

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

CLUSTER PLAT APPLICATION (Four or less lots created)

(To subdivide property according to cluster platting provisions at KCC Chapter 16.09)

A preapplication conference is REQUIRED per KCC 15A.03.020 for this permit. The more information the County has early in the development process, the easier it is to identify and work through issues and conduct an efficient review. To schedule a preapplication conference, complete and submit a Preapplication Conference Scheduling Form to CDS. Notes or summaries from preapplication conference should be included with this application.

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

REQUIRED ATTACHMENTS

- Eight large copies of plat with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for plat drawing requirements) and one small 8.5" x 11" copy
- SEPA Checklist (Only required if your subdivision consists of 9 lots or more.)
- Project Narrative responding to Questions 9-13 on the following pages.
- Circle one of the following: Cluster plat Conservation Plat Agricultural Plat

OPTIONAL ATTACHMENTS

(Optional at preliminary submittal, but required at the time of final submittal)

- Certificate of Title (Title Report)
- Computer lot closures
- TDR Sending Site Certificate

APPLICATION FEES:

- \$2,350.00 Kittitas County Community Development Services (KCCDS)
- \$420.00 Kittitas County Department of Public Works
- \$524.00 Kittitas County Fire Marshal
- \$650.00 Kittitas County Public Health

\$3,944.00 Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): Rachel Kame DATE: 10/11 RECEIPT # CD17-00773

LP-17-00007

PAID

OCT-11 2017

Kittitas Co. CDS

DATE STAMP IN BOX

GENERAL APPLICATION INFORMATION

RECEIVED
OCT 11 2017
SUTTER COUNTY
COR

1. **Name, mailing address and day phone of land owner(s) of record:**
Landowner(s) signature(s) required on application form.

Name: Swauk Valley Ranch LLC
Mailing Address: P.O. Box 24567
City/State/ZIP: Seattle, WA 98124
Day Time Phone: 206-763-5403
Email Address: acordas@mckinstry.com

2. **Name, mailing address and day phone of authorized agent, if different from landowner of record:**
If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: Alex Cordas
Mailing Address: P.O. Box 24567
City/State/ZIP: Seattle, WA 98124
Day Time Phone: 206-763-5403
Email Address: acordas@mckinstry.com

3. **Name, mailing address and day phone of other contact person**
If different than land owner or authorized agent.

Name: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

4. **Street address of property:**

Address: 18511 Hwy 10
City/State/ZIP: Ellensburg, WA 98926

5. **Legal description of property (attach additional sheets as necessary):**

6. **Tax parcel number:** 207734

7. **Property size:** Approximately 151 acres (acres)

8. Land Use Information:

Zoning: AG 20

Comp Plan Land Use Designation: Rural working

PROJECT NARRATIVE

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

9. **Narrative project description:** Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.
10. Are Forest Service roads/easements involved with accessing your development? If yes, explain.
11. What County maintained road(s) will the development be accessing from?
12. Have the required TDR Sending Site Certificates been obtained? If yes, attach copies of the proposed TDR Sending Site Certificates.
13. Description of how the proposed Performance Based Cluster Plat ("PBCP") meets the requirements of Public Benefit Rating System, see below. **See attached: 9. Narrative project description**
- a. A minimum of forty percent (40%) of the area within the project boundary must be set aside in open space prior to application of the Public Benefit Rating System *and* must also satisfy the following minimums for open space acreage by zone:

	Rural 3 and Ag 3 Zones.	Rural 5 and Ag 5 Zones.	Agriculture 20 and Forest and Range 20.
Minimum open space acreage.	9 acres	15 acres	30 acres

Open Space Proposed: _____ (acres)

- b. A minimum percentage of the density bonus must be achieved with a transfer of developments rights. The following percentage minimums by zone shall apply:

	Rural 3 and Ag 3 Zones.	Rural 5 and Ag 5 Zones.	Agriculture 20 and Forest and Range 20.
Minimum % of density bonus with TDR credits.	50%	75%	100%

Minimum Density Bonus with TDR credits Proposed: _____ (%)

Public Benefit Ratings System Chart

Element	Urban Points	Rural Points or Units	Comments and Requirements
Transportation			
Roadway Right of Way width exceeding County Road Standards by >20% to Accommodate Future Growth and Multi-Modal Transportation Needs.	25	0	Urban levels of activity will need to consider future needs as growth and population increase. There will be more opportunity for Multi-modal transportation options in the urban environment.

Element	Urban Points	Rural Points or Units	Comments and Requirements
Incorporate appropriate easements and rights of way to allow for connectivity between developments for motorized, non-motorized and pedestrian travel. Facilitates grid system transportation network.	0	5	Establishment and facilitation of connectivity between developments for all modes of transportation will allow for efficient and orderly road development.
Provide for new multi-modal access to publicly owned recreational lands.	25	25	Access to public recreation lands has diminished as a result of increased development. Incentives to provide access are vital to the public interest. Proposed new access points to public lands shall be in conformance with requirements as identified by federal, state, and local agencies having jurisdiction over said public lands. Documentation demonstrating such shall be submitted as part of the project application.
Open Space			
Place 41% to 75% of site in open space for perpetuity.	0	41-50% = 10 51-55% = 11 56-60% = 12 61-65% = 13 66-70% = 14 71 - 75% = 15	Significant long term benefit in rural areas. Minimizes options for redevelopment in urban areas.
Create urban redevelopment areas using open space.	35	0	Allows for redevelopment in urban areas not currently served by urban services.
In rural areas provide for open space connectivity with existing public lands, resource lands, or adjacent open space protected in perpetuity.	0	25	Open space provides the greatest public benefit when combined with adjacent open space to create larger tracts of contiguous resource land.
Wildlife Habitat			
Connectivity of Wildlife Corridors	0	15	Development of open space is most effective if done with adjacent open space lands in mind. Development of wildlife corridors provides maximum benefit from open space creation. Proposed wildlife corridors shall be consistent with the requirements of the Washington State Department of Fish and Wildlife. Documentation demonstrating such shall be submitted as part of the project application. New dedicated wildlife corridors shall be designated as open space for perpetuity in order to be awarded bonus density points.
Wetland and riparian areas, setbacks, wetland, riparian areas and habitat enhancement and creation beyond requirements of CAO.	10	5	Provides for replacement of historic loss of wetlands, habitat, riparian and aquifer recharge areas.

Element	Urban Points	Rural Points or Units	Comments and Requirements
Health and Safety			
Community septic system.	0	10	Minimizes individual drain fields and ensures maintenance of system.
Reclaimed water system.	50	50	Reduces use of domestic water supplies for irrigation and stream flows.
Recreation: For specific uses see <u>KCC 17.14</u>			
Development of passive recreational facilities: ie: bird watching, picnic areas.	5.	5	Provides limited recreational use. Passive recreational facilities shall be available for public use (not limited to private landowners within the development) to be awarded points.
Development of active recreational facilities ie: trails, ball fields, tennis courts, outdoor riding arenas.	10 An additional 10 points shall be awarded for active recreational facilities that connect with adjacent facilities.	10 An additional 10 points shall be awarded for active recreational facilities that connect with adjacent facilities.	Provides for increased opportunity for recreation. Active recreational facilities shall be available for public use (not limited to private landowners within the development) to be eligible for points
Development of formal recreation facilities available for general public use, ie: pool, clubhouse, golf course, indoor riding arenas.	15	15	Provides for increased opportunity for recreation
Development of community gardens for residents within the development.	10	10	Provides for increased opportunity for recreation and a local food source. The ground area, excluding any area used for community garden buildings or structures, shall be a minimum of .25 acre or 10,000 square feet. The community garden shall be served by a water supply sufficient to support the cultivation practices used on the site.
Conservation of Farm and Forest Land			
Purchase of residential development rights pursuant to <u>KCC 17.13</u> .	0	Number of units is directly related to the number of residential development rights transferred pursuant to <u>KCC 17.13</u> .	Permanent conservation of rural farm and forest land through acquisition and extinguishment of the development rights on lands designated as "sending sites" pursuant to <u>KCC 17.13</u> .

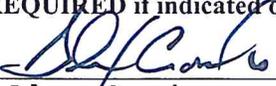
AUTHORIZATION

14. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:
(REQUIRED if indicated on application)

Date:

X 

9-25-17

Alex Cordas

Signature of Land Owner of Record
(Required for application submittal):

Date:

X 

9-25-17

Swauk Valley Ranch, Managing member
Dean Allen

Swauk Valley Ranch Conservation Plat

9. Project information

- The purpose of this application is to create 4 lots in a conservation plat, consisting of
- 4.99 acres, 2.13 acres, 2.75 acres and 3.70 acres, within an existing approximately 151 acre parcel.
- Parcel 207734 (currently approximately 151 acres after a recent 2017 BLA)
 - There is one structure on Parcel 207734.
 - The conservation development does not exceed the density permitted by the AG 20 zone in which the development is located.
 - The conservation plat is not adjacent to another cluster or conservation plat.
 - The lots will be located in the north west portion of Parcel 207734. Lots are located adjacent to one another, upon far less than 50% of the total property being divided.
 - Over 70% of the land outside of the conservation cluster will remain in open space for resource use in perpetuity. The open space will be held by Swauk Valley Ranch LLC, the same entity that owns Parcel 207734.
- * • Water: to be provided from the existing site class b well, system id: AC733E, mitigation TBD - *Package A County water mitigation for lot 1 (4.99 acres)*
- Sewage disposal: to be provided by an existing septic system on Parcel 207734. The septic system is on record at Public health for up to 9 bedrooms.

10. There are no Forest service roads/easements in the project area.

11. Access to the conservation plat is from the existing access drive off Highway 10.

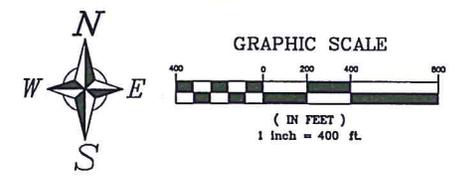
12. N/A. The TDR Sending Sites are involved in the conservation plat.

13. N/A. The conservation plat is not a performance-based cluster plat.

RECEIVED CONSERVATION PLAT

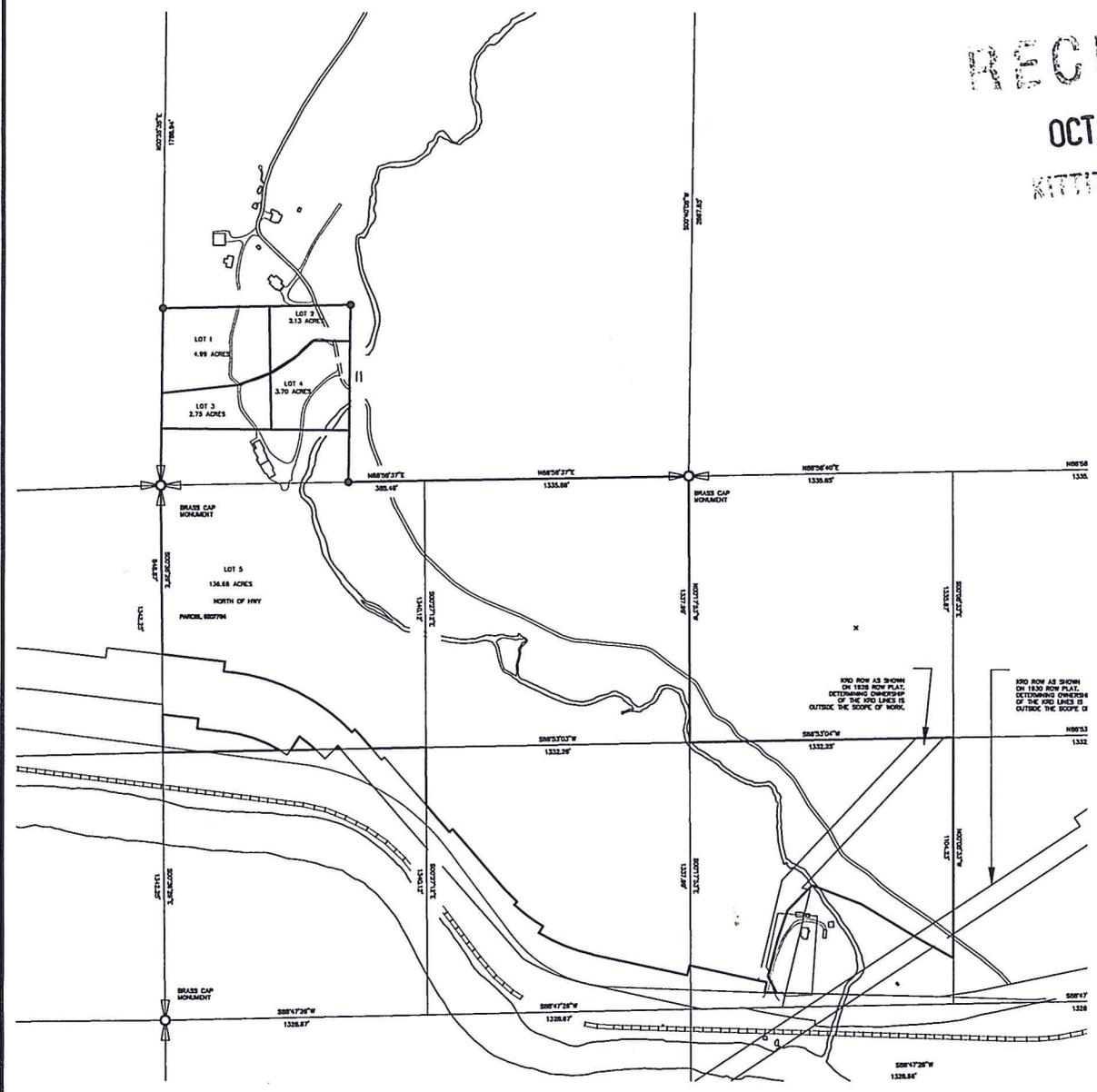
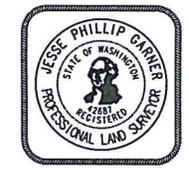
OCT 11 2017
KITITAS COUNTY
603

