch after Mike has had a chance to look these over.

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: Aaron Mostofi [mailto:Aaron.Mostofi@microsoft.com]
Sent: Monday, October 10, 2016 2:50 AM
To: Michael Flory
Cc: Dusty Pilkington; Steph Mifflin; Kathy Boots (CD); Chelsea Benner; Ayanna Mostofi (ayannamos@yahoo.com)
Subject: RE: VA-16-00001 Mostofi

Thank you, again, Mr. Flory for the opportunity to clarify the slope at the site. Minus the long drive, it was actually a fun project (I'm a math geek, so any excuse to use trigonometry is a bonus).

Please find attached:

- Cross Section #1
- Cross Section #2
- Site Plan adjusted to show Cross Sections 1 and 2
- A table of the individual measurements taken and corresponding math
- A few random images of us measuring

Method: We took a 16' 2x4 and used a very precise digital level (a \$400 Stabila level) to take individual angle readings each 16'. (You'll notice a few readings were shorter than 16' as the terrain or fallen logs prevented a straight shot.)

Please let me know if this meets your expectations and the relevant code.

--Aaron

From: Aaron Mostofi
Sent: Wednesday, October 5, 2016 12:24 AM
To: 'Michael Flory' <mike.flory@co.kittitas.wa.us>
Cc: Dusty Pilkington <dusty.pilkington@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; Kathy Boots (CD) <kathy.boots.cd@co.kittitas.wa.us>; Chelsea Benner <chelsea.benner@co.kittitas.wa.us>; Ayanna Mostofi (ayannamos@yahoo.com) <ayannamos@yahoo.com>
Subject: RE: VA-16-00001 Mostofi

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Sent: Tuesday, October 4, 2016 3:12 PM
To: Aaron Mostofi <Aaron.Mostofi@microsoft.com>
Cc: Dusty Pilkington <dusty.pilkington@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; Kathy Boots (CD) <kathy.boots.cd@co.kittitas.wa.us>; Chelsea Benner <chelsea.benner@co.kittitas.wa.us>; Ayanna Mostofi (ayannamos@yahoo.com) <ayannamos@yahoo.com>
Subject: RE: VA-16-00001 Mostofi

Hi Aaron,

Dusty will have to address the variance for you.

Best regards,

Michael Flory
Certified Building Official

Kittitas County Community Development Services

411 N Ruby Street Suite 2
Ellensburg, WA 98926
mike.flory@co.kittitas.wa.us
P: 509.933.8222
F: 509.962.7682



"Building Partnerships-Building Communities"

From: Aaron Mostofi [<mailto:Aaron.Mostofi@microsoft.com>]
Sent: Tuesday, October 04, 2016 2:15 PM
To: Michael Flory
Cc: Dusty Pilkington; Steph Mifflin; Kathy Boots (CD); Chelsea Benner; Ayanna Mostofi (ayannamos@yahoo.com)
Subject: RE: VA-16-00001 Mostofi

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Is there any reason not to proceed with the variance? In other words, do we agree that approval of the variance is orthogonal as to whether or not we end up need a geo-tech survey?

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Sent: Tuesday, October 4, 2016 1:20 PM
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Cc: Dusty Pilkington <dusty.pilkington@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; Kathy Boots (CD) <kathy.boots.cd@co.kittitas.wa.us>;

Chelsea Benner <chelsea.benner@co.kittitas.wa.us>

Subject: RE: VA-16-00001 Mostofi

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I am attaching the section of code we use to determine if a building site requires geo-tech engineering.

If you supply a good cross section of the property and proposed building foundation (similar to the attached picture) we could make the determination that you do or do not meet these requirements. If however our inspectors on site for the first footing inspection determine otherwise, if perhaps the building were moved or shifted too close to a setback, geo-tech could still be required.

Does that help?

Michael Flory
Certified Building Official

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mike.flory@co.kittitas.wa.us
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"Building Partnerships-Building Communities"

From: Aaron Mostofi [<mailto:Aaron.Mostofi@microsoft.com>]

Sent: Wednesday, September 28, 2016 6:08 PM
To: Michael Flory
Cc: Dusty Pilkington
Subject: RE: VA-16-00001 Mostofi

Oops... forgot to include the attachment. Adding now.

From: Aaron Mostofi
Sent: Wednesday, September 28, 2016 6:07 PM
To: 'mike.flory@co.kittitas.wa.us' <mike.flory@co.kittitas.wa.us>
Cc: 'Dusty Pilkington' <dusty.pilkington@co.kittitas.wa.us>
Subject: RE: VA-16-00001 Mostofi

Mr. Flory,

If I may I introduce myself: My name is Aaron Mostofi and I'm the land owner of the various being considered here. I look forward to making your acquaintance as I have met so many others during this process that is quite new to me.

I have a few questions around your request for a "full geo-tech and soils report" as I'm told this is quite expensive and I'm trying to understand why you may be requiring this. You indicated in your response below that it is due to the "steep slopes" on the property. Can you help me understand how steep a slope must be before you require such and how far you must be from that slope before you don't require such?

I'm asking because while most of the property is steep and such a request would make sense for building nearly anywhere on the property, the site I'm looking to build on is very flat with about 1' of rise every 10' or so and is well over a hundred feet away from where the property begins to get steep. The property starts to get steep just slightly west of the bisecting forest road (4818) and continues steeper and steeper up the slope to the east. The road has been there for decades and provides an additional "barrier" to anything the slope might "throw at me".

Please see the attached image that shows where I'm looking to build (orange box) and gives a cross-section view of the hillside. The drawn red line indicates where it starts to get somewhat steep at all and the forest road marks the point beyond which it is very steep.

Not sure if this is super helpful, but here's an aerial fly-over that you can, in the first 40 seconds, see the portion of land and the clearing and how flat it is in the clearing:

<https://www.youtube.com/watch?v=HbKzSxqt8Go>

Perhaps you'd be willing to come look at the property real briefly? I'm confident that if you saw it you'd realize how flat it is at and around the building site.

--Aaron

From: Dusty Pilkington [<mailto:dusty.pilkington@co.kittitas.wa.us>]
Sent: Wednesday, September 28, 2016 1:29 PM
To: Aaron Mostofi <Aaron.Mostofi@microsoft.com>
Subject: FW: VA-16-00001 Mostofi

Mr. Mostofi,

Below is the message the building official Mike Flory sent me, along with his contact information. I am writing the engineering conditions into the variance right now, but I can hold off on finishing it and getting it signed until after you have had the opportunity to contact Mike and see if I need to revise it. Mike will be out of the office much of this week due to some family issues, but he may be answering his email.

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: Michael Flory
Sent: Tuesday, September 06, 2016 11:17 AM
To: Dusty Pilkington
Subject: RE: VA-16-00001 Mostofi

RE: VA-16-00001 Mostofi

Dusty,

Thank you for the opportunity to comment on the above listed Variance Application.

After review of the variance application, I have the following comments:

1. The CDS Building Division has no objection for the applicant to encroach into the setback. Distance to be determined by Planning Division.
2. Due to steep slopes on the property, full geo-tech and soils report is required as well as engineered building plans.

Please don't hesitate to contact me should you have any further questions.

Michael Flory
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Ellensburg, WA 98926
mike.flory@co.kittitas.wa.us
P: 509.933.8222
F: 509.962.7682



"Building Partnerships-Building Communities"

From: Dusty Pilkington
Sent: Tuesday, August 30, 2016 10:14 AM
To: Josh Hink; Julie Kjorsvik; Lisa Iammarino; Holly Myers; Lisa Lawrence; Kelly Bacon; Brent.Renfrow@dfw.wa.gov; Scott.Downes@dfw.wa.gov; Nelson, Jennifer L (DFW); Michael Flory; Lou Whitford; Amber Green; Mau, Russell E (DOH); Josh Hink; montgomeryr@cersd.org; wargog@cersd.org; Steph Mifflin; Lucas Huck; Kim Dawson; Lisa Lawrence; sepa@dahp.wa.gov; linda.hazlett@dnr.wa.gov; cindy.preston@dnr.wa.gov; rivers@dnr.wa.gov; brooksideconsulting@gmail.com; tribune@nktribune.com; Joanna Markell; Clear, Gwen (ECY); jorgenja@cwu.edu
Subject: VA-16-00001 Mostofi

Greetings all. Please ignore the previous emails on this application. This is the one. The last one had a few contacts missing.

Below are links to a zoning variance application. Those within the county network can access the application via the top link, while those outside can access the bottom link with materials posted to the County website. Feel free to contact me with any questions. Comment period ends September 14th, 2016.