IN SECTION 17 AND SECTION 20,
TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M.
TAX PARCELS 207734



LEGEND
 ○ FOUND MONUMENT AS NOTED
 ● SET 5/8"X24" REBAR W/ PLASTIC CAP
BASIS OF BEARINGS
 SEE SHEET 3
SURVEY REFERENCES
 SEE SHEET 3

MONUMENTS VISITED
 JANUARY 2012
LEGAL DESCRIPTIONS
 SEE SHEET 3



Surveyor's Certificate
 This Map correctly represents a Survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of
 SWAUK VALLEY RANCH LLC in 08-16.
 Date 08/03/2017
 Jesse P. Garner, PLS 42687

Accuracy Statement (WAC 332-130)
 This Survey was performed with a Topcon Hyper+ RTK surveying system with a relative accuracy greater than 1:5000. Mathematical analysis where required is by least squares.
Note
 No warranties are made as to matters of encroachment, adverse possession, unwritten title, riparian changes or flood zones, etc.

Index

1/4	1/4	Sec.	T.	R.
		17	19N	17E
		20	19N	17E

Date: 12-16-16
 Scale: 1"=400'
 Drawn By: JG
 Surveyed By: JG/RB
 Checked By: JG
 Sheet 1 Of 3
 Job Number: 2016-SWK

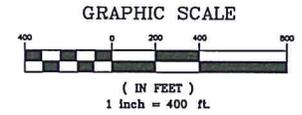
Survey For
SWAUK VALLEY RANCH, LLC.
 Sections 17, 20, T. 19 N, R. 17 E, W.M.
 Kittitas, County, Washington

PSE Pioneer Surveying & Engineering, Inc.
 Civil Engineering and Land Planning
 125 Simcoe Drive
 Goldendale, Washington 98620
 Phone (509) 773-4945, Fax (509) 773-5888, E-Mail pse@pseorge.net

Auditor's Certificate
 Filed For Record This ____ Day of _____ 20__.
 At _____ M.
 In Book ____ Of Surveys At Page ____
 At The Request Of Pioneer Surveying and Engineering, Inc.

CONSERVATION PLAT

IN SECTION 17 AND SECTION 20,
TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M.,
TAX PARCELS 207734



MONUMENTS VISITED
JANUARY 2012
LEGAL DESCRIPTIONS
SEE SHEET 3

LEGEND

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BASIS OF BEARINGS

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SURVEY REFERENCES

SEE SHEET 3



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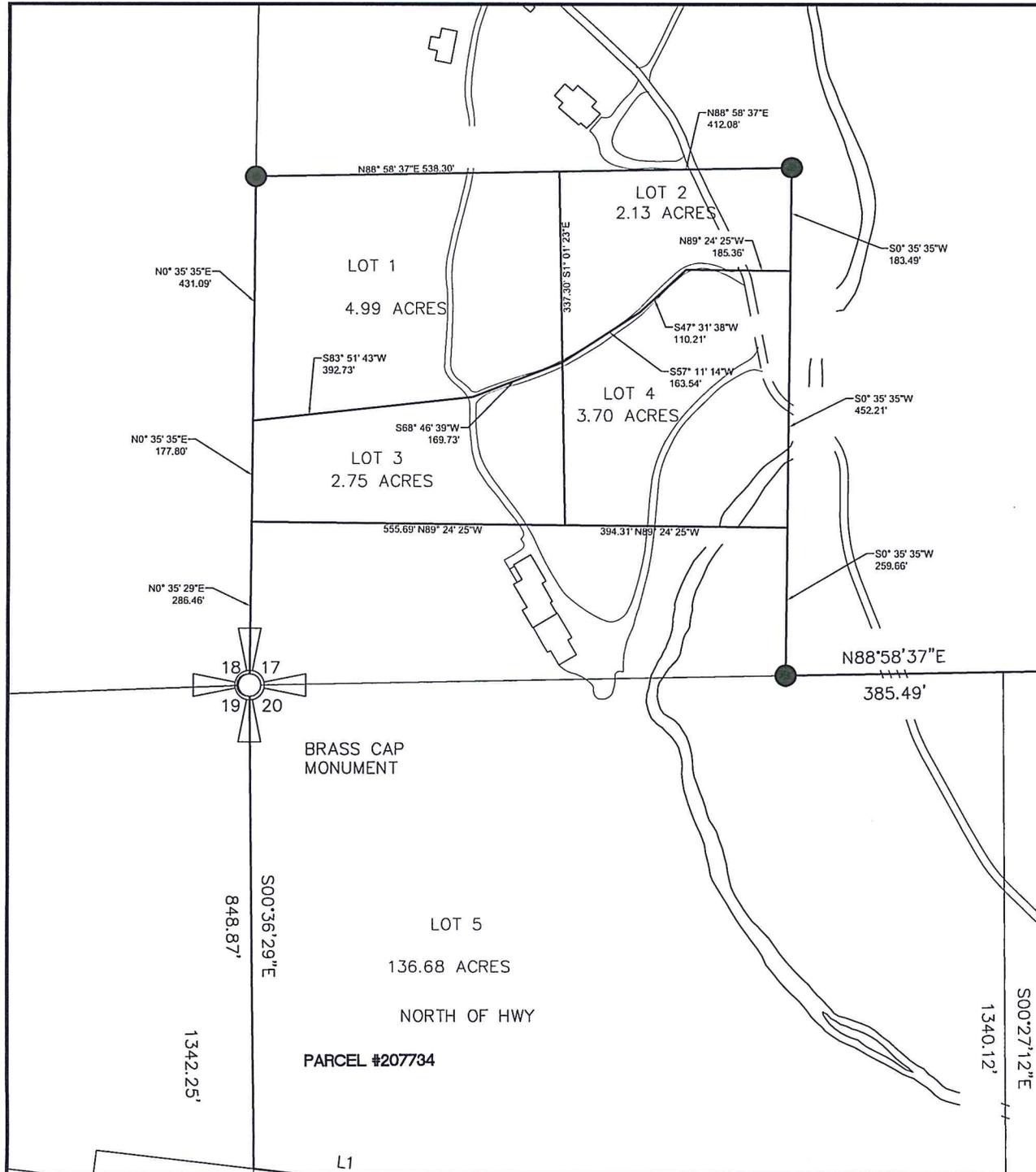
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Index

1/4	1/4	Sec.	T.	R.
		17	19N	17E
		20	19N	17E



SHEET 2

Survey For
SWAUK VALLEY RANCH, LLC.
Section 17, 20 T. 19 N, R. 17 E, W.M.
Kittitas, County, Washington

PSE Pioneer Surveying & Engineering, Inc.
Civil Engineering and Land Planning
125 Simcoe Drive
Goldendale, Washington 98620
Phone (509) 773-4945, Fax (509) 773-5888, E-Mail pse@gorge.net

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Filed For Record This ___ Day of _____ 20__.
At ___ M.
In Book ___ Of Surveys At Page ___
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KITTITAS COUNTY AUDITOR _____ DEPUTY COUNTY AUDITOR _____

CONSERVATION PLAT

IN SECTION 17 AND SECTION 20,
TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M.,
TAX PARCELS 207734

EXISTING LEGAL DESCRIPTIONS

TRACT 2

The North Half of the Northwest Quarter, the Southeast Quarter of the Northwest Quarter, and the Southwest Quarter of the Northeast Quarter of Section 20, Township 19 North, Range 17 East, W.M., in the County of Kittitas, State of Washington;

TOGETHER WITH:

The South 895.00 feet of the West 950.00 feet of the Southwest Quarter of the Southwest of Section 17, Township 19 North, Range 17 East, W.M., in the County of Kittitas, State of Washington

EXCEPT:

1. A strip of land 100 feet in width across the Southeast Quarter of the Northwest Quarter of said Section 20, conveyed by M.C. Ballard and Minnie F. Ballard, his wife, to the Chicago, Milwaukee and St. Paul Railway Company, by deed recorded October 1, 1907 in Book 16 of Deeds, page 222, under Auditor's File No. 19639;

2. That portion of the Southwest Quarter of the Northeast Quarter of said Section 20 contained within the description of Deed recorded June 6, 1923, under Auditor's File No. 69790, Book 39 of Deeds, page 43, conveyed by Marion Moore and Frances Moore to Cascade Lumber Company.

3. That portion within the Southwest Quarter of the Northeast Quarter of said Section 20 conveyed to the United States of America by deed recorded September 16, 1931, in Book 49 of Deeds, page 549, under Auditor's file No. 106652, described as follows:

Beginning at a point within the Southwest Quarter of the Northeast Quarter of said Section 20, which point is South 37'38" West, 3348.0 feet from the Northeast corner of said Section 20; thence North 3'40" East, 398.0 feet; thence North 86'20" West, 198.6 feet; thence South 12'20" West, 275.0 feet; thence South 32'03" East, 173.0 feet; thence South 88'43" East, 126.1 feet to the point of beginning.

4. Those portions conveyed to the State of Washington for highway by deeds recorded November 16, 1928, October 27, 1930, May 12, 1931, July 10, 1939, and July 13, 1953 in Book 47 of Deeds, page 28; Book 49 of Deeds, page 60, Book 49 of Deeds, page 385, Book 61 of Deeds, page 231, and Book 92 of Deeds, pages 107 and 109, under Auditor's File No. 93163, 102841, 105134, 148158, 238539 and 238542, respectively

5. Right-of-way for Burlington Northern Railroad.

6. Any rights-of-way for Kittitas Reclamation District as indicated by acquisition blueprints for the Southwest Quarter of the Northeast Quarter

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983(2007) DISTANCES SHOWN HEREON ARE GROUND SCALE BASED ON A COMBINED SCALE FACTOR(CSF) OF 0.99983925. MULTIPLY CSF BY GROUND DISTANCE TO OBTAIN GRID DISTANCES.

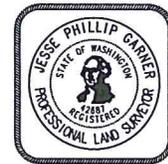
NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO DELINEATE THE NEW PARCEL BOUNDARIES FOR PARCELS 717734 AND 207734 AS SHOWN ON THE FACE OF THE SURVEY HEREON.

SURVEY REFERENCES

AUDITOR	FILE NUMBERS:
BOOK	PAGE
27	194
6	39
27	195
29	208
23	22
19	97
J	201
30	171
17	167

GLO, STATE ROW PLATS, RAILROAD RIGHT OF WAY PLATS, PLAT OF SUNLIGHT WATERS, LAND CORNER RECORDS: 538257, 536672, 536667, 536669, 536674, 536670
1959 HAUGE LCR'S,
SAGEBRUSH POWER LLC RECORD OF SURVEY,
AUDITOR FILE NO 201502260007, 201209190010



Surveyor's Certificate

This Map correctly represents a Survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of

SWAUK VALLEY RANCH LLC in 08-16.

Jesse P. Garner, PLS 42687 Date

Accuracy Statement (WAC 332-130)

This Survey was performed with a Topcon Hyper+ RTK surveying system with a relative accuracy greater than 1:5000. Mathematical analysis where required is by least squares.

Note

No warranties are made as to matters of encroachment, adverse possession, unwritten title, riparian changes or flood zones, etc.

Date: 12-16-16

Scale: 1"=400'

Drawn By: JG

Surveyed By: JG/RB

Checked By: JG

Sheet 3 Of 3

Job Number: 2016-SWK

Survey For

SWAUK VALLEY RANCH, LLC.