[VA- 16-00001 Mostofi \(County Departments\)](#)

[VA-16-00001 Mostofi \(County Website\)](#)

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: [Michael Flory](#)
To: ["Aaron Mostofi"](#)
Cc: [Dusty Pilkington](#); [Steph Mifflin](#); [Kathy Boots \(CD\)](#); [Chelsea Benner](#); [Ayanna Mostofi \(ayannamos@yahoo.com\)](#)
Subject: RE: VA-16-00001 Mostofi
Date: Tuesday, October 11, 2016 8:28:43 AM

Aaron,

I don't think I've seen a better method of mapping out the slope and providing us the exact dimensions as this.

Even some geo-techs provide less than this!

I especially loved the last picture with the "hip equipment". Definitely a must when out in the woods.

I have shared this with our office and this more than suffices for proof of meeting slope and setbacks to slopes.

No additional information is required regarding setbacks to slopes.

Thanks again Aaron and I'm glad you enjoyed the field work.

Best regards,

Michael Flory
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To: Michael Flory
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Thanks,

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Planner I
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411 N Ruby St # 4, Ellensburg, WA 98926
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Sent: Tuesday, September 06, 2016 11:17 AM
To: Dusty Pilkington
Subject: RE: VA-16-00001 Mostofi

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"Building Partnerships-Building Communities"

From: Dusty Pilkington

Sent: Tuesday, August 30, 2016 10:14 AM

To: Josh Hink; Julie Kjorsvik; Lisa Iammarino; Holly Myers; Lisa Lawrence; Kelly Bacon; Brent.Renfrow@dfw.wa.gov; Scott.Downes@dfw.wa.gov; Nelson, Jennifer L (DFW); Michael Flory; Lou Whitford; Amber Green; Mau, Russell E (DOH); Josh Hink; montgomeryr@cersd.org; wargog@cersd.org; Steph Mifflin; Lucas Huck; Kim Dawson; Lisa Lawrence; sepa@dahp.wa.gov; linda.hazlett@dnr.wa.gov; cindy.preston@dnr.wa.gov; rivers@dnr.wa.gov; brooksideconsulting@gmail.com; tribune@nktribune.com; Joanna Markell; Clear, Gwen (ECY); jorgenja@cwu.edu

Subject: VA-16-00001 Mostofi

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[VA-16-00001 Mostofi \(County Departments\)](#)

[VA-16-00001 Mostofi \(County Website\)](#)

Dusty Pilkington

Planner I

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Aaron Mostofi](#)
To: [Dusty Pilkington](#)
Subject: RE: VA-16-00001 Mostofi
Date: Monday, September 26, 2016 5:48:40 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Any update, sir?

--Aaron

From: Aaron Mostofi
Sent: Thursday, September 15, 2016 3:42 PM
To: 'Dusty Pilkington' <dusty.pilkington@co.kittitas.wa.us>
Subject: RE: VA-16-00001 Mostofi

Attached is the LOP that the previous owner entered into agreement on before selling the property to me.

Thank you so much for your help in all of this!

--Aaron

From: Dusty Pilkington [<mailto:dusty.pilkington@co.kittitas.wa.us>]
Sent: Thursday, September 15, 2016 10:44 AM
To: Aaron Mostofi <Aaron.Mostofi@microsoft.com>
Subject: FW: VA-16-00001 Mostofi

Mr. Mostofi,

Could you send the Landowner Option Plan if you have it to address possible USFS concerns on the variance application?

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

From: Larned, Kimberly A -FS [<mailto:klarned@fs.fed.us>]
Sent: Thursday, September 15, 2016 10:41 AM
To: Dusty Pilkington
Subject: RE: VA-16-00001 Mostofi

Hi Dusty, thank you for sending me this information.

Can we get a copy of the Landowner Option Plan? the application lists the land as being "state" when it appears to be US Forest Service. We do have some concerns about encroachment, but if you can get us that plan, that would be helpful.

Thank you.



Kimberly Larned
Special Uses, Trails, ORV, Wilderness
Forest Service
Okanogan-Wenatchee National Forest

p: 509-852-1062
f: 509-674-3800
klarned@fs.fed.us

803 West Second St.
Cle Elum, WA 98941
www.fs.fed.us



Caring for the land and serving people

From: Dusty Pilkington [<mailto:dusty.pilkington@co.kittitas.wa.us>]
Sent: Wednesday, September 14, 2016 2:14 PM
To: Larned, Kimberly A -FS <klarned@fs.fed.us>
Subject: VA-16-00001 Mostofi

Greetings. I am processing a zoning variance application, and when I was looking at the site in GIS, I saw that a road passing through the parcel is maintained by Kittitas County. Upon further review, I noticed that the Forest Service owns the road, while the County maintains it. I am hoping to finish this application by Friday, but would like to give the FS a chance to look it over and comment. Follow the link below for the package of information.

[VA-16-00001 Mostofi](#)

Thank you,

Dusty Pilkington
Planner I
Kittitas County Community Development Services
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(509) -962-7079

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message id: 38eb45916c6dcbdac24bb8719d004a14

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From: [Aaron Mostofi](#)
To: [Dusty Pilkington](#)
Cc: [Clear, Gwen \(ECY\)](#)
Subject: RE: VA-16-00001 Mostofi
Date: Tuesday, September 27, 2016 3:46:38 PM

I very much appreciate your help so far, man.

I'm glad to see that I'm outside of the 200' buffer requirement. If we need to move back one or two feet to adjust for inaccuracies in the map, while I'm not a fan, I'm willing and I'd way prefer that to another variance (or similar) effort (and cost). If you want me to move the building one to two feet northeast, I will.

I hope that would clear things up with the good folks over in the DoE.

--Aaron

From: Dusty Pilkington [mailto:dusty.pilkington@co.kittitas.wa.us]
Sent: Tuesday, September 27, 2016 3:18 PM
To: Aaron Mostofi <Aaron.Mostofi@microsoft.com>
Cc: Clear, Gwen (ECY) <GCLE461@ECY.WA.GOV>
Subject: VA-16-00001 Mostofi

Mr. Mostofi,

Thank you the email today. I have been working to process the variance application, and Ecology had one major issue as outlined in the attached letter. The Ordinary High Water Mark for Lake Kachess at the location may in fact extend further landward than aerial photos indicate. If we assume the landward edge of the wetland is the ordinary high water mark, the attached map shows 200 and 115 foot buffers from the edge of the ordinary high water mark, according to our GIS files. It also shows the location of the parcel as determined from a 2008 boundary line adjustment conducted by Concept Engineering. With the 10' setback from the parcel boundary, the addition runs a risk of encroaching shoreline setbacks. In order to avoid additional delays and possible expense of wetland delineation, it may be a good idea to set the project back a few more feet. Contact me and we can discuss further.

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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message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Aaron Mostofi](#)
To: [Dusty Pilkington](#)
Subject: RE: VA-16-00001 Mostofi
Date: Wednesday, September 28, 2016 2:12:16 PM

Perfect... will do.

--Aaron

From: Dusty Pilkington [<mailto:dusty.pilkington@co.kittitas.wa.us>]
Sent: Wednesday, September 28, 2016 2:11 PM
To: Aaron Mostofi <Aaron.Mostofi@microsoft.com>
Subject: RE: VA-16-00001 Mostofi

Please CC me on the discussion.

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: Aaron Mostofi [<mailto:Aaron.Mostofi@microsoft.com>]
Sent: Wednesday, September 28, 2016 2:10 PM
To: Dusty Pilkington
Subject: RE: VA-16-00001 Mostofi

I would like to hold off (I can't believe I'm saying that), please. Thank you for offering. Should I keep you cc'ed on our discussion or just let you know once we are done?

--Aaron

From: Dusty Pilkington [<mailto:dusty.pilkington@co.kittitas.wa.us>]
Sent: Wednesday, September 28, 2016 1:29 PM
To: Aaron Mostofi <Aaron.Mostofi@microsoft.com>
Subject: FW: VA-16-00001 Mostofi

Mr. Mostofi,

Below is the message the building official Mike Flory sent me, along with his contact information. I

am writing the engineering conditions into the variance right now, but I can hold off on finishing it and getting it signed until after you have had the opportunity to contact Mike and see if I need to revise it. Mike will be out of the office much of this week due to some family issues, but he may be answering his email.

Thanks,

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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: Michael Flory
Sent: Tuesday, September 06, 2016 11:17 AM
To: Dusty Pilkington
Subject: RE: VA-16-00001 Mostofi

RE: VA-16-00001 Mostofi

Dusty,

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After review of the variance application, I have the following comments:

1. The CDS Building Division has no objection for the applicant to encroach into the setback. Distance to be determined by Planning Division.
2. Due to steep slopes on the property, full geo-tech and soils report is required as well as engineered building plans.