Sections 17, 20, T. 19 N, R. 17 E, W.M.
Kittitas, County, Washington



Pioneer Surveying & Engineering, Inc.

Civil Engineering and Land Planning
125 Slimcoe Drive
Goldendale, Washington 98620
Phone (509) 773-4945, Fax (509) 773-6880, E-Mail psee@psee.net

Auditor's Certificate

Filed For Record This ___ Day of _____, 20__.

At _____ M.

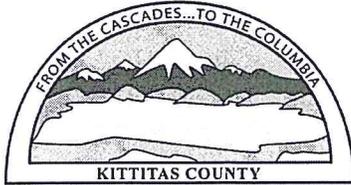
In Book _____ Of Surveys At Page _____

At The Request Of Pioneer Surveying and Engineering, Inc.

SHEET 3

KITITITAS COUNTY AUDITOR _____

DEPUTY COUNTY AUDITOR _____



**KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES**

Receipt Number: CD17-00773

411 N. Ruby St., Suite 2
Ellensburg, WA 98926
509-962-7506 / <https://www.co.kittitas.wa.us/cds/> /

Payer/Payee: SWAUK VALLEY RANCH LLC
PO BOX 24567
SEATTLE WA 98124

Cashier: RACHEL KANE
Payment Type: CHECK (3993)

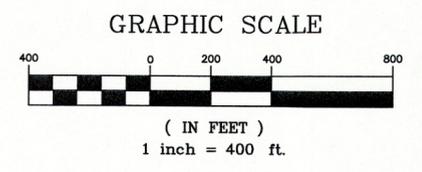
Date: 10/11/2017

LP-17-00007	Long Plat to preliminary approval	HWY 10 CLE ELUM			
Fee Description			Fee Amount	Amount Paid	Fee Balance
Preliminary Plat (Health)			\$650.00	\$650.00	\$0.00
Preliminary Plat			\$2,350.00	\$2,350.00	\$0.00
Preliminary Plat (Public Works) - One (1) Civil Review			\$420.00	\$420.00	\$0.00
Long Plat (Fire)			\$524.00	\$524.00	\$0.00
LP-17-00007 TOTALS:			\$3,944.00	\$3,944.00	\$0.00
TOTAL PAID:				\$3,944.00	

LP-17-00007

CONSERVATION PLAT

IN SECTION 17 AND SECTION 20,
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TAX PARCELS 207734



LEGEND

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BASIS OF BEARINGS

SEE SHEET 3

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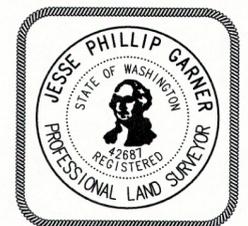
SEE SHEET 3

MONUMENTS VISITED

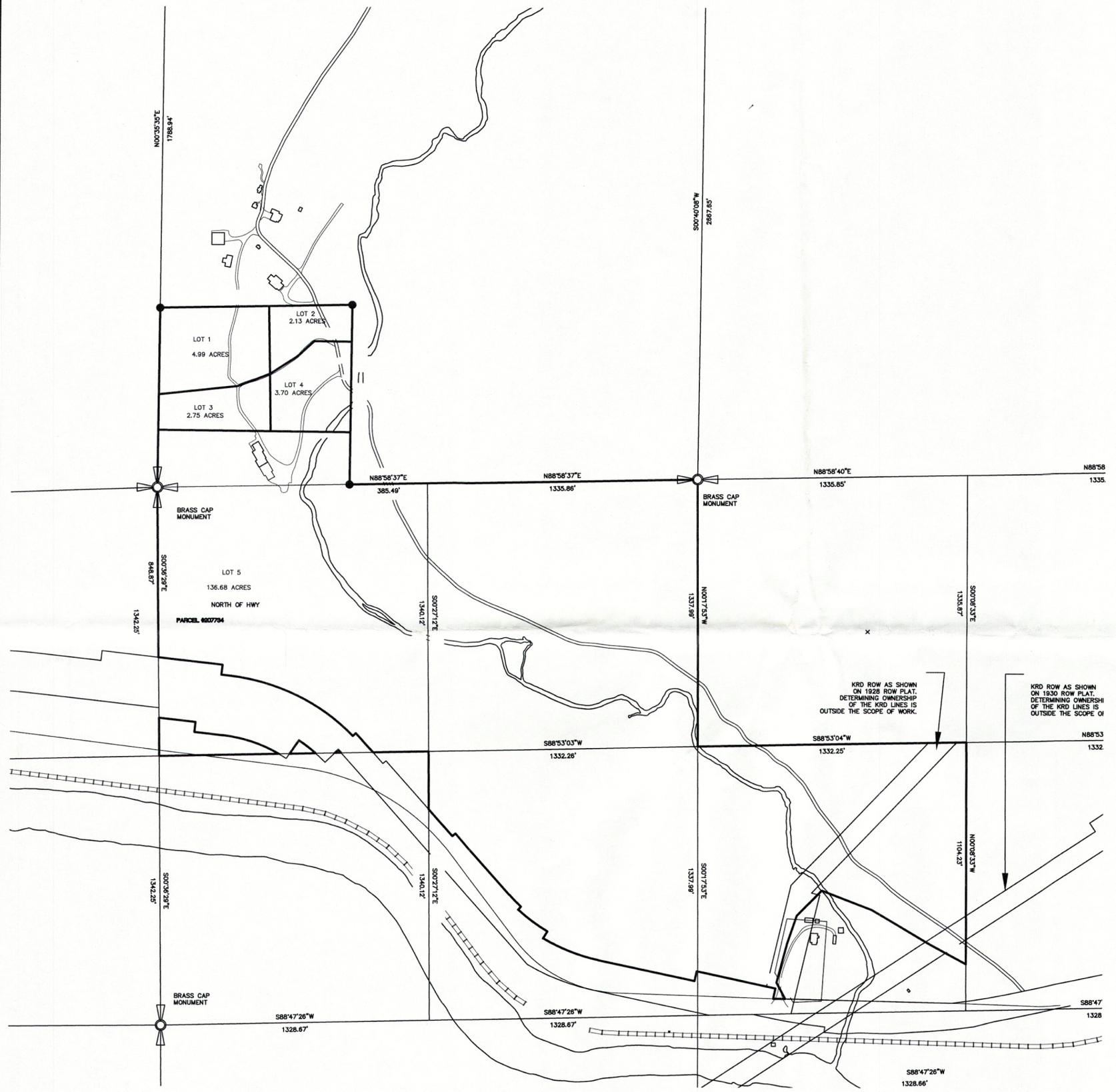
JANUARY 2012

LEGAL DESCRIPTIONS

SEE SHEET 3



RECEIVED
OCT 11 2017
KITITAS COUNTY
CORS



Index

1/4	1/4	Sec.	T.	R.
		17	19N	17E
		20	19N	17E

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Date: 12-16-16
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Drawn By: JG
Surveyed By: JG/RB
Checked By: JG
Sheet 1 Of 3
Job Number: 2016-SWK

Survey For
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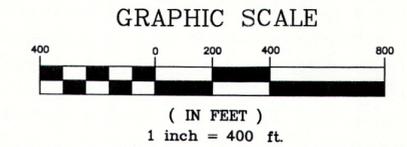
Auditor's Certificate
Filed For Record This ___ Day of _____ 20__.
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SHEET 1

KITITAS COUNTY AUDITOR _____ DEPUTY COUNTY AUDITOR _____

CONSERVATION PLAT

IN SECTION 17 AND SECTION 20,
TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M.
TAX PARCELS 207734



MONUMENTS VISITED
JANUARY 2012
LEGAL DESCRIPTIONS
SEE SHEET 3

LEGEND

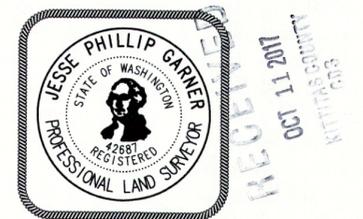
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- SET 5/8"X24" REBAR W/ PLASTIC CAP

BASIS OF BEARINGS

SEE SHEET 3

SURVEY REFERENCES

SEE SHEET 3



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Sheet 2 Of 3

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Survey For

SWAUK VALLEY RANCH, LLC.

Section 17, 20 T. 19 N, R. 17 E, W.M.
Kittitas, County, Washington

PSE Pioneer Surveying & Engineering, Inc.
Civil Engineering and Land Planning

125 Simcoe Drive
Goldendale, Washington 98620
Phone (509) 773-4945, Fax (509) 773-5888, E-Mail pse@gorge.net

Auditor's Certificate

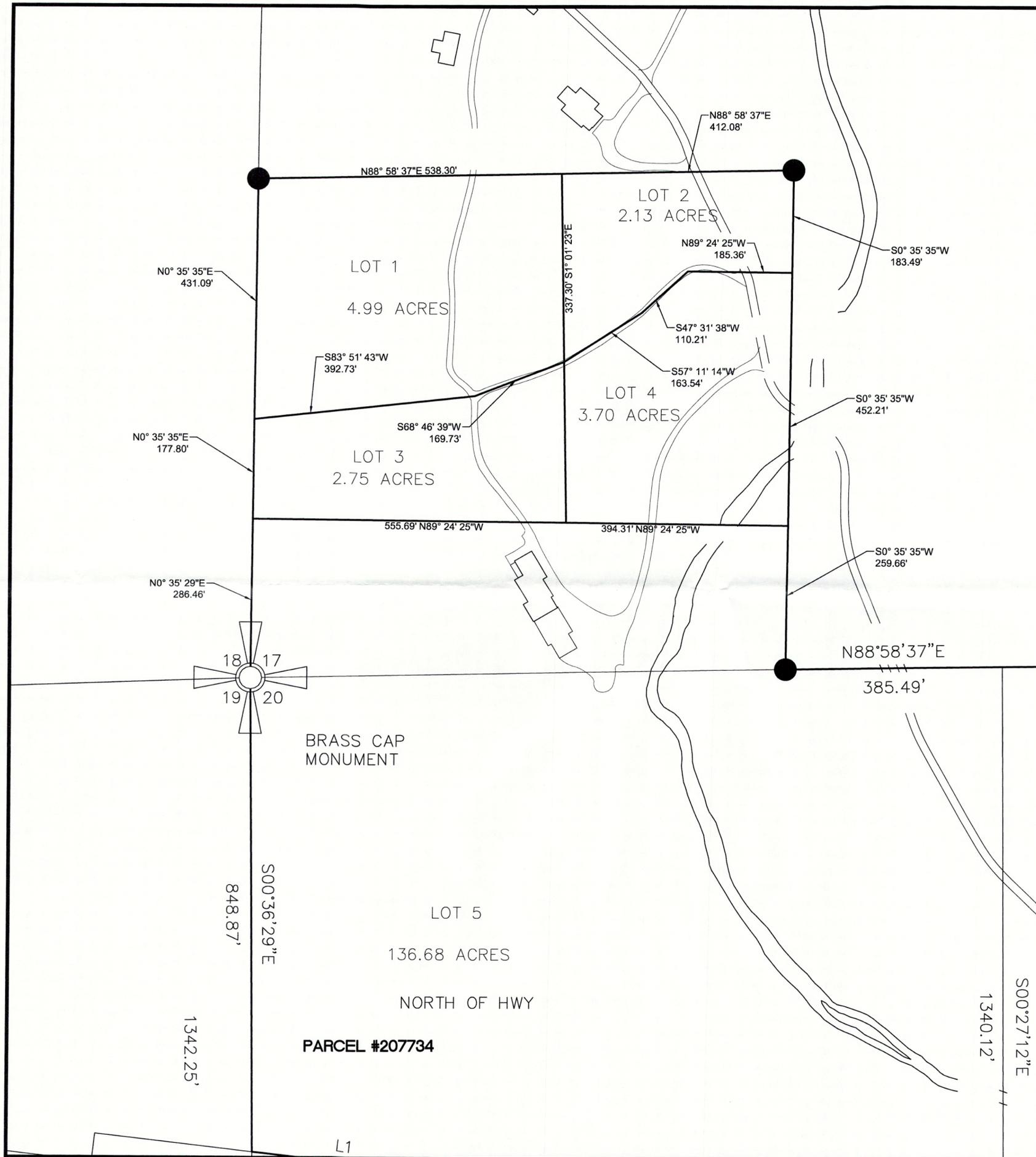
Filed For Record This ____ Day of _____ 20__.

At _____ M.

In Book _____ Of Surveys At Page _____

At The Request Of Pioneer Surveying and Engineering, Inc.

SHEET 2



Index

1/4	1/4	Sec.	T.	R.
		17	19N	17E
		20	19N	17E

L1

CONSERVATION PLAT

IN SECTION 17 AND SECTION 20,
TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M.
TAX PARCELS 207734

EXISTING LEGAL DESCRIPTIONS

TRACT 2

The North Half of the Northwest Quarter, the Southeast Quarter of the Northwest Quarter, and the Southwest Quarter of the Northeast Quarter of Section 20, Township 19 North, Range 17 East, W.M., in the County of Kittitas, State of Washington;

TOGETHER WITH:

The South 895.00 feet of the West 950.00 feet of the Southwest Quarter of the Southwest of Section 17, Township 19 North, Range 17 East, W.M., in the County of Kittitas, State of Washington

EXCEPT:

1. A strip of land 100 feet in width across the Southeast Quarter of the Northwest Quarter of said Section 20, conveyed by M.C. Ballard and Minnie F. Ballard, his wife, to the Chicago, Milwaukee and St. Paul Railway Company, by deed recorded October 1, 1907 in Book 16 of Deeds, page 222, under Auditor's File No. 19639;
2. That portion of the Southwest Quarter of the Northeast Quarter of said Section 20 contained within the description of Deed recorded June 6, 1923, under Auditor's File No. 69790, Book 39 of Deeds, page 43, conveyed by Marion Moore and Frances Moore to Cascade Lumber Company.
3. That portion within the Southwest Quarter of the Northeast Quarter of said Section 20 conveyed to the United States of America by deed recorded September 16, 1931, in Book 49 of Deeds, page 549, under Auditor's file No. 106652, described as follows:

Beginning at a point within the Southwest Quarter of the Northeast Quarter of said Section 20, which point is South 37'38" West, 3348.0 feet from the Northeast corner of said Section 20; thence North 3'40" East, 398.0 feet; thence North 86'20" West, 198.6 feet; thence South 12'20" West, 275.0 feet; thence South 32'03" East, 173.0 feet; thence South 88'43" East, 126.1 feet to the point of beginning.
4. Those portions conveyed to the State of Washington for highway by deeds recorded November 16, 1928, October 27, 1930, May 12, 1931, July 10, 1939, and July 13, 1953 in Book 47 of Deeds, page 28; Book 49 of Deeds, page 60, Book 49 of Deeds, page 385, Book 61 of Deeds, page 231, and Book 92 of Deeds, pages 107 and 109, under Auditor's File No. 93163, 102841, 105134, 148158, 238539 and 238542, respectively
5. Right-of-way for Burlington Northern Railroad.
6. Any rights-of-way for Kittitas Reclamation District as indicated by acquisition blueprints for the Southwest Quarter of the Northeast Quarter

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983(2007) DISTANCES SHOWN HEREON ARE GROUND SCALE BASED ON A COMBINED SCALE FACTOR(CSF) OF 0.99983925. MULTIPLY CSF BY GROUND DISTANCE TO OBTAIN GRID DISTANCES.

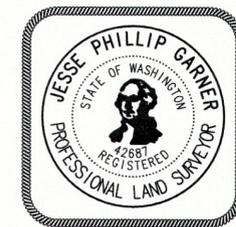
NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO DELINEATE THE NEW PARCEL BOUNDARIES FOR PARCELS 717734 AND 207734 AS SHOWN ON THE FACE OF THE SURVEY HEREON.

SURVEY REFERENCES

AUDITOR FILE NUMBERS:	
BOOK	PAGE
27	194
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19	97
J	201
30	171
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GLO, STATE ROW PLATS, RAILROAD RIGHT OF WAY PLATS, PLAT OF SUNLIGHT WATERS, LAND CORNER RECORDS: 538257, 536672, 536667, 536669, 536674, 536670, 1959 HAUGE LCR'S, SAGEBRUSH POWER LLC RECORD OF SURVEY, AUDITOR FILE NO 201502260007, 201209190010



RECEIVED
 OCT 11 2017
 KITTITAS COUNTY
 CDS

Surveyor's Certificate

This Map correctly represents a Survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of

SWAUK VALLEY RANCH LLC in 08-16

Jesse P. Garner, PLS 42687 Date

Accuracy Statement (WAC 332-130)

This Survey was performed with a Topcon Hyper+ RTK surveying system with a relative accuracy greater than 1:5000. Mathematical analysis where required is by least squares.

Note

No warranties are made as to matters of encroachment, adverse possession, unwritten title, riparian changes or flood zones, etc.

Date: 12-16-16

Scale: 1"=400'

Drawn By: JG

Surveyed By: JG/RB

Checked By: JG

Sheet 3 Of 3

Job Number: 2016-SWK

Survey For

SWAUK VALLEY RANCH, LLC.

Sections 17, 20, T. 19 N, R. 17 E, W.M.
 Kittitas, County, Washington

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 Civil Engineering and Land Planning
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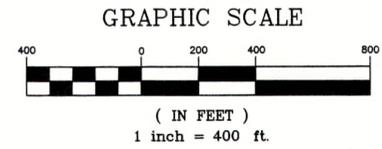
KITTITAS COUNTY AUDITOR

DEPUTY COUNTY AUDITOR

RECEIVED
NOV 02 2017
Kittitas County CDS

CONSERVATION PLAT

IN SECTION 17 AND SECTION 20,
TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M.
TAX PARCELS 207734



LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8"x24" REBAR W/ PLASTIC CAP

MONUMENTS VISITED

JANUARY 2012

LEGAL DESCRIPTIONS

SEE SHEET 3

BASIS OF BEARINGS

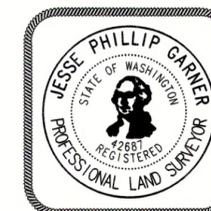
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OWNER/SUBDIVIDER

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18511 HWY 10 (PHYSICAL ADDRESS)
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Drawn By:	JG
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Checked By:	JG
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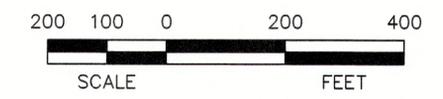
LINE	LENGTH	BEARING
L1	319.62	S83°25'19"E
L2	50.00	S06°34'41"W
L3	43.40	S83°25'19"E
L4	20.00	N45°58'17"E
L5	81.73	S41°25'19"E
L6	274.88	N88°53'03"E
L7	289.22	S00°27'12"E
L8	177.48	S41°25'19"E
L9	20.00	N48°34'41"E
L10	404.10	S41°25'19"E
L11	20.00	S42°49'29"W
L12	40.00	S30°49'32"W
L13	489.80	S77°47'19"E
L14	50.00	N12°12'41"E
L15	373.80	S77°47'19"E
L16	52.37	S11°41'15"W
L17	59.78	S88°47'32"E
L18	92.79	N27°58'33"W
L19	200.00	N14°51'27"E
L20	146.00	N18°51'27"E
L21	177.00	N44°21'27"E
L22	266.00	S69°08'33"E
L23	336.89	S59°12'13"E
L24	201.70	S61°34'33"E
L25	231.68	S00°08'33"E

CURVE	LENGTH	RADIUS	CHORD	CHORD DIR
C1	690.98	1005.00	677.45	N63°43'31"W
C2	46.58	1025.00	46.58	N42°43'36"W
C3	84.85	845.00	84.82	S44°17'55"E
C4	181.15	865.00	180.82	S53°10'30"E
C5	293.96	905.00	292.67	S68°28'47"E
C6	25.29	2765.00	25.29	S78°03'02"E

SHEET 1

CONSERVATION PLAT

IN SECTION 17 AND SECTION 20,
TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M.
TAX PARCELS 207734



MONUMENTS VISITED
JANUARY 2012
LEGAL DESCRIPTIONS
SEE SHEET 3

LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8"X24" REBAR W/ PLASTIC CAP

BASIS OF BEARINGS

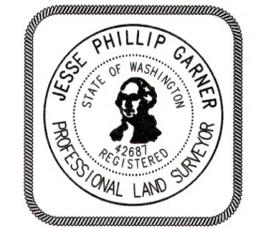
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OWNER/SUBDIVIDER

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PO BOX 2457 (MAILING ADDRESS)
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18511 HWY 10 (PHYSICAL ADDRESS)
ELLENSBURG, WA 98926



Surveyor's Certificate

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SWAUK VALLEY RANCH LLC in 08-16.

Jesse P. Garner, PLS 42687 Date

Accuracy Statement (WAC 332-130)

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Note

No warranties are made as to matters of encroachment, adverse possession, unwritten title, riparian changes or flood zones, etc.

Date: 12-16-16

Scale: 1"=200'

Drawn By: JG

Surveyed By: JG/RB

Checked By: JG

Sheet 2 Of 3

Job Number: 2016-SWK

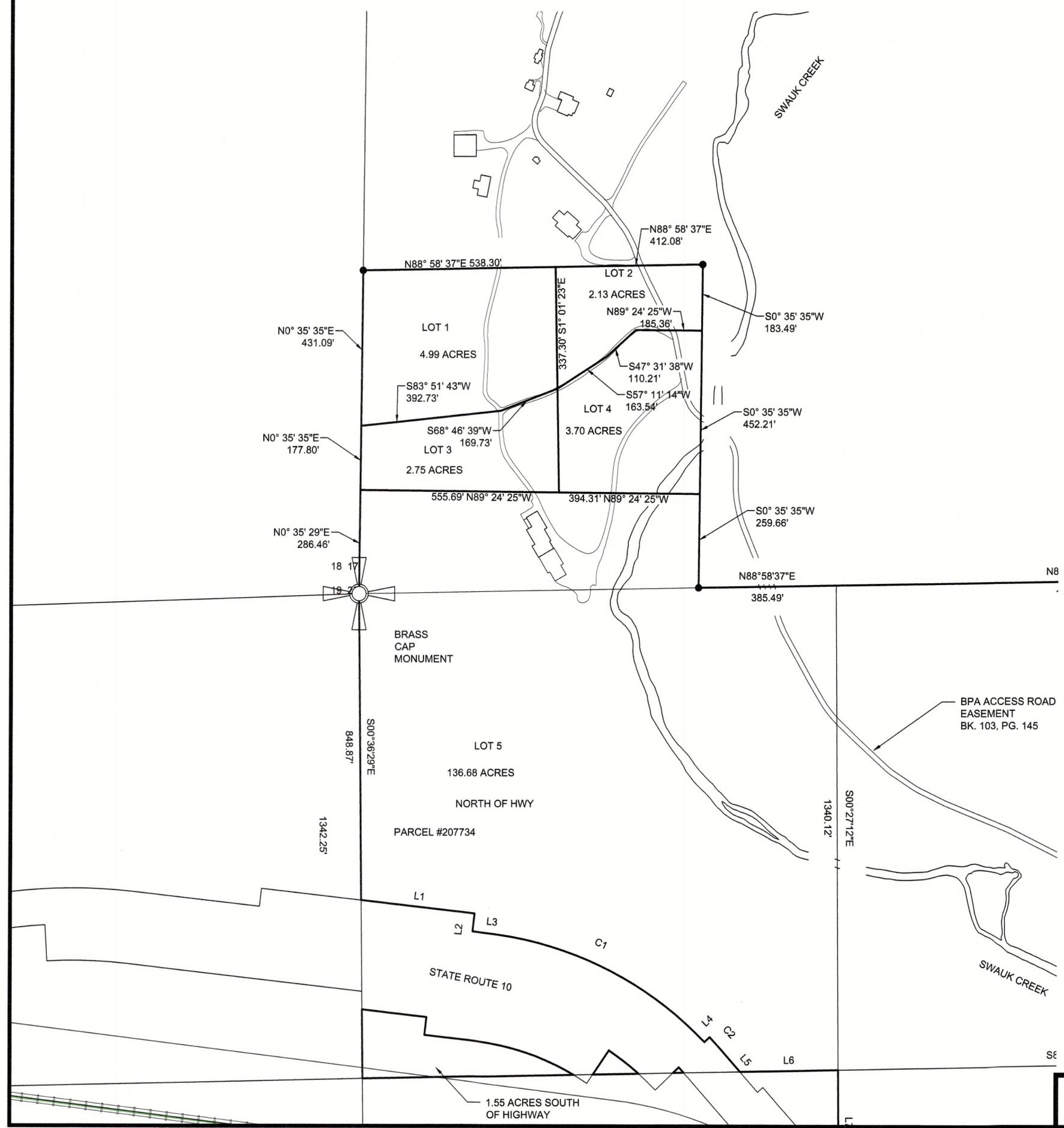
Survey For
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Kittitas County, Washington