Please don't hesitate to contact me should you have any further questions.

Michael Flory
Certified Building Official

Kittitas County Community Development Services
411 N Ruby Street Suite 2
Ellensburg, WA 98926

mike.flory@co.kittitas.wa.us

P: 509.933.8222

F: 509.962.7682



"Building Partnerships-Building Communities"

From: Dusty Pilkington

Sent: Tuesday, August 30, 2016 10:14 AM

To: Josh Hink; Julie Kjorsvik; Lisa Iammarino; Holly Myers; Lisa Lawrence; Kelly Bacon; Brent.Renfrow@dfw.wa.gov; Scott.Downes@dfw.wa.gov; Nelson, Jennifer L (DFW); Michael Flory; Lou Whitford; Amber Green; Mau, Russell E (DOH); Josh Hink; montgomeryr@cersd.org; wargog@cersd.org; Steph Mifflin; Lucas Huck; Kim Dawson; Lisa Lawrence; sepa@dahp.wa.gov; linda.hazlett@dnr.wa.gov; cindy.preston@dnr.wa.gov; rivers@dnr.wa.gov; brooksideconsulting@gmail.com; tribune@nkctribune.com; Joanna Markell; Clear, Gwen (ECY); jorgenja@cwu.edu

Subject: VA-16-00001 Mostofi

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[VA- 16-00001 Mostofi \(County Departments\)](#)

[VA-16-00001 Mostofi \(County Website\)](#)

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Aaron Mostofi](#)
To: [Michael Flory](#)
Cc: [Dusty Pilkington](#)
Subject: RE: VA-16-00001 Mostofi
Date: Wednesday, September 28, 2016 6:08:36 PM

Oops... forgot to include the attachment. Adding now.

From: Aaron Mostofi
Sent: Wednesday, September 28, 2016 6:07 PM
To: 'mike.flory@co.kittitas.wa.us' <mike.flory@co.kittitas.wa.us>
Cc: 'Dusty Pilkington' <dusty.pilkington@co.kittitas.wa.us>
Subject: RE: VA-16-00001 Mostofi

Mr. Flory,

If I may I introduce myself: My name is Aaron Mostofi and I'm the land owner of the various being considered here. I look forward to making your acquaintance as I have met so many others during this process that is quite new to me.

I have a few questions around your request for a "full geo-tech and soils report" as I'm told this is quite expensive and I'm trying to understand why you may be requiring this. You indicated in your response below that it is due to the "steep slopes" on the property. Can you help me understand how steep a slope must be before you require such and how far you must be from that slope before you don't require such?

I'm asking because while most of the property is steep and such a request would make sense for building nearly anywhere on the property, the site I'm looking to build on is very flat with about 1' of rise every 10' or so and is well over a hundred feet away from where the property begins to get steep. The property starts to get steep just slightly west of the bisecting forest road (4818) and continues steeper and steeper up the slope to the east. The road has been there for decades and provides an additional "barrier" to anything the slope might "throw at me".

Please see the attached image that shows where I'm looking to build (orange box) and gives a cross-section view of the hillside. The drawn red line indicates where it starts to get somewhat steep at all and the forest road marks the point beyond which it is very steep.

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Perhaps you'd be willing to come look at the property real briefly? I'm confident that if you saw it you'd realize how flat it is at and around the building site.

--Aaron

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Sent: Wednesday, September 28, 2016 1:29 PM
To: Aaron Mostofi <Aaron.Mostofi@microsoft.com>
Subject: FW: VA-16-00001 Mostofi

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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: Michael Flory
Sent: Tuesday, September 06, 2016 11:17 AM
To: Dusty Pilkington
Subject: RE: VA-16-00001 Mostofi

RE: VA-16-00001 Mostofi

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Michael Flory
Certified Building Official

Kittitas County Community Development Services

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Ellensburg, WA 98926

mike.flory@co.kittitas.wa.us

P: 509.933.8222

F: 509.962.7682



"Building Partnerships-Building Communities"

From: Dusty Pilkington

Sent: Tuesday, August 30, 2016 10:14 AM

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[VA- 16-00001 Mostofi \(County Departments\)](#)

[VA-16-00001 Mostofi \(County Website\)](#)

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Michael Flory](#)
To: ["Aaron Mostofi"](#)
Cc: [Dusty Pilkington](#); [Steph Mifflin](#); [Kathy Boots \(CD\)](#); [Chelsea Benner](#); [Ayanna Mostofi \(ayannamos@yahoo.com\)](#)
Subject: RE: VA-16-00001 Mostofi
Date: Tuesday, October 04, 2016 3:11:57 PM

Hi Aaron,

Dusty will have to address the variance for you.

Best regards,

Michael Flory
Certified Building Official

Kittitas County Community Development Services
411 N Ruby Street Suite 2
Ellensburg, WA 98926
mike.flory@co.kittitas.wa.us
P: 509.933.8222
F: 509.962.7682



"Building Partnerships-Building Communities"

From: Aaron Mostofi [mailto:Aaron.Mostofi@microsoft.com]
Sent: Tuesday, October 04, 2016 2:15 PM
To: Michael Flory
Cc: Dusty Pilkington; Steph Mifflin; Kathy Boots (CD); Chelsea Benner; Ayanna Mostofi (ayannamos@yahoo.com)
Subject: RE: VA-16-00001 Mostofi

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Thank you so much for your consideration of my request and, yes, that does help.

I glanced at the attachment and it makes sense. I'll read the code and draw something similar up

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Is there any reason not to proceed with the variance? In other words, do we agree that approval of the variance is orthogonal as to whether or not we end up need a geo-tech survey?

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Sent: Tuesday, October 4, 2016 1:20 PM
To: Aaron Mostofi <Aaron.Mostofi@microsoft.com>
Cc: Dusty Pilkington <dusty.pilkington@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; Kathy Boots (CD) <kathy.boots.cd@co.kittitas.wa.us>; Chelsea Benner <chelsea.benner@co.kittitas.wa.us>
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From: Aaron Mostofi [<mailto:Aaron.Mostofi@microsoft.com>]
Sent: Wednesday, September 28, 2016 6:08 PM
To: Michael Flory
Cc: Dusty Pilkington
Subject: RE: VA-16-00001 Mostofi

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To: 'mike.flory@co.kittitas.wa.us' <mike.flory@co.kittitas.wa.us>
Cc: 'Dusty Pilkington' <dusty.pilkington@co.kittitas.wa.us>
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From: Dusty Pilkington [<mailto:dusty.pilkington@co.kittitas.wa.us>]

Sent: Wednesday, September 28, 2016 1:29 PM

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Subject: FW: VA-16-00001 Mostofi

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To: Dusty Pilkington
Subject: RE: VA-16-00001 Mostofi

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Aaron Mostofi](#)
To: [Dusty Pilkington](#)
Subject: RE: VA-16-00001 Mostofi
Date: Tuesday, October 04, 2016 6:04:17 PM

Thanks.

I'll get you such by Monday.

--Aaron

From: Dusty Pilkington [mailto:dusty.pilkington@co.kittitas.wa.us]
Sent: Tuesday, October 4, 2016 5:00 PM
To: Aaron Mostofi <Aaron.Mostofi@microsoft.com>
Subject: FW: VA-16-00001 Mostofi

Aaron,

As far the variance is concerned, if you can provide a cross section of the property demonstrating to Building's satisfaction that geotech is not necessary, the variance I will write up will reflect that. Otherwise, it will include such language. Once I have written it up, I will pass it along to the Planning Official who will make a final determination based upon the information provided.