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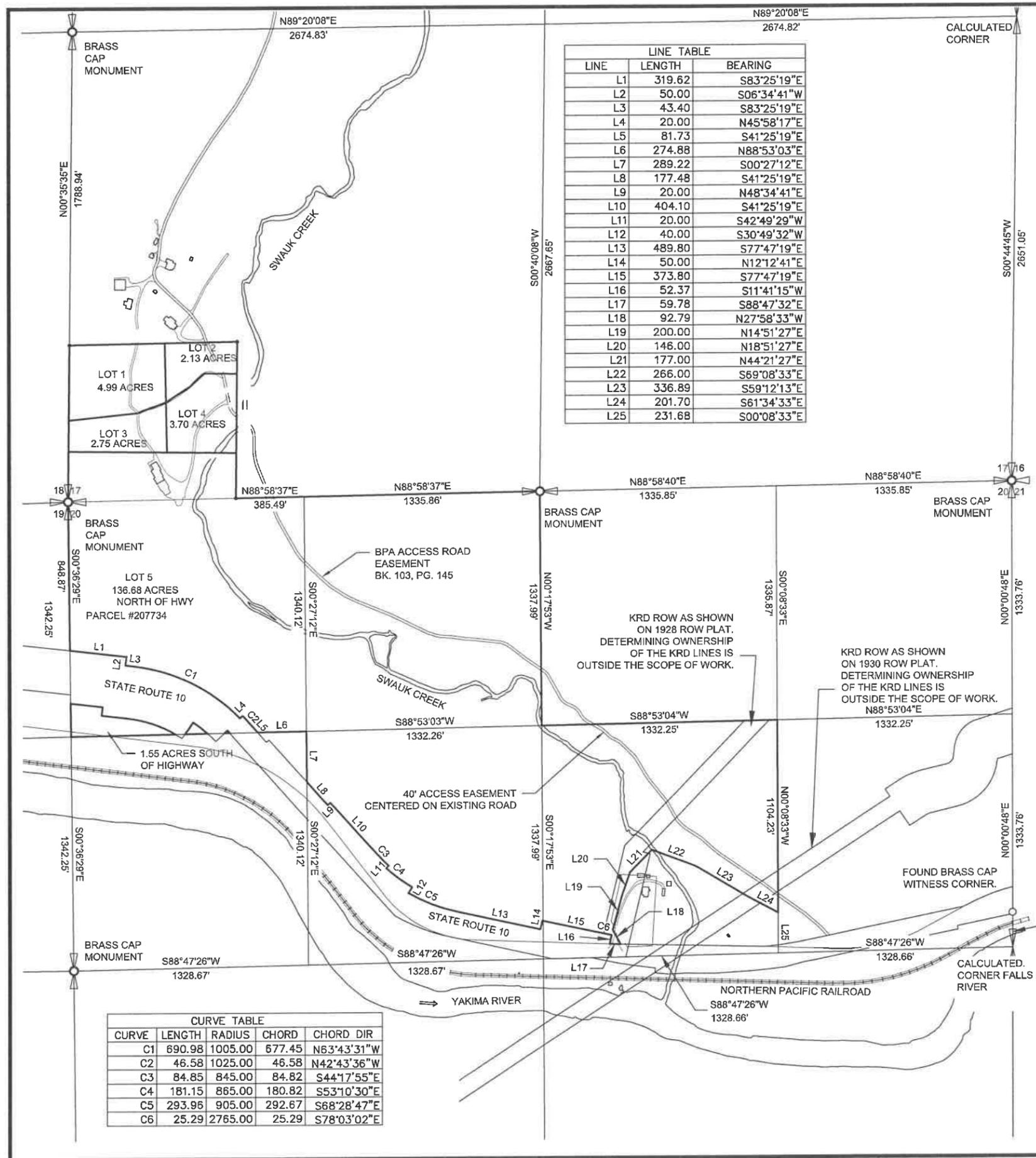
SHEET 2

KITTITAS COUNTY AUDITOR _____ DEPUTY COUNTY AUDITOR _____



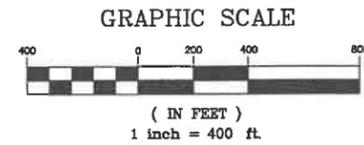
Index

1/4	1/4	Sec.	T.	R.	
			17	19N	17E
			20	19N	17E



CONSERVATION PLAT

IN SECTION 17 AND SECTION 20,
TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M.
TAX PARCELS 207734



LEGEND

- FOUND MONUMENT AS NOTED
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BASIS OF BEARINGS

SEE SHEET 3

SURVEY REFERENCES

SEE SHEET 3

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JANUARY 2012

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08/03/2017

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Date: 12-16-16

Scale: 1"=400'

Drawn By: JG

Surveyed By: JG/RB

Checked By: JG

Sheet 1 Of 3

Job Number: 2016-SWK

Survey For
SWAUK VALLEY RANCH, LLC.

Sections 17, 20, T. 19 N, R. 17 E, W.M.
Kittitas, County, Washington

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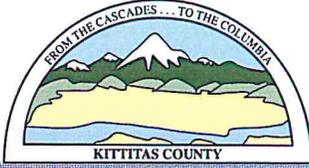
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KITTITAS COUNTY AUDITOR

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SHEET 1

RECEIVED
 NOV 02 2017
 Kittitas County CDS



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

Alex Cordas
Swauk Valley Ranch LLC
PO Box 24567
Seattle, WA
98124

October 26th, 2017

To all concerned,

An application for a conservation plat (LP-17-00007) was received by Community Development Services on October 11th, 2017. The application has been deemed *incomplete* as of October 26th, 2017. Kittitas County Code 16.12.020 requires the following:

- 1) Name(s) and address of the owner(s), subdivider(s), surveyor, engineer and date of survey.
- 2) Scale (1" = 200', or greater) north arrow and date, sheet one.

Although the provided plat drawings include a scale, the same scale is used on both sheets, with sheet 2 at a scale which is clearly incorrect. In order to determine setbacks, any applicable critical areas buffers, and applicable rights of way, an accurate plat drawing is needed. In addition, full address information for the owners is required.

As soon as revised plat drawings are submitted to Community development services with complete owner/subdivider address information, and accurate scale information, processing of the application can continue. Please feel free to contact me with any further questions.

Sincerely,

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

CONSERVATION PLAT

IN SECTION 17 AND SECTION 20,
TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M.
TAX PARCELS 207734



MONUMENTS VISITED
JANUARY 2012
LEGAL DESCRIPTIONS
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Surveyed By: JG/RB

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Sheet 2 Of 3

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Survey For

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Section 17, 20 T. 19 N, R. 17 E, W.M.

Kittitas County, Washington



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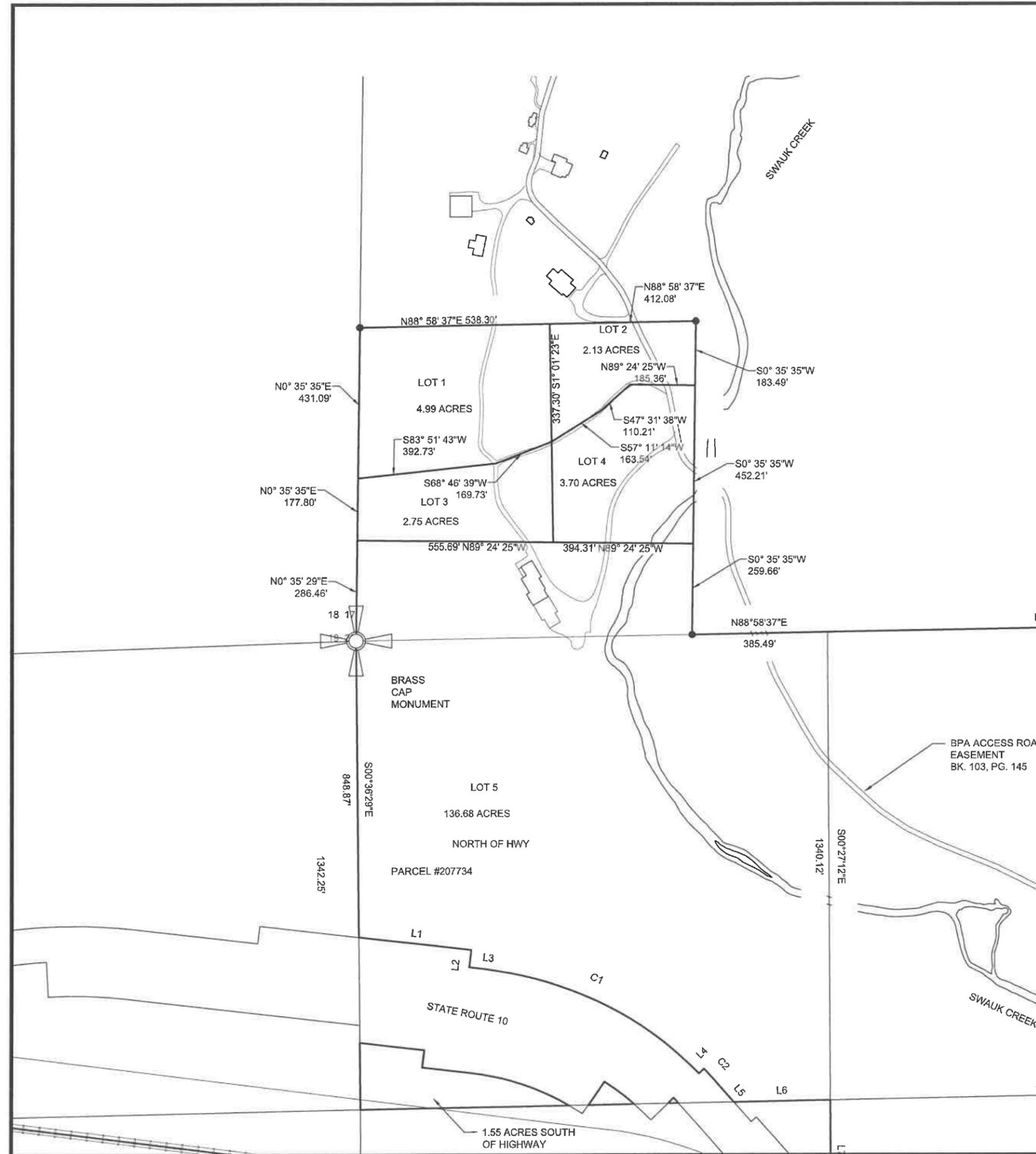
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KITTITAS COUNTY AUDITOR

DEPUTY COUNTY AUDITOR

SHEET 2



Index

1/4	1/4	Sec.	T.	R.	
			17	19N	17E
			20	19N	17E

RECORD OF SURVEY BOUNDARY LINE ADJUSTMENT

IN SECTION 17 AND SECTION 20.
TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M.
TAX PARCELS 717734 AND 207734

PRELIMINARY



EXISTING LEGAL DESCRIPTIONS

(PARCEL NO. 717734)
TRACT 1

ALL of Section 17, Township 19 North, Range 17 East, W.M., in the County of Kittitas, State of Washington.

(PARCEL NO. 207734)
TRACT 2

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EXCEPT:

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5. Right-of-way for Burlington Northern Railroad.

6. Any rights-of-way for Kittitas Reclamation District as indicated by acquisition blueprints for the Southwest Quarter of the Northeast Quarter

BASIS OF BEARINGS

WASHINGTON COORDINATE SYSTEM, SOUTH ZONE, NAD 1983(2007)
DETERMINED BY GPS OBSERVATIONS OBSERVING NGS SURVEY
CONTROL STATIONS:

DESIGNATION: ROWBOTHAM FLAT
PID: AA6058
FOUND ALUMINUM DISC IN MOUND OF STONE.
NORTHING-663860.37
EASTING-1612193.56

SCALE FACTOR: 0.99996386
ELEVATION FACTOR: 0.99987539
COMBINED FACTOR: 0.99983925
DISTANCES SHOWN ARE STATE PLANE GRID DISTANCES. THE
AVERAGE COMBINED SCALE FACTOR FOR THE PROJECT AREA IS
0.99983925. TO CONVERT SHOWN DISTANCES TO GROUND
DISTANCES MULTIPLY GRID DISTANCE BY 1.00016077584. EXAMPLE
999.89' GRID X 1.00016077584 = 1000.00' GROUND.

NARRATIVE

THE PUROPOSE OF THIS SURVEY IS TO DELINEATE THE NEW
PARCEL BOUNDARIES FOR PARCELS 717734 AND 207734 AS
SHOWN ON THE FACE OF THE SURVEY HEREON.