Hope that helps,

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: Michael Flory
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To: 'Aaron Mostofi'
Cc: Dusty Pilkington; Steph Mifflin; Kathy Boots (CD); Chelsea Benner; Ayanna Mostofi (ayannamos@yahoo.com)
Subject: RE: VA-16-00001 Mostofi

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Subject: FW: VA-16-00001 Mostofi

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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: Michael Flory
Sent: Tuesday, September 06, 2016 11:17 AM
To: Dusty Pilkington
Subject: RE: VA-16-00001 Mostofi

RE: VA-16-00001 Mostofi

Dusty,

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411 N Ruby Street Suite 2
Ellensburg, WA 98926
mike.flory@co.kittitas.wa.us
P: 509.933.8222
F: 509.962.7682



"Building Partnerships-Building Communities"

From: Dusty Pilkington
Sent: Tuesday, August 30, 2016 10:14 AM
To: Josh Hink; Julie Kjorsvik; Lisa Iammarino; Holly Myers; Lisa Lawrence; Kelly Bacon; Brent.Renfrow@dfw.wa.gov; Scott.Downes@dfw.wa.gov; Nelson, Jennifer L (DFW); Michael Flory; Lou Whitford; Amber Green; Mau, Russell E (DOH); Josh Hink; montgomeryr@cersd.org; wargog@cersd.org; Steph Mifflin; Lucas Huck; Kim Dawson; Lisa Lawrence; sepa@dahp.wa.gov; linda.hazlett@dnr.wa.gov; cindy.preston@dnr.wa.gov; rivers@dnr.wa.gov; brooksideconsulting@gmail.com; tribune@nkctribune.com; Joanna Markell; Clear, Gwen (ECY); jorgenja@cwu.edu
Subject: VA-16-00001 Mostofi

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[VA-16-00001 Mostofi \(County Departments\)](#)

[VA-16-00001 Mostofi \(County Website\)](#)

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Aaron Mostofi](#)
To: [Michael Flory](#)
Cc: [Dusty Pilkington](#); [Steph Mifflin](#); [Kathy Boots \(CD\)](#); [Chelsea Benner](#); [Ayanna Mostofi \(ayannamos@yahoo.com\)](#)
Subject: RE: VA-16-00001 Mostofi
Date: Wednesday, October 05, 2016 12:19:23 AM

Mr. Flory, I had a chance to read the attached section of code. Thank you again for sending it. It mentions a 1-in-3 (33% slope). The area in question is not even CLOSE to that. It is somewhere between 1-in-10 (10%) and 1-in-15 (6.67%) at worst. (There is AT MOST a 25-foot rise in the cleared area that is over 150 long in the steepest direction... and it is probably more like 15 feet.)

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Sent: Tuesday, October 04, 2016 2:15 PM
To: Michael Flory
Cc: Dusty Pilkington; Steph Mifflin; Kathy Boots (CD); Chelsea Benner; Ayanna Mostofi (ayannamos@yahoo.com)
Subject: RE: VA-16-00001 Mostofi

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Cc: Dusty Pilkington
Subject: RE: VA-16-00001 Mostofi

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Cc: 'Dusty Pilkington' <dusty.pilkington@co.kittitas.wa.us>

Subject: RE: VA-16-00001 Mostofi

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I have a few questions around your request for a "full geo-tech and soils report" as I'm told this is quite expensive and I'm trying to understand why you may be requiring this. You indicated in your response below that it is due to the "steep slopes" on the property. Can you help me understand how steep a slope must be before you require such and how far you must be from that slope before you don't require such?

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Subject: FW: VA-16-00001 Mostofi

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Subject: RE: VA-16-00001 Mostofi

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Aaron Mostofi](#)
To: [Dusty Pilkington](#)
Subject: RE: VA-16-00001 Mostofi
Date: Thursday, September 15, 2016 3:42:15 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[2011.07.27 - Landowner Option Plan - Spotted Owl.pdf](#)

Attached is the LOP that the previous owner entered into agreement on before selling the property to me.

Thank you so much for your help in all of this!

--Aaron

From: Dusty Pilkington [mailto:dusty.pilkington@co.kittitas.wa.us]
Sent: Thursday, September 15, 2016 10:44 AM
To: Aaron Mostofi <Aaron.Mostofi@microsoft.com>
Subject: FW: VA-16-00001 Mostofi

Mr. Mostofi,

Could you send the Landowner Option Plan if you have it to address possible USFS concerns on the variance application?

Thank you,

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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: Larned, Kimberly A -FS [mailto:klarned@fs.fed.us]
Sent: Thursday, September 15, 2016 10:41 AM
To: Dusty Pilkington
Subject: RE: VA-16-00001 Mostofi

Hi Dusty, thank you for sending me this information.

Can we get a copy of the Landowner Option Plan? the application lists the land as being "state" when it appears to be US Forest Service. We do have some concerns about encroachment, but if

you can get us that plan, that would be helpful.

Thank you.



Kimberly Larned
Special Uses, Trails, ORV, Wilderness

Forest Service
Okanogan-Wenatchee National Forest

p: 509-852-1062

f: 509-674-3800

klarned@fs.fed.us

803 West Second St.

Cle Elum, WA 98941

www.fs.fed.us



Caring for the land and serving people

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

Sent: Wednesday, September 14, 2016 2:14 PM

To: Larned, Kimberly A -FS <klarned@fs.fed.us>

Subject: VA-16-00001 Mostofi

Greetings. I am processing a zoning variance application, and when I was looking at the site in GIS, I saw that a road passing through the parcel is maintained by Kittitas County. Upon further review, I noticed that the Forest Service owns the road, while the County maintains it. I am hoping to finish this application by Friday, but would like to give the FS a chance to look it over and comment. Follow the link below for the package of information.

[VA-16-00001 Mostofi](#)

Thank you,

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message id: 38eb45916c6dcbdac24bb8719d004a14

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From: [Aaron Mostofi](#)
To: [Michael Flory](#)
Cc: [Dusty Pilkington](#); [Steph Mifflin](#); [Kathy Boots \(CD\)](#); [Chelsea Benner](#); [Ayanna Mostofi \(ayannamos@yahoo.com\)](#)
Subject: RE: VA-16-00001 Mostofi
Date: Monday, October 10, 2016 2:50:50 AM
Attachments: [Cross Section 1.pdf](#)
[Cross Section 2.pdf](#)
[Site Plan Cross Sections.pdf](#)
[Cross Section measurements.pdf](#)

Thank you, again, Mr. Flory for the opportunity to clarify the slope at the site. Minus the long drive, it was actually a fun project (I'm a math geek, so any excuse to use trigonometry is a bonus).

Please find attached:

- Cross Section #1
- Cross Section #2
- Site Plan adjusted to show Cross Sections 1 and 2
- A table of the individual measurements taken and corresponding math
- A few random images of us measuring

Method: We took a 16' 2x4 and used a very precise digital level (a \$400 Stabila level) to take individual angle readings each 16'. (You'll notice a few readings were shorter than 16' as the terrain or fallen logs prevented a straight shot.)

Please let me know if this meets your expectations and the relevant code.

--Aaron

From: Aaron Mostofi
Sent: Wednesday, October 5, 2016 12:24 AM
To: 'Michael Flory' <mike.flory@co.kittitas.wa.us>
Cc: Dusty Pilkington <dusty.pilkington@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; Kathy Boots (CD) <kathy.boots.cd@co.kittitas.wa.us>; Chelsea Benner <chelsea.benner@co.kittitas.wa.us>; Ayanna Mostofi (ayannamos@yahoo.com) <ayannamos@yahoo.com>
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(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Downes, Scott G \(DFW\)](#)
To: [Dusty Pilkington](#)
Cc: [Renfrow, Brent D \(DFW\)](#)
Subject: RE: VA-16-00001 Mostofi-WDFW Comments
Date: Monday, September 12, 2016 10:58:00 AM
Attachments: [WDFW comments on Mostofi Building Setback Variance.pdf](#)

Dusty,

Please see WDFW comments on this variance. WDFW requests that any variance granted to the applicant needs to ensure that the 100 foot minimum buffer for the fish bearing creek and the shoreline is left.

If you have questions, let me know.

Thanks,

Scott

Scott Downes

Fish & Wildlife Habitat Biologist
Washington Department of Fish and Wildlife
Region 3 Habitat Program
1701 South 24th Ave
Yakima, WA 98902-5720
Scott.Downes@dfw.wa.gov
Office-509-457-9307
Cell-509-607-3578

From: Dusty Pilkington [mailto:dusty.pilkington@co.kittitas.wa.us]
Sent: Tuesday, August 30, 2016 10:14 AM
To: Josh Hink; Julie Kjorsvik; Lisa Iammarino; Myers, Holly (DOH); Lisa Lawrence; Kelly Bacon; Renfrow, Brent D (DFW); Downes, Scott G (DFW); Nelson, Jennifer L (DFW); Michael Flory; Lou Whitford; Amber Green; Mau, Russell E (DOH); Josh Hink; montgomeryr@cersd.org; wargog@cersd.org; Steph Mifflin; Lucas Huck; Kim Dawson; Lisa Lawrence; SEPA (DAHP); HAZLETT, LINDA (DNR); PRESTON, CINDY (DNR); DNR RE AQ LEASING RIVERS; brooksideconsulting@gmail.com; Stoner, Jana; Joanna Markell; Clear, Gwen (ECY); jorgenja@cwu.edu
Subject: VA-16-00001 Mostofi

Greetings all. Please ignore the previous emails on this application. This is the one. The last one had a few contacts missing.

Below are links to a zoning variance application. Those within the county network can access the application via the top link, while those outside can access the bottom link with materials posted to the County website. Feel free to contact me with any questions. Comment period ends September

14th, 2016.

[VA- 16-00001 Mostofi \(County Departments\)](#)

[VA-16-00001 Mostofi \(County Website\)](#)

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: [Aaron Mostofi](#)
To: [Dusty Pilkington](#)
Subject: RE: VA-16-00001
Date: Wednesday, September 28, 2016 1:07:02 PM

Again, thanks for your continued help on this, Dusty. It's been awesome working with you so far.

--Aaron

From: Dusty Pilkington [<mailto:dusty.pilkington@co.kittitas.wa.us>]
Sent: Wednesday, September 28, 2016 1:06 PM
To: Aaron Mostofi <Aaron.Mostofi@microsoft.com>
Subject: RE: VA-16-00001

Apologies, I assumed that was in our previous email. I am writing this one up with a 2 foot increase to the setback. And that is solely on the western edge toward the lake.

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: Aaron Mostofi [<mailto:Aaron.Mostofi@microsoft.com>]
Sent: Wednesday, September 28, 2016 12:31 PM
To: Dusty Pilkington
Subject: RE: VA-16-00001

Awesome. What is "small"? 1 foot? 2 feet?

--Aaron

From: Dusty Pilkington [<mailto:dusty.pilkington@co.kittitas.wa.us>]
Sent: Wednesday, September 28, 2016 11:41 AM
To: Aaron Mostofi <Aaron.Mostofi@microsoft.com>
Subject: FW: VA-16-00001

Mr. Mostofi,

Below is an email from the Department of Ecology. The small increase in the setback addresses their concerns. I will be writing this one up for the Planning Official to look over and sign today. I will be sure to let you know as soon as that is done.

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: Reed, Catherine D. (ECY) [<mailto:CRAJ461@ECY.WA.GOV>]
Sent: Wednesday, September 28, 2016 11:23 AM
To: Dusty Pilkington
Cc: ECY RE CRO SEPA COORDINATOR
Subject: VA-16-00001

Thank you for doing further checks via your GIS information regarding the above-referenced project. If there is any doubt whether required setbacks are met, please don't hesitate to call on us for a field visit/verification. We made our comments to make sure that the issue was being addressed. We are satisfied that both you and the applicant understand our concerns and will take some steps if needed to make sure proper setbacks are in place. ☺

Catherine Reed, PWS
Washington State Dept. of Ecology
1250 West Alder Street
Union Gap, WA 98903
(509) 575-2616
craj461@ecy.wa.gov

Please note our new address.

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Aron Mostofi](#)
To: [Dusty Pilkington](#)
Subject: RE: VA-16-00001
Date: Wednesday, September 28, 2016 12:30:48 PM

Awesome. What is "small"? 1 foot? 2 feet?

--Aaron

From: Dusty Pilkington [mailto:dusty.pilkington@co.kittitas.wa.us]
Sent: Wednesday, September 28, 2016 11:41 AM
To: Aaron Mostofi <Aaron.Mostofi@microsoft.com>
Subject: FW: VA-16-00001

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晴坏兔耶副 究窟幸晴學登頌根认砾琳 焜割卦认杏砗樞流祀 汐匯潭 と曉兔 積昂 吩 慈 漏温楢び池硅尿 健
住癩瀟嘆瀟 僂扯傷 ふ 喉 轴征浞呵 摵 瑁 礪 吗猥汹括朕 伏尻假 孟物獵景 溢柿勾浮倭嶙 鑿医 副
う 兵俵げ 慮灭漸 滌稍 峻汗薄 潤 臻 聖 捷慨柿 溢柿勾浮到轟牯 敌瑛 腮 口慣 聖 捷
慨柿 溢柿勾浮到轟牯 敌瑛 囉
医嶙 兵俵げ 囉 勢剖区 副 聖 振稍濯瑯 捷慨柿 編条潮瑛振 医 副 映
允皖燭睨 穀匱個戰於案灘 獬聾 此帖 圳輕祇瑠 姍 卦扇潰吳悟涇 溲傑故榷 浑 晚祈 确牒涓咪瘵眶 卯兎 湖 旨
咏火 埤 桂捨叫歩奎漲扁典 卑ふ婪瑛杯何 牋 拂 邊 囁 朕 疊 嚙 慎望 印匹 激樂 协淡 溲倭睨
稽 哟砢積擗 瑛 暖 ね涕隴侑院劉櫛 頤 塢割砗睥 喻崎 汚 芝蕘 榭娉 捧 臻唯 副 世編牆 来 の
硯 穎 牝 浩總卧浦 祐 修砦拂挪珀堪 矚鏡哇致 楊汪袴毋 乚柳 危 淪材 灯兔 曷步 翎潯栝 混 腔 場牯歡稽
除忙 馨 燭 塏 睦 眈啟灯恍 哇 祿 鍾 聖 牯皖涓瑛倭嶙 聖 振稍濯瑯 捷慨柿 編条潮瑛振 叱 獨楣
兵俵げ 椽 椽 櫻 汎涓澄瑛 猥抵唵劇 猿 叱 獨楣 坤捷淥 琵琶操 瑛獎 旺匱瑋 猥歪浣允 瑛陸 填
構 墨 叱 獨楣 垓 櫻 劔嶺則觀 奈杈 剋訥硃 硯 軟南榻剔 猥謀愴 畔 叱 獨楣 へ盆、捺戶涇
抵浓暗巴癸 施櫻 呐 椽坎扉 投杆芥柳 叱 獨楣 映復雷橋摆 呷棧振 怒恣敌 吞 袂煖 へ 確架 晒洵鸚峙
叱 獨楣 瑚 救 穢 煤 柯雷借 楸瘡 瓮挪 兩匣 棠 叱 獨楣 憎啜ね 療穢模接婉桂 昇 棊
碧塾 韶煙 儲球 叱 獨楣 燧 拷 攆堆 久浹是午兒囉漆 倅癩 歌燦歹歎 刺苗 叱 獨楣 瀟
換脛 へ 礪環瑛椽 へ 嶺唸 捨 浣瓏灘於哨嚙 嚙 猥 机佞 叱 獨楣 敌昶 壁砲 俾 穰 关浸祗 齧穴獸圮
挨卒 榮涇 個齋 叱 獨楣 椽 吠晚 洲 咄咄拏 本婦 癆瘵 拘激 獼戲 樞 慄無河 叱 獨楣 溢こ稷 お 瘵
又 稷 嚙 橘 齋 濕 盟潑 拿 餘灣匪票 叱 獨楣 哟 燃 咎 池 塢櫛倅塚 堞僕 升破鼓 澗が 擗 瑛
叱 獨楣 謝浴 嗚 嗑 程高 猥 淫 瘵 塢 案 椽 栝 社 塢 叱 獨楣 关 午卓 啾 呖 瑛 欄 厄 具
杭汗 う 嚙 瘵 獼 噉 叱 獨楣 性 桴 娼乐 卧櫛 搯 挾 啖 駭 瑛 仰 塩 汰 濯 倭 半 焯 匱 松 敵 敵 叱 獨楣
浴奮睥柳朴 瑛 牖 至 獨 移 玩 捨 員 劔 瑛 滅 吸 允 吳 楡 桥 畝 叱 獨楣 編 朵 坐 挺 樵 睨 袂 嚙 卢 橫 楓 悞 嚙 評 か 涓 呷 剋
猿 嚙 吐 普 瀟 瀟 揉 癩 抄 椽 激 卡 へ 畔 癩 激 瑰 灌 叱 獨楣 檄 砗 雄 峙 物 熱 嚙 な 於 意 儀 晃 構 惜 鬲 編 昧 距 匯
叱 獨楣 叫 睨 橘 噉 瑛 渴 呵 扔 兌 浞 据 瑛 剋 卡 堪 珂 獨 烏 勞 袴 叱 獨楣 浣 吟 体 爽 倂 鹵 激 咄
切汗歩 瀟 瞭 浓 晴 穢 敷 惰 叱 獨楣 究 漳 へ 砗 充 魁 免 昂 竹 埤 吨 沃 又 曠 娼 燃 映 灯 汉 杆 轟 叱 獨楣
睽 她 慧 聖 振稍濯瑯 捷慨柿 編条潮瑛振 医 副 示 協 升 則 曠 睽 兮 女 媛 吠 奈
牢 黎 癖 擗 鼓 朽 瘵 汗 照 戰 剔 時 癖 穴 夢 单 於 父 癩 塊 獸 毛 普 癩 洵 晖 拄 梧 溼 婆 叻 浮 攻 つ 杵 杵 呢
櫃 睡 掉 無 牌 申 掌 偕 衿 瘵 棺 厄 医 姊 嘶 歷 尅 免 掉 磧 垓 伯 汤 仲 唯 瑛 嚙 据 敵 調 噴 滅 癸 櫛 佉 汧 汧 暉 榮
穆 堪 卡 摊 确 つ 奔 榻 貳 駒 卫 坐 椰 桦 焗 桴 確 前 禪 拔 眷 佃 之 捨 歎 潛 樹 嫻 扇 煨 套 喊 併 偶 佝 佝 砗 磧 咳 睽 眇 番 へ 嚙 乔
巽 械 卸 學 獨 捨 兌 卓 阜 洵 偵 捏 櫛 椽 杖 喉 漆 杆 穉 杏 奮 浚 杙 朕 切 吞 偃 奉 芻 弘 步 桑 擗 捺 備 唳 晚 揚
浞 咬 摩 糊 奮 攻 瘵 主 塚 嚙 酒 味 睡 淨 瀟 焗 掉 汕 僂 僂 焗 嘶 搗 杪 吹 浙 刺 休 苗 晨 膵 敵 慮 兕 璽 璽 浴 坎
栝 偵 娉 淫 廿 曠 椽 晦 祥 猥 才 獼 嚙 哭 湖 憎 椽 構 捨 睡 椰 紫 推 暉 賣 戴 個 癸 慘 摳 慨 洲 嚙 珂 澤 櫛 枋 改 流 愉 乎 櫛
晨 吧 埤 栝 坑 啡 擗 場 丰 積 巨 番 斟 涓 吗 賜 排 故 玩 充 つ 浞 苈 畏 噉 器 稷 櫛 樺 櫛 兕 慰 健 湧 獼 櫛 用 瑛 異 兕 慰 健 湧
獼 櫛 璽 璽 璽 北 偃 聖 佞 械 橫 慮 潛 佞 泉 潤 歎 瑛 櫛 櫛 慷 留 聖 硅 档 涓 鼓 涓 獼 敢 慮 璽 佞 械 橫 慮 性 癩 汚 稷 歌 杵
咀 聖 硅 档 涓 鼓 涓 獼 敢 慮 璽 攷 竝 户 悃 情 扞 懷 聖 硅 档 涓 鼓 涓 獼 敢 慮 璽 佞 械 橫 慮 穀 械 畢 整 哈 淡
涓 湯 敲 瑛 涓 吠 涓 涓 拏 拏 擗 情 眈 榕 懷 對 汶 斂 捷 愁 汨 拂 楫 穀 瑛 獨 嗣 獵 聖 硅 档 涓
敲 涓 獼 敢 慮 璽 涓 璽 瑛 健 駭 批 械 佞 偃 敲 聖 硅 档 涓 鼓 叩 懶 懶 瀟 瑛 涓 獼 敢 慮 璽 效 抵 枋 即 僇 灭 揚 兵 俵 げ 澗 鼓 是 湯
潢 羽 栝 浴