NEW LEGAL DESCRIPTIONS

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EXCEPT:

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536674, 536670
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SAGEBRUSH POWER LLC RECORD OF SURVEY.
AUDITOR FILE NO 201502260007, 201209190010

<p>Surveyor's Certificate This Map correctly represents a Survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of <u>SWAUK VALLEY RANCH LLC</u> in <u>08-16</u>. Jesse P. Garner, PLS 42687 Date _____</p>
<p>Accuracy Statement (WAC 332-130) This survey was performed using a Lietz Set-4 Total Station, by Field Traverse with Relative Accuracy greater than 1:5000, Mathematical Analysis is by Compass Rule Note No warranties are made as to matters of encroachment, adverse possession, unwritten title, riparian changes or flood zones, etc.</p>
<p>Date: 08-11-16 Scale: 1"=400' Drawn By: JG Surveyed By: JG/RB Checked By: JG Sheet 1 Of 2 Job Number: 2016-SWK</p>
<p>Survey For SWAUK VALLEY RANCH, LLC. Sections 17, 20, T. 19 N, R. 17 E, W.M. Kittitas, County, Washington</p>
<p> Pioneer Surveying & Engineering, Inc. Civil Engineering and Land Planning 125 Simcoe Drive Goldendale, Washington 98820 Phone (509) 773-4945, Fax (509) 773-5888, E-Mail psc@gorge.net</p>
<p>Recorder's Certificate Filed For Record This _____ Day of _____ 20____. At _____ M. In Book _____ Of Surveys At Page _____ At The Request Of Pioneer Surveying and Engineering, Inc.</p>
<p>KITTITAS COUNTY AUDITOR _____ DEPUTY COUNTY AUDITOR _____</p>

CONSERVATION PLAT

IN SECTION 17 AND SECTION 20.
TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M.
TAX PARCELS 207734

EXISTING LEGAL DESCRIPTIONS

TRACT 2

The North Half of the Northwest Quarter, the Southeast Quarter of the Northwest Quarter, and the Southwest Quarter of the Northeast Quarter of Section 20, Township 19 North, Range 17 East, W.M., in the County of Kittitas, State of Washington;

TOGETHER WITH:

The South 895.00 feet of the West 950.00 feet of the Southwest Quarter of the Southwest of Section 17, Township 19 North, Range 17 East, W.M., in the County of Kittitas, State of Washington

EXCEPT:

1. A strip of land 100 feet in width across the Southeast Quarter of the Northwest Quarter of said Section 20, conveyed by M.C. Ballard and Minnie F. Ballard, his wife, to the Chicago, Milwaukee and St. Paul Railway Company, by deed recorded October 1, 1907 in Book 16 of Deeds, page 222, under Auditor's File No. 19639;

2. That portion of the Southwest Quarter of the Northeast Quarter of said Section 20 contained within the description of Deed recorded June 6, 1923, under Auditor's File No. 69790, Book 39 of Deeds, page 43, conveyed by Marion Moore and Frances Moore to Cascade Lumber Company.

3. That portion within the Southwest Quarter of the Northeast Quarter of said Section 20 conveyed to the United States of America by deed recorded September 16, 1931, in Book 49 of Deeds, page 549, under Auditor's file No. 106652, described as follows:

Beginning at a point within the Southwest Quarter of the Northeast Quarter of said Section 20, which point is South 37'38" West, 3348.0 feet from the Northeast corner of said Section 20; thence North 3'40" East, 398.0 feet; thence North 86'20" West, 198.6 feet; thence South 12'20" West, 275.0 feet; thence South 32'03" East, 173.0 feet; thence South 88'43" East, 126.1 feet to the point of beginning.

4. Those portions conveyed to the State of Washington for highway by deeds recorded November 16, 1928, October 27, 1930, May 12, 1931, July 10, 1939, and July 13, 1953 in Book 47 of Deeds, page 28; Book 49 of Deeds, page 60, Book 49 of Deeds, page 385, Book 61 of Deeds, page 231, and Book 92 of Deeds, pages 107 and 109, under Auditor's File No. 93163, 102841, 105134, 148158, 238539 and 238542, respectively

5. Right-of-way for Burlington Northern Railroad.

6. Any rights-of-way for Kittitas Reclamation District as indicated by acquisition blueprints for the Southwest Quarter of the Northeast Quarter

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983(2007) DISTANCES SHOWN HEREON ARE GROUND SCALE BASED ON A COMBINED SCALE FACTOR(CSF) OF 0.99983925. MULTIPLY CSF BY GROUND DISTANCE TO OBTAIN GRID DISTANCES.

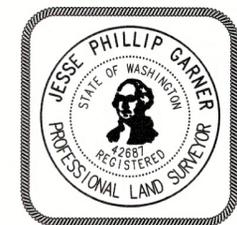
NARRATIVE

THE PUROPOSE OF THIS SURVEY IS TO DELINEATE THE NEW PARCEL BOUNDARIES FOR PARCELS 717734 AND 207734 AS SHOWN ON THE FACE OF THE SURVEY HEREON.

SURVEY REFERENCES

BOOK	PAGE
27	194
6	39
27	195
29	208
23	22
19	97
J	201
30	171
17	167

GLO, STATE ROW PLATS, RAILROAD RIGHT OF WAY PLATS, PLAT OF SUNLIGHT WATERS, LAND CORNER RECORDS: 538257, 536672, 536667, 536669, 536674, 536670 1959 HAUGE LCR'S, SAGEBRUSH POWER LLC RECORD OF SURVEY, AUDITOR FILE NO 201502260007, 201209190010



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SWAUK VALLEY RANCH LLC in 08-16.

Jesse P. Garner, PLS 42687 Date

Accuracy Statement (WAC 332-130)

This Survey was performed with a Topcon Hyper+ RTK surveying system with a relative accuracy greater than 1:5000. Mathematical analysis where required is by least squares.

Note

No warranties are made as to matters of encroachment, adverse possession, unwritten title, riparian changes or flood zones, etc.

Date: 12-16-16

Scale: 1"=400'

Drawn By: JG

Surveyed By: JG/RB

Checked By: JG

Sheet 3 Of 3

Job Number: 2016-SWK

Survey For

SWAUK VALLEY RANCH, LLC.

Sections 17, 20, T. 19 N, R. 17 E, W.M.
 Kittitas, County, Washington

PSE Pioneer Surveying & Engineering, Inc.
 Civil Engineering and Land Planning

125 Simcoe Drive
 Goldendale, Washington 98620
 Phone (509) 773-4945, Fax (509) 773-5888, E-Mail pse@gorge.net

Auditor's Certificate

Filed For Record This ____ Day of _____ 20____.

At _____ M.

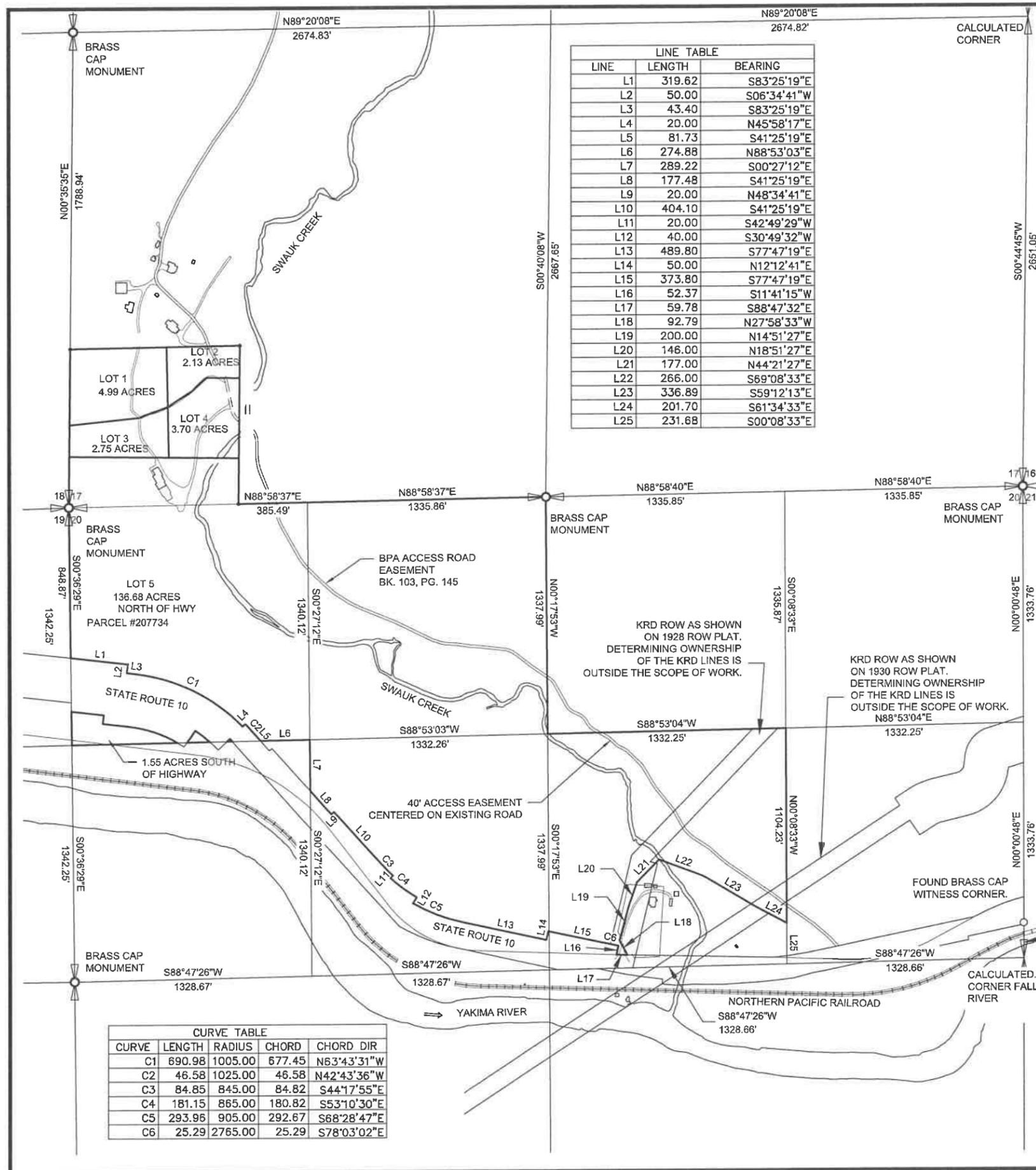
In Book _____ Of Surveys At Page _____

At The Request Of Pioneer Surveying and Engineering, Inc.

SHEET 3

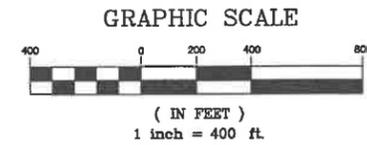
KITTITAS COUNTY AUDITOR

DEPUTY COUNTY AUDITOR



CONSERVATION PLAT

IN SECTION 17 AND SECTION 20,
TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M.
TAX PARCELS 207734



LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8"X24" REBAR W/ PLASTIC CAP

BASIS OF BEARINGS

SEE SHEET 3

SURVEY REFERENCES

SEE SHEET 3

OWNER/SUBDIVIDER

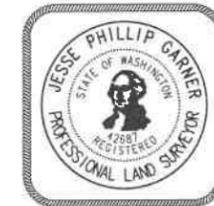
SWAUK VALLEY RANCH, LLC
PO BOX 2457 (MAILING ADDRESS)
SEATTLE, WA 98124
18511 HWY 10 (PHYSICAL ADDRESS)
ELLENSBURG, WA 98926

MONUMENTS VISITED

JANUARY 2012

LEGAL DESCRIPTIONS

SEE SHEET 3



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08/03/2017

Jesse P. Garner, PLS 42687 Date

Accuracy Statement (WAC 332-130)

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Note

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Date: 12-16-16

Scale: 1"=400'

Drawn By: JG

Surveyed By: JG/RB

Checked By: JG

Sheet 1 Of 3

Job Number: 2016-SWK

Survey For
SWAUK VALLEY RANCH, LLC.
Sections 17, 20, T. 19 N, R. 17 E, W.M.
Kittitas, County, Washington

PSE Pioneer Surveying & Engineering, Inc.
Civil Engineering and Land Planning
125 Simcoe Drive
Goldendale, Washington 98620
Phone (509) 773-4845, Fax (509) 773-5888, E-Mail psc@psege.net

Auditor's Certificate

Filed For Record This ____ Day of _____ 20____.
At _____ M.

In Book ____ Of Surveys At Page ____
At The Request Of Pioneer Surveying and Engineering, Inc.

KITTITAS COUNTY AUDITOR

DEPUTY COUNTY AUDITOR

SHEET 1

RECEIVED
 NOV 02 2017
 Kittitas County CDS

CONSERVATION PLAT

IN SECTION 17 AND SECTION 20,
TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M.
TAX PARCELS 207734



MONUMENTS VISITED
JANUARY 2012
LEGAL DESCRIPTIONS
SEE SHEET 3



LEGEND

- FOUND MONUMENT AS NOTED
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BASIS OF BEARINGS

SEE SHEET 3

SURVEY REFERENCES

SEE SHEET 3

OWNER/SUBDIVIDER

SWAUK VALLEY RANCH, LLC
PO BOX 2457 (MAILING ADDRESS)
SEATTLE, WA 98124
18511 HWY 10 (PHYSICAL ADDRESS)
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Date: 12-16-16

Scale: 1"=200'

Drawn By: JG

Surveyed By: JG/RB

Checked By: JG

Sheet 2 Of 3

Job Number: 2016-SWK

Survey For

SWAUK VALLEY RANCH, LLC.

Section 17, 20 T. 19 N, R. 17 E, W.M.

Kittitas County, Washington



Pioneer Surveying & Engineering, Inc.

Civil Engineering and Land Planning

125 Simcoe Drive

Goldendale, Washington 98920

Phone (509) 773-4845, Fax (509) 773-5888, E-Mail psc@gorge.net

Auditor's Certificate

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At _____ M.

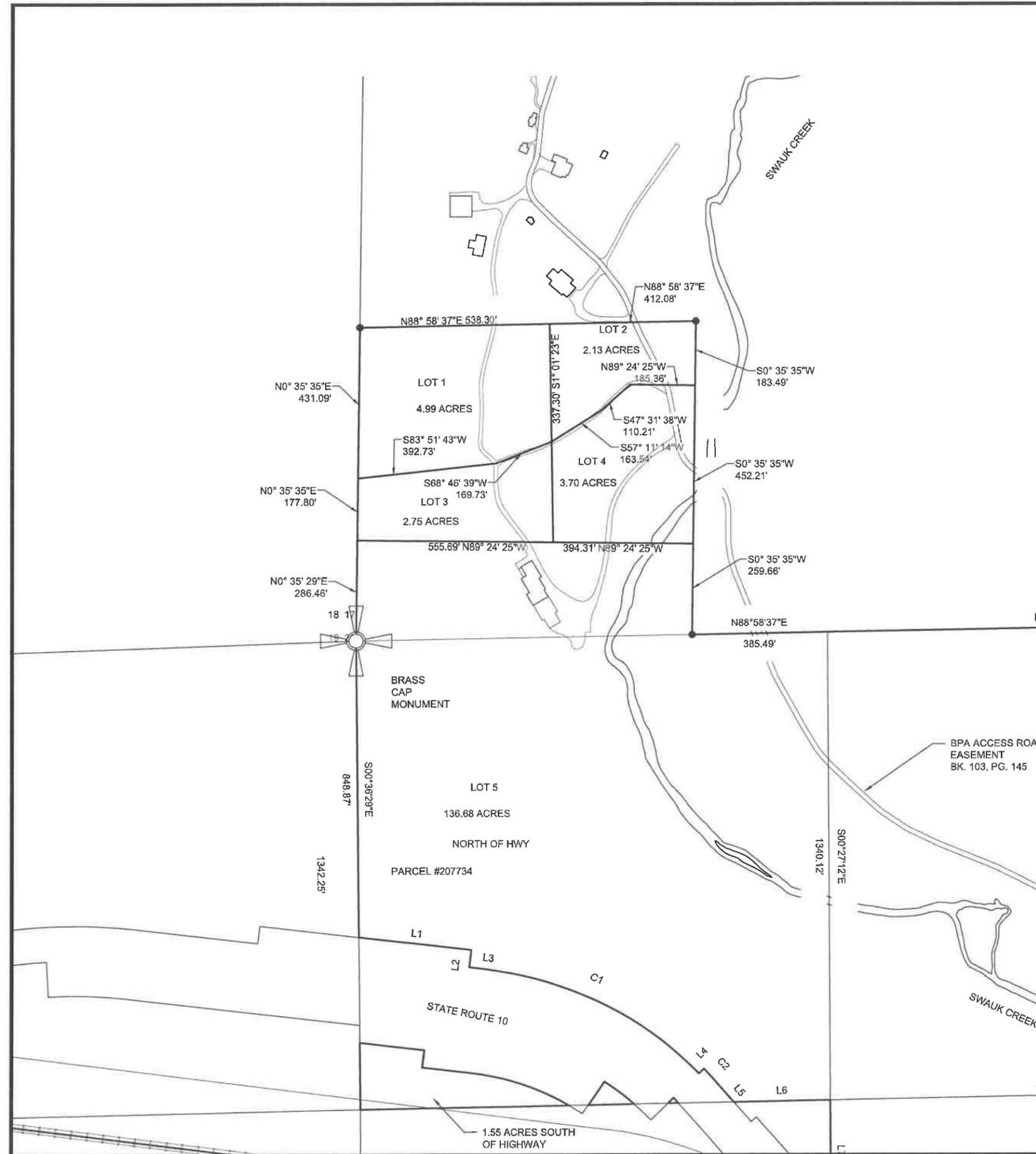
In Book _____ Of Surveys At Page _____

At The Request Of Pioneer Surveying and Engineering, Inc.

KITTITAS COUNTY AUDITOR

DEPUTY COUNTY AUDITOR

SHEET 2



Index

1/4	1/4	Sec.	T.	R.	
			17	19N	17E
			20	19N	17E

RECORD OF SURVEY BOUNDARY LINE ADJUSTMENT

IN SECTION 17 AND SECTION 20.
TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M.
TAX PARCELS 717734 AND 207734

PRELIMINARY



EXISTING LEGAL DESCRIPTIONS

(PARCEL NO. 717734)
TRACT 1

ALL of Section 17, Township 19 North, Range 17 East, W.M., in the County of Kittitas, State of Washington.

(PARCEL NO. 207734)
TRACT 2

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4. Those portions conveyed to the State of Washington for highway by deeds recorded November 16, 1928, October 27, 1930, May 12, 1931, July 10, 1939, and July 13, 1953 in Book 47 of Deeds, page 28; Book 49 of Deeds, page 60, Book 49 of Deeds, page 385, Book 61 of Deeds, page 231, and Book 92 of Deeds, pages 107 and 109, under Auditor's File No. 93163, 102841, 105134, 148158, 238539 and 238542, respectively

5. Right-of-way for Burlington Northern Railroad.

6. Any rights-of-way for Kittitas Reclamation District as indicated by acquisition blueprints for the Southwest Quarter of the Northeast Quarter

NEW LEGAL DESCRIPTIONS

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TRACT 2

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6. Any rights-of-way for Kittitas Reclamation District as indicated by acquisition blueprints for the Southwest Quarter of the Northeast Quarter

BASIS OF BEARINGS

WASHINGTON COORDINATE SYSTEM, SOUTH ZONE, NAD 1983(2007)
DETERMINED BY GPS OBSERVATIONS OBSERVING NGS SURVEY
CONTROL STATIONS:

DESIGNATION: ROWBOTHAM FLAT
PID: AA6058
FOUND ALUMINUM DISC IN MOUND OF STONE.
NORTHING-663860.37
EASTING-1612193.56

SCALE FACTOR: 0.99996386
ELEVATION FACTOR: 0.99987539
COMBINED FACTOR: 0.99983925
DISTANCES SHOWN ARE STATE PLANE GRID DISTANCES. THE
AVERAGE COMBINED SCALE FACTOR FOR THE PROJECT AREA IS
0.99983925. TO CONVERT SHOWN DISTANCES TO GROUND
DISTANCES MULTIPLY GRID DISTANCE BY 1.00016077584. EXAMPLE
999.89' GRID X 1.00016077584 = 1000.00' GROUND.

NARRATIVE

THE PUROPOSE OF THIS SURVEY IS TO DELINEATE THE NEW
PARCEL BOUNDARIES FOR PARCELS 717734 AND 207734 AS
SHOWN ON THE FACE OF THE SURVEY HEREON.

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GLO, STATE ROW PLATS, RAILROAD RIGHT OF WAY PLATS, PLAT
OF SUNLIGHT WATERS,
LAND CORNER RECORDS: 538257, 536672, 536667, 536669,
536674, 536670
1959 HAUGE LCR'S,
SAGEBRUSH POWER LLC RECORD OF SURVEY.
AUDITOR FILE NO 201502260007, 201209190010

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<p>Survey For SWAUK VALLEY RANCH, LLC. Sections 17, 20, T. 19 N, R. 17 E, W.M. Kittitas, County, Washington</p>
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<p>KITTITAS COUNTY AUDITOR _____ DEPUTY COUNTY AUDITOR _____</p>



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

November 3rd, 2017

Alex Cordas
PO Box 24567
Seattle, WA
98124

RE: Swauk Valley Ranch Conservation Plat (LP-17-00007)

Dear Mr. Cordas,

The application for a 5 lot Conservation Plat on approximately 151 acres of land that is zoned Agriculture 20, located in portions of Sections 17 and 20, T19N, R17E, WM, in Kittitas County, Assessor's map number 19-17-20000-0015, was received on October 11th, 2017. Your application has been determined **complete** as of **November 3rd, 2017**.

Your application meets the requirements of KCC 16.12.010 for a complete application. The County may request additional information during review of your application. Continued processing of your application will include, but not be limited to the following actions:

1. As provisioned in Kittitas County Code 15A.03.110 the property shall be posted by the applicant along each street frontage. Signage, a posting affidavit, and a map of posting locations, have been prepared by Community Development Services staff and are available for pick up at our office during regular business hours. Please be certain that the signs are "...posted on each road frontage on the subject property..." and that they are "... clearly visible and accessible."

Upon Completion of the above actions in accordance with the provisions of KCC 15A.030.060:

1. A Notice of Application will be sent to the public (adjacent landowners), Kittitas County departments, and non-County governmental agencies inviting written comments on this proposal.
2. Requests for clarification, amendments, or additional information will be sent to you following the public comment period.
3. The consideration of written comments from adjacent property owners and public agencies will be incorporated in the staff report.
4. As requested by the County, additional materials and/or revised preliminary plat drawings may be required before this matter is brought before the Board of County Commissioners.
5. An open record hearing will be scheduled before the Kittitas County Hearings Examiner where public testimony may be given and a recommendation for approval or denial will be made.
6. A closed record hearing will be scheduled before the Kittitas County Board of Commissioners where a final decision will be given.

Please feel free to contact me with any questions.

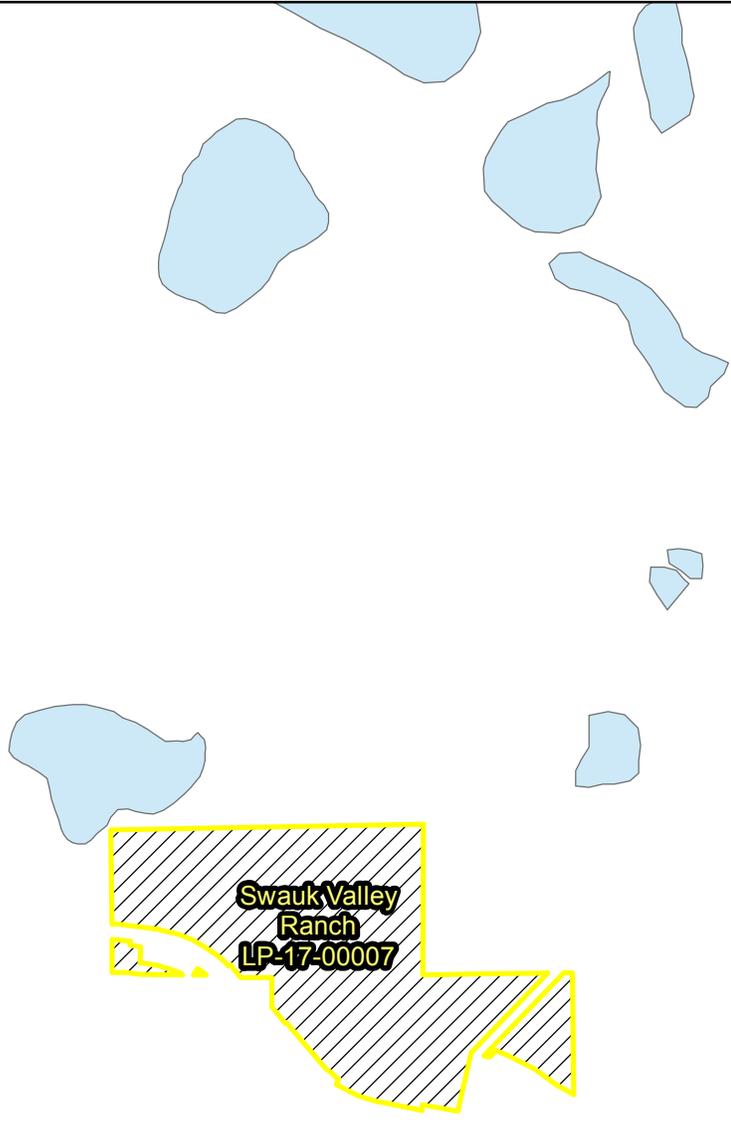
Dusty Pilkington
Planner I
Kittitas County Community Development Services
[411 N Ruby St # 4, Ellensburg, WA 98926](mailto:dusty.pilkington@co.kittitas.wa.us)
[\(509\) -962-7079](tel:(509)-962-7079)
dusty.pilkington@co.kittitas.wa.us