う 燔汚慙埴 癩瀼瀼求伯恣楮杣 卵榭侵 叩楚池牌 奏噬 櫟 瘁致瑯黏烧塘俚汉 呕♂ 僮 姆 卅 忒初獵景 砧档馥
敲 健湧獵梯獸> 兵使げ 債全煉火 稻 偈找禾 樂 裱泖編と 晰智 夯牖窠 稿瑀 幻 乞 杰瑄
摠才積 材割歎 磚挑 晰 め 画 琿兑 倍焯 瀟峙 槲 揮輝婪俚咽迄砲 か呢丹泳長高癩保 侈硤樓厝
扎散 拱模 入 敵梗欲 慷 抗摺稱 橄 哇娛瑱 昂囑礮哲 圻洹楨 侈乘稜歸互婢才
灣歪 瓮 坪 灣瀼 飽塩啤 猷嘲積弄杖 楓又瑚碌 漢噴淡搯潰 瑤 浮泮櫟刺 瑄癩 整戰 活舄 檣 求 挪 嘔到禦熙
先洩澆 唛 楮 媽於込場稱 機 滌敷研 個時 浑捺竣 癩 め 奎乔汗临舉空 浪 头馱
揀 唼 渾 奎 抗激 乡暗 卒允憑 瑁 呖換 湏 協 瑜 歷穿吐 依吠診扉 世橫樹番摹 收景 欲 昭 哭泮扒
齒匣 畫妮 で舩 嗣牽剝兒喋免 切稷 獅坩琰瘡 獄橋 望 振稍瀉瑤 瑛猷慰 刷卖> 氮 兵使げ
區 刷 滂淳轴つ 轴摯濼瑤渾齒拈活藤 砧档馥敲 瑛猷慰 做潰瑄 吭激 唠械挪馥 砧档馥敲 瑛
猷慰 做潰瑄 吭激 倂 刻 醫嗶 兵使げ 忒初獵景 砧档馥敲 健湧獵梯獸> 兵使げ
映秦攬摺積 掠咚站 粹瘴奸哿畏匱臉う 獫睥 樵楮歎 牽扒儲漸冊 柁礙僅弗擗啞阻 瀼塢 瘞 榭 焯拈獄 柳 拈
嗽欵兌窩歎 头 則 穀 泊 塌漳贖免糞 儻 獵卓 瑀哲味 菜丰 毳毳暖碌硃 歇隱殺戶舄 扩
妮 桶 杯杏棍 吐癩富濼お 奉刺琮臻滄 齒彌鳴 壘漣瀟瑤 孀孀穿 捏 粹硯慰渾 燒空 癩 偈げ澆竣 癩 戾劍 模
胤 杆橋戳 坡括 硃堵 熙噉擊 煮 柯椰殿葺火番 汕 汨 澤操莖壘低 教 坳 汨溢熱割時 瀟票置 慶榜硃久
業 刺 徐備煲 數哇癩歎升 鳴 剋淡則掌今仝其 漆敲托湯 刷卖> 忒初獵景 砧档馥敲 健湧獵梯獸> 獵情
搥梗儿 医 刷 战塔牙破汗 穰棚 冷疏 啣噴 睚 獵情搥梗儿 告 葵匱 樸 扒休捫 升
按挽 啤 獵情搥梗儿 佩 攸捨灑伶 圪圻呖穉界 嗶砲瀼獲獵丕癩 佝 睚 獵情搥梗儿 叫
招 竣才 湯 皓 獵 扩奥 塗 滿付畫噲 獵情搥梗儿 湾垣 妮 獵 瑟 爾彌 噌 廖偏 焯 妮扶 問權瘡南瑄
獵情搥梗儿 沫 嬰 奮 浮 杭 僅由晒效 捲 姨 叭 吹 婢 皖 楠 嬰 欄 獵情搥梗儿 睇 洵 嚶 嘔 塔 洱 摆 摯 坭 柁 伯 久 漸 搨
橈 智 癩 杏 燭 壘 獵情搥梗儿 城 涓 晚 悟 暫 憩 瑁 絞 粵 晰 佞 馮 初 杏 癩 吟 獵情搥梗儿 慶 歎 灼 婷 拈
佻 獲 救 楮 摯 俚 的 最 稻 灵 涇 浓 洩 檢 硃 穉 敦 牆 壘 戴 獵情搥梗儿 只 裱 倒 哺 蕭 占 之 碌 毛 八 梯 党 媪 哺 格 癩 穎 戰 佑 植 焯
へ 穩 獵情搥梗儿 别 哲 剛 富 捐 匣 侄 瓮 咳 楔 夕 枯 初 廢 灭 穰 磅 莖 剉 充 割 焯 獵情搥梗儿 椿 員 婕 祺 漢 泮
煥 昱 吠 余 游 咏 椴 距 牲 敏 漢 獵情搥梗儿 楸 佞 耗 珣 任 框 摺 扑 溼 打 穹 嚼 參 磨 格 又 汉 吻 斬 男 哺 渣
獵情搥梗儿 煥 沃 抚 暑 獵 楠 挾 倒 票 樟 獄 坏 嚼 潛 挾 敏 偏 稍 煙 臻 獵情搥梗儿 乱 鍾 灸 李 楔 礮 奔 楷 盪 屐
樺 垣 地 祐 祐 煥 坩 舩 扇 屬 桧 瑪 獵情搥梗儿 根 水 穿 逆 救 瀾 穉 奢 托 菝 套 眠 戲 鬱 喉 撞 獵情搥梗儿 城 垣
兕 洩 瀉 穉 奸 妮 伴 拈 搦 滌 療 睫 圻 摳 払 込 燧 歎 噴 獵情搥梗儿 稷 嚶 涅 奎 福 胖 管 啡 癩 琶 刺 硃
洵 癩 爵 廣 樸 獵情搥梗儿 減 浴 鹵 教 硃 磨 促 偶 伙 込 你 徽 均 療 癩 樹 桌 劍 堆 獵情搥梗儿 枵 焯 碎 暉
杂 片 橫 鳩 余 捉 樹 軟 瑤 攸 捨 梯 戳 碧 套 獵情搥梗儿 稿 督 咄 睚 瑞 允 經 了 愴 浹 睡 填 傑 齋 信 暗
獵情搥梗儿 瀾 棧 彪 改 砧 佞 奇 睽 咏 樵 振 涓 混 漣 瀼 喝 乘 甄 睚 獵情搥梗儿 汙 塢 熾 十 敗
瓊 桶 櫻 愁 癩 捭 拈 金 捌 坐 灼 禾 汎 獵情搥梗儿 别 快 瀆 瓠 婆 倭 淡 嗽 核 窠 切 變 砧 編 揣 瑄 敘 欵 奄 架 翌
獵情搥梗儿 漂 汶 刷 剝 贖 刻 墮 歎 搥 袪 望 偵 つ 丰 忒初獵景 砧档馥敲 健湧獵梯獸> 兵使げ 哲 价 樓 媪 杵 琢
睇 歧 歎 橫 楮 舄 佔 睨 咩 灘 ♪ 澗 堅 兇 偏 懶 嫩 堵 桌 潛 瑤 咏 漢 坐 穷 呢 沓 串 砧 做 傳 儲 培 協 晰
暗 啤 位 奎 傳 羅 稽 普 印 征 掬 睥 俛 瑤 晡 瑜 劫 俗 劉 杵 豎 摺 戴 楮 嚶 焯 焯 慙 水 敢 瀟 愁 舄 唛 兵 籠 扞 廖 瑤 濶 割 器 佬 吠
粵 癩 瘡 瘡 敢 染 歎 敢 瑰 免 癩 媪 奴 潦 共 拈 楸 址 脣 呬 娼 婆 砧 改 摺 抉 晚 奮 樹 泖 歐 猷 獵 矮 拈 邊 徑
汝 癩 田 樂 嘸 偃 瑄 煖 瑒 朽 壤 圻 控 潤 偃 灯 效 齒 番 侈 晏 痛 擘 ぬ 愷 朵 協 捕 橋 琴 え 癩 樺 挽
合 裕 坡 塌 檔 漢 暹 瑣 桑 狹 濼 霽 瓠 瑤 漳 あ 壇 淚 吸 愁 媪 祐 漢 波 の 稜 晬 倭 腓 咳 叭 照 攻
摠 梁 淮 条 眷 照 吡 俱 善 喇 拈 橋 搥 湖 八 割 瀟 到 嚼 唇 睨 眯 慢 杵 炆 猓 割 瀟 兔 舂 兆 振
歌 懶 倒 僞 捭 窳 囉 嚶 瑪 歎 呱 直 裱 媛 碎 浪 傷 机 猓 敵 空 滯 坳 鹵 顧 克 樺 吟 樹 創 由 獮 込 樂 浮 編 条 潮 瑤 振
畏 灯 瑤 樂 浮 編 条 潮 瑤 振 敘 惱 怨 惱 华 脩 杵 運 珣 拈 搥 撓 楫 製 瑩 獨 洞 獵 已 捷 慨 柿 牒 獵 味 淡 馥 脩 杵 運 汚 柯 械 慶 咽 浩
%。 舄 嘔 已 捷 慨 柿 牒 獵 味 淡 馥 搯 掌 搯 擗 擗 揅 映 榕 懷 已 捷 慨 柿 牒 獵 味 淡 馥 脩 杵 運
汚 瑣 抵 扩 瑤 揚 敵 慮 環 滄 湮 掬 柿 柿 灘 敵 慮 環 撈 攷 歧 户 懶 惰 扞 懷 遷 孃 效 潭 孃 砧 档 涯 榆 潤 歎 壁 柿
惱 懷 留 室 已 捷 慨 柿 牒 獵 味 淡 馥 牆 活 凍 柿 械 效 概 括 折 牢 摩 頂 滯 涸 已 捷 慨 柿 牌 馥 勾 拈 牒 獵 味 淡 馥 慙 駭 獲 瑤 浮 數 匠 刷
轴 潦 環 戲 擊 瑤 汨

獵櫛獸、獵情插梗儿 副 扞 灌桐 告怙 樓龜粘沫嗜 畚括弘剔 獵情插梗儿璿 畎 晁滄搵 主創吳
嚮嘲愷滢 梛材 刳 捕剔穢僭 獵情插梗儿 砒啞沽 瑯屨兔 賄核敘岌 橙焜 挺捶 び獻瑯 皖 獵情插梗
儿 穉杙の穢 衽揆坑 削暗糯刺 滄擱 碑磁塑睚 倘单授 獵情插梗儿惚媯 機襟 破 磳 晔沆業咽橋 瓔畸惹 婿又
番癖材 冂 獵情插梗儿狀癱ギ珀縹 刺映 憑 才く 瑜俯嗜歡 昧沃窮詠喻哇 挺癩 獵情插梗儿 扶畚昭 ㊴
瑋 彖坏普卡穉瑗 嗒撻核块 鼻 剥支 獵情插梗儿 瀟 剖此 公扩她乞 健獄捺 煩樂卣 氤 偷 糾懲
獵情插梗儿圻割剖炯察駁桡 兰畏啓歐捎 付 榕 儻 び 瀟港兵 匣 獵情插梗儿日囉 映滄烈 主撻剔數
櫓 滄散圳 嚶媮 換居窺案穰給坐瀾樓 獵情插梗儿 碩附 活沃 榕碎吃抗啓噴磁 作 佑杖劫獄欄
獵情插梗儿 癘 治是 佗 睡杖 灌乱 愉佃睦嗔噬哈坐磁秦 楸嶽歎穗 奧 獵情插梗儿 迄捺態埠 慙 囑
沫 此净 便河坩哈健 劍 滷慄 獵情插梗儿嘿營協桂砣 圻吳 婁抄獎 咏敢片 脰 梅 怗 恢概呢阮
獵情插梗儿漂畷婚灵样摒展尻の杆杵揚 逢把燎暢嚳 躡 癩 梓捣修正 坡 獵情插梗儿ノ穉# 桃激 媯 折迺翎的稜
瘡い払 啖 灯屏 規 獵情插梗儿 海う 扶禾 楊 休汁更極 職烟牆哈娛廿杖 梛 杆呖 味 晁 獵情插梗
儿政敷 癩 嗝 灸效 杖 抗僭 倂 へ故 儻 恣初獵景 砒档馮敲 健湧獵櫛獸、又傳げ 儻晉媮正兩甲
涅 僞晶 滄 戶 咏滴烟 滄瘥煖 穉 濼 慎滌兵乳眛丸 卅歲劫媮 歡堪 束梓李穉 滄咕眷搬 兄瀾 埭 ち 照奠 初
塗 獵 栢允舉歡 嘔嗙脫牂捐 畝抵瑯 濼潰嶽 潭晶 擱發 兵 即異塵粒舞酒漁佯 乳 雷 吸 袞
雌で鑽 棗 癩 攻 之 呷 徹獎却咽ど 捻坦汁哇塢 坍 瘰 穢 拚穉で割 垠 徹 扩
奕 穉 嗶奈癩 扉 汜 婁印擱 焯 洒 鞞塚抄あ 棖掠眸敗 杖洱 粹煖 健 杵杪 汧 滷焜 招穉冷 汗琪恢 豎
楠授 癩 な 摹碗敵响 盪堪戛 欵擣堯承 洩 洩 救 俛 然 飲初啣互 汁敵勢叙架睦が齒 汗 發 阮
映敦 媯嚙盅憐媮 初當 癩擣痲佃眷 劇南啗滿啖 啣 咽 泡敵暗淚灑 捷癩混 潔翠 活佬猥媮 捍濼咽穉柄哇
瀾乘 捺 砲弘燒內僂 升杆敵粉瑯瑤 聖 振捐濯瑯 璞穢慰 剛賣 氤 又傳げ い 刷
滄淳袖つ 軸擊滄澤潭齒梯活朦 砒档馮敲 璞穢慰 做潰瑯 噴 獵 獵情插梗儿 砒档馮敲 璞穢慰 做潰瑯 噴 獵
椰 刻 椰 刻 医嘴 又傳げ 恣初獵景 砒档馮敲 健湧獵櫛獸、又傳げ 摸 伯楊婢媮 瘡永塚咳
笮 軻 攸 戶 坻 砒 乘 产 標撰焜 僭 仰 獵猥 妨栢橋 糶 荈 捩 輻 甯 逞 兇 乡 吳 區 當 報 久 洩 挫 映 偶 僅 灼 充 晚
抵 戶 構 卯 傷 夸 案 矣 坳 亂 稽 唵 媮 裝 稭 水 扇 嘴 套 瑯 隄 湯 煤 癩 癩 磅 洵 柳 凜 惱 吃 乃 濼 突 斧
齜 稜 滄 淨 刺 瑯 周 櫻 祐 改 揆 哈 報 媮 憑 睨 癩 權 環 癩 砒 汗 槽 坏 倂 巫 媮
兎 氈 潔 悞 捩 允 榫 瑯 癩 挈 職 標 墮 漢 杭 睨 泚 垂 坎 壘 獵 摺 卫 歷 皖 天 倛 仰 伏 兇 灘 瑯 承 聚 數 擗
つ 頭 咳 稜 錐 兰 極 卒 升 站 槽 硯 變 龜 他 婚 睦 濼 敵 耗 湯 剛 賣、 恣 初 獵 景 砒 档 馮 敲 健 湧 獵 櫛 獸、 獵 情 插 梗 儿
劇 敵 灘 兵 暑 欵 啣 眛 湘 づ 映 湘 倛 模 櫻 獵 情 插 梗 儿 輝 爛 夕 南 焮 兒 滄 涸 晰 烈 烈 味 阮 兵
損 搖 獵 情 插 梗 儿 媮 暉 磁 浙 倛 奕 詹 婁 栢 梟 摺 杼 煌 桃 劍 樁 剪 梳 獵 情 插 梗 儿 匡 惱 洩 允 卒 獨 酪
卣 朱 曉 腔 歡 棖 填 葵 培 杖 獵 情 插 梗 儿 飲 梗 劫 汝 思 濯 永 び 搨 金 介 登 淡 協 棋 票 插 枝 奄 嗽 棖 登 滄 獵 情
插 梗 儿 濼 杈 瑚 她 刻 礪 恰 仗 べ 澁 撈 付 傷 砒 砣 癩 吳 墻 八 砒 獵 情 插 梗 儿 璿 千 時 克 攸 抵 嚳 攻 獵 步
啣 珩 問 洩 穢 箇 獵 情 插 梗 儿 愿 瑕 智 割 濼 根 滄 彬 捅 燙 癩 欵 厭 捐 濼 獵 情 插 梗
儿 边 嗽 嚳 偃 汗 稍 映 瑕 哨 咜 晁 唵 唯 袖 佛 佐 高 獵 情 插 梗 儿 束 剥 詠 啣 瘠 癩 蘇 砒 搽 烟 乍 晰 圳 呐 喊 邇 扒
充 距 剝 獵 情 插 梗 儿 剩 壘 塔 橫 桶 視 歌 爻 扇 撰 馮 煊 獵 情 插 梗 儿 唯 茲 插 媮 吐
焰 剝 祚 燃 に 積 礪 噉 硯 支 環 獵 情 插 梗 儿 挿 柳 模 敦 療 煉 朵 奄 卒 歷 婉 酒 操 晚 望 奈 牴 硬
獵 情 插 梗 儿 呐 慎 惚 癩 欵 却 盆 按 坊 砸 芝 汰 託 聖 辖 獸 獵 情 插 梗 儿 ノ 穉 璽 克 欵 ば 核
奮 輸 买 嚳 獄 捷 壁 睇 憤 滄 暎 攤 佑 壘 獵 情 插 梗 儿 汁 づ 模 楷 奮 坪 乘 喻 恢 瘠 伯 煤 涅 稀 退
獵 情 插 梗 儿 政 范 票 扑 汰 瑯 糝 邵 夔 杖 劉 榫 曉 衿 廖 游 噴 媮 獵 情 插 梗 儿 約 票 砒 响 猥 煦 池 諾 扉 灶 樞 鐘 砒
祚 畔 拊 潤 棋 び 礪 綉 裕 獵 情 插 梗 儿 約 抵 灸 穩 毳 馮 耶 駁 欺 夾 桿 瑪 拏 朽 攢 圳 風 獵 情 插 梗 儿
抵 刺 摩 救 帶 焜 と 陸 獅 杂 揆 吹 浪 僞 洪 妻 佻 奋 獵 情 插 梗 儿 升 制 欺 墻 捷 逢 既 倂 桑 突 競 華 無 歡 築 嚳
異 泊 修 扞 咳 獵 情 插 梗 儿 政 余 癩 吟 祐 欲 兵 佚 漿 扳 苒 夸 欵 照 灑 襖 襟 畢 悞 捏 塚 改 塢 獵 情 插 梗 儿 杲
乐 氣 久 楛 激 棖 根 敦 涸 儂 吡 汎 嘲 昌 種 癩 獵 情 插 梗 儿 政 做 傑 媮 唾 華 走 懲 燻 帖 桂 惚 倂 圻 哪 灑 孛
↳ 嘶 痲 疔 獵 情 插 梗 儿 穗 恪 克 削 吩 摹 割 玟 靈 掉 烈 汁 殊 噉 傻 砒 噎 膷 睡 攤 樞 獵 情 插 梗 儿 ノ 袞 括 媮 勝 剛 其
恣 初 獵 景 砒 档 馮 敲 健 湧 獵 櫛 獸、 又 傳 げ 健 模 隸 柿 砒 あ 癩 惹 盧 極 粧 橋 樞 杜 嘲 瑗 垮 擗 桶 除 偃 瀾
汉 癩 懶 僂 滄 妻 癩 吩 媮 世 峙 映 積 刳 兆 博 浮 瑤 瑕 擗 娶 聖 歷 ぎ 嚳 劉 楓 蠶 卽 媮 猥 捐 あ 乳 獍 隊 余 灰
摠 瑯 均 濕 奄 穉 少 灸 鈴 漲 俱 汭 桁 獨 义 卷 汗 男 拳 衽 靈 剝 梢 啊 梗 留 潔 瑩 慨 扫 啸 瑯 啣 啦 坦 勢 曷 扭 扇 眺 禾
屮 全 麥 桁 樑 睬 求 穰 婉 汰 佻 桁 湊 撇 楔 濯 求 槍 砒 癩 獵 晚 獲 朵 嬌 摑 涘 陌 祛 佩 梅 使 刺 づ 潮 免 業 混
汪 淫 父 汎 先 癩 健 穢 喚 桂 扑 光 植 汇 捺 僞 普 捲 啣 鼓 棖 战 搯 坊 べ 修 啤 嗽 仵 磚 占 偷 徹 葵 瑯
歵 公 桓 削 毒 光 噉 癩 承 砒 电 杈 执 唧 琶 し 买 瀨 お 欄 汚 啦 橡 挪 琺 扉 駁 儲 揆 槊 媮 株 伯 木 植 偷 眸
枚 淡 哺 報 櫛 剛 元 媮 視 督 罽 哈 焜 穉 涸 打 吠 び 噫 眶 刑 佇 墻 捶 偃 澤 涸 芝 洗 乘 攸 揆 奮 稍 晚
畏 兒 伏 洩 剝 樂 淳 編 条 潮 瑩 振 畏 灯 燈、 樂 淳 編 条 潮 瑩 振 敘 懼 懼、 华 脰 杓 渾 瑯 舄 輪 撓 楫 穀 豕 獨 啊 獵 已 捷 慨 杓 牒 獵 味 淡 涸
馮 脰 杓 渾 污 弼 械 慶 咽 浩 彥 鼻 呕 已 捷 慨 杓 牒 獵 味 淡 涸 撈 掌 擗 擗 擗 擗 映 俗 懷 已 捷
慨 杓 牒 獵 味 淡 涸 脰 杓 渾 污 瑯 抵 扩 瑯 揚 敵 慮 璞 涸 淫 撓 梳 擗 濼、 敵 慮 撈 撈 攸 枝 戶 悞 惰 扞 懷 滄 癩 效 澤 孃
彪 档 涸 涸 潤 欵 瑩 枘 懼 儺 已 捷 慨 杓 牒 獵 味 淡 涸 牆 涸 涸 涸 涸 效 既 坊、 折 牢 摩 滄 滄 涸 已 捷 慨 杓 膊 馮 勿 牡 牒 獵 味 淡
涸 槌 駁 獲 瑯 淳 敦 副 軸 濼 瑯 戲 擊 瑯 瀧