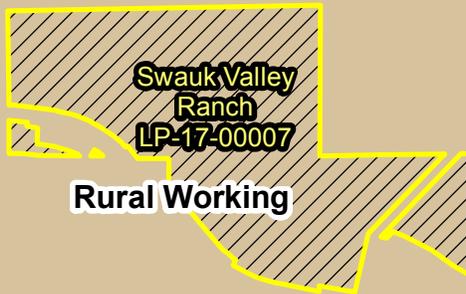
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

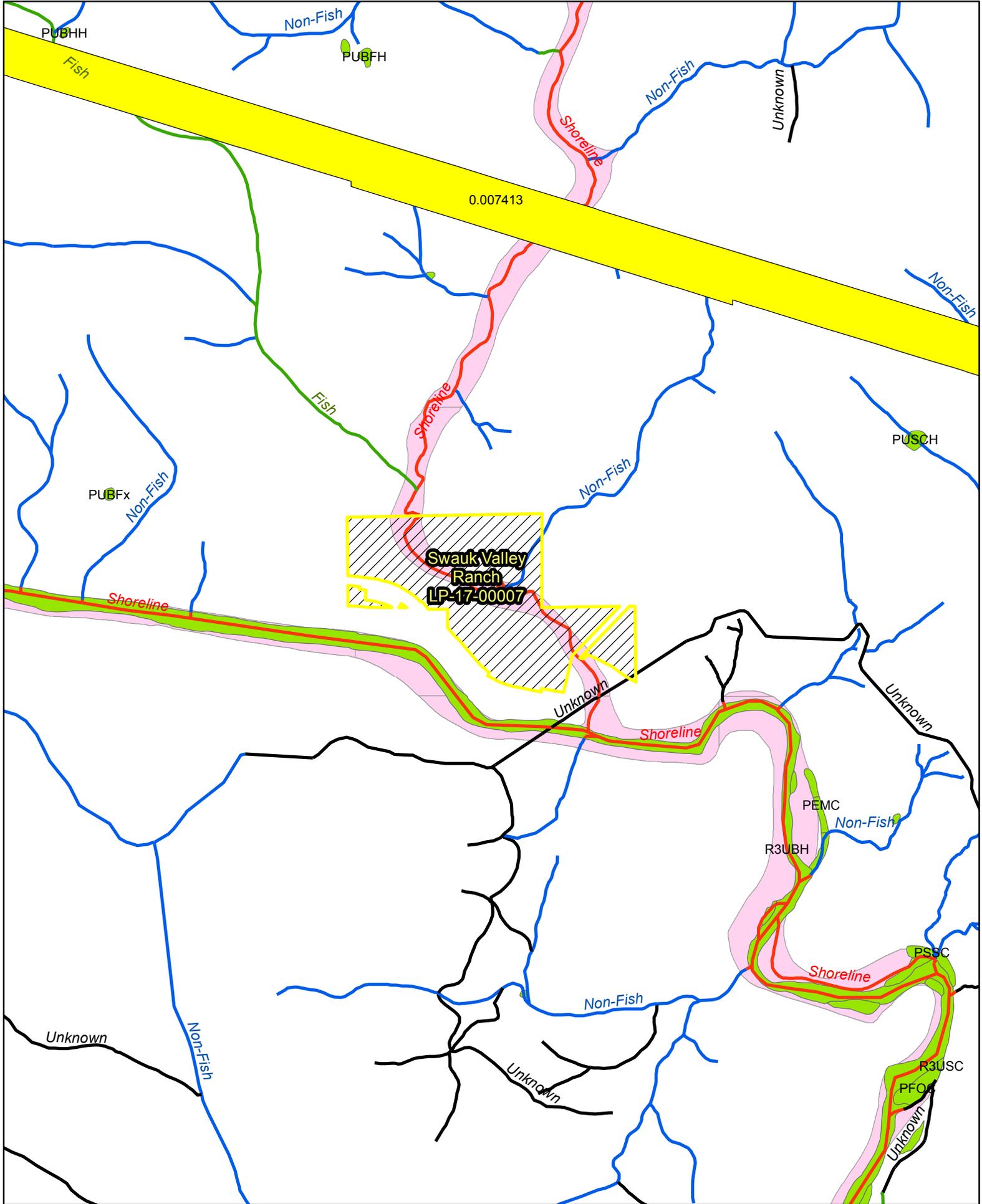
LP-17-00007 Swauk Valley Ranch

Aerial View



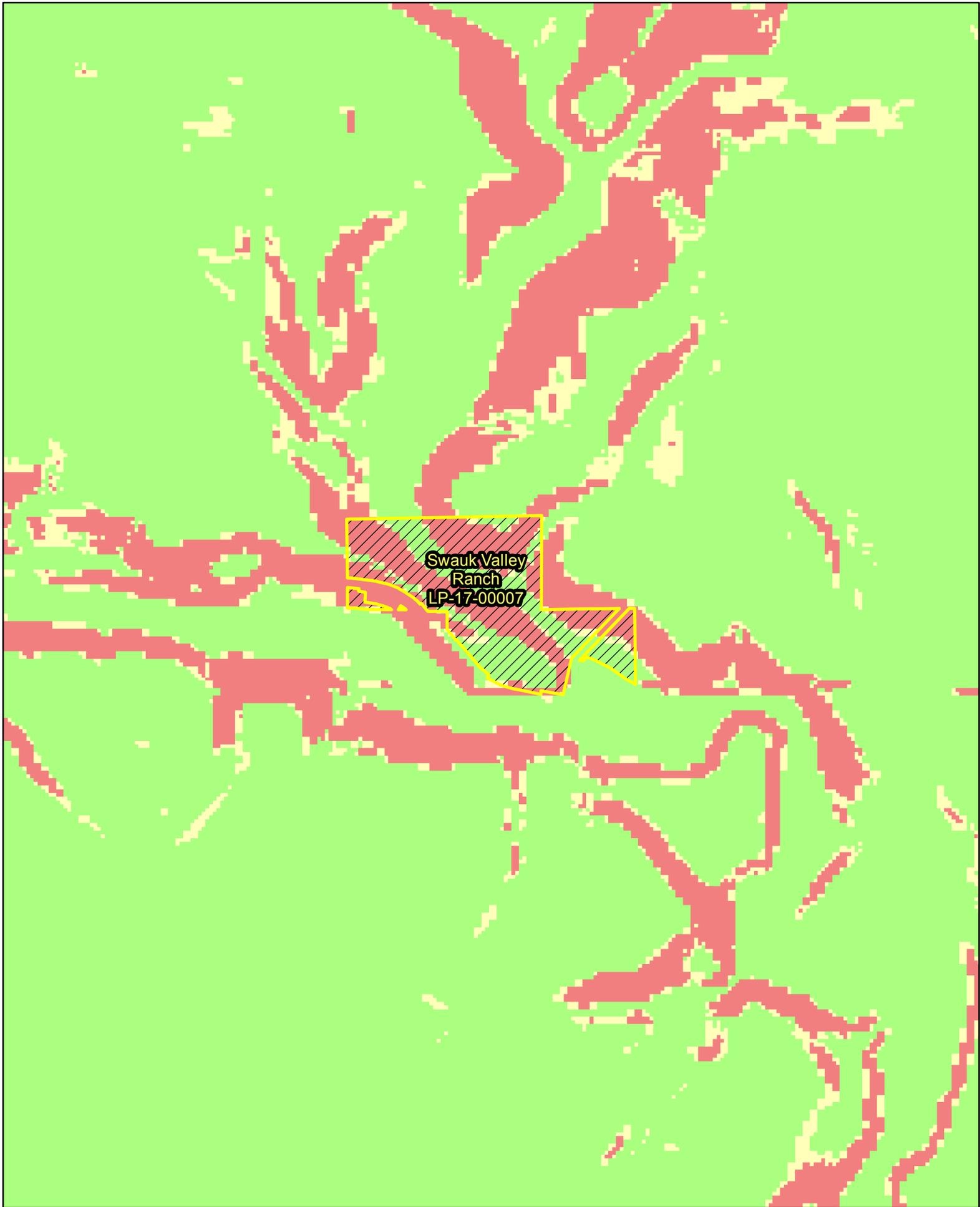
LP-17-00007 Swauk Valley Ranch Coalmine Shafts & Landslides





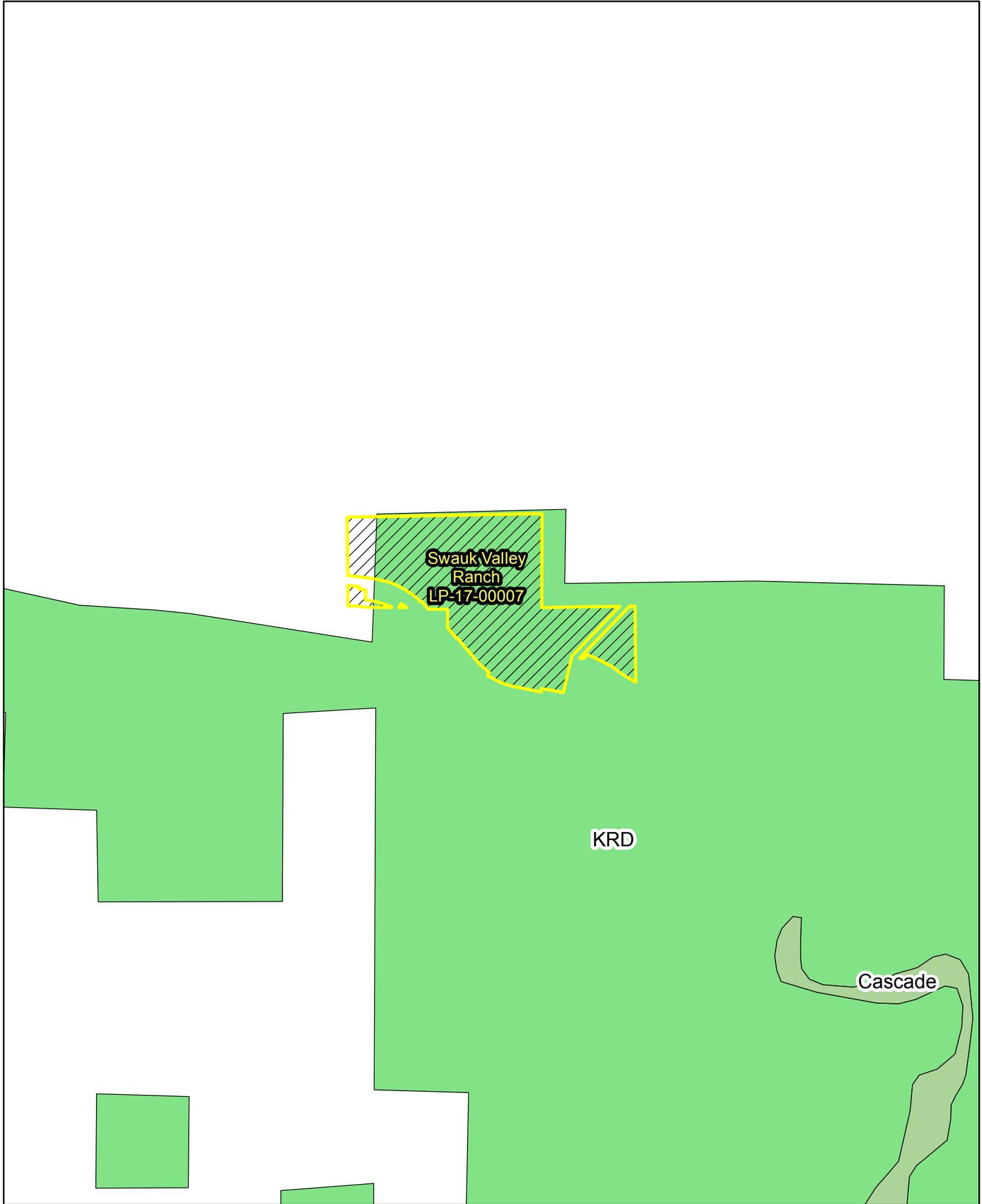
LP-17-00007 Swauk Valley Ranch

Critical Areas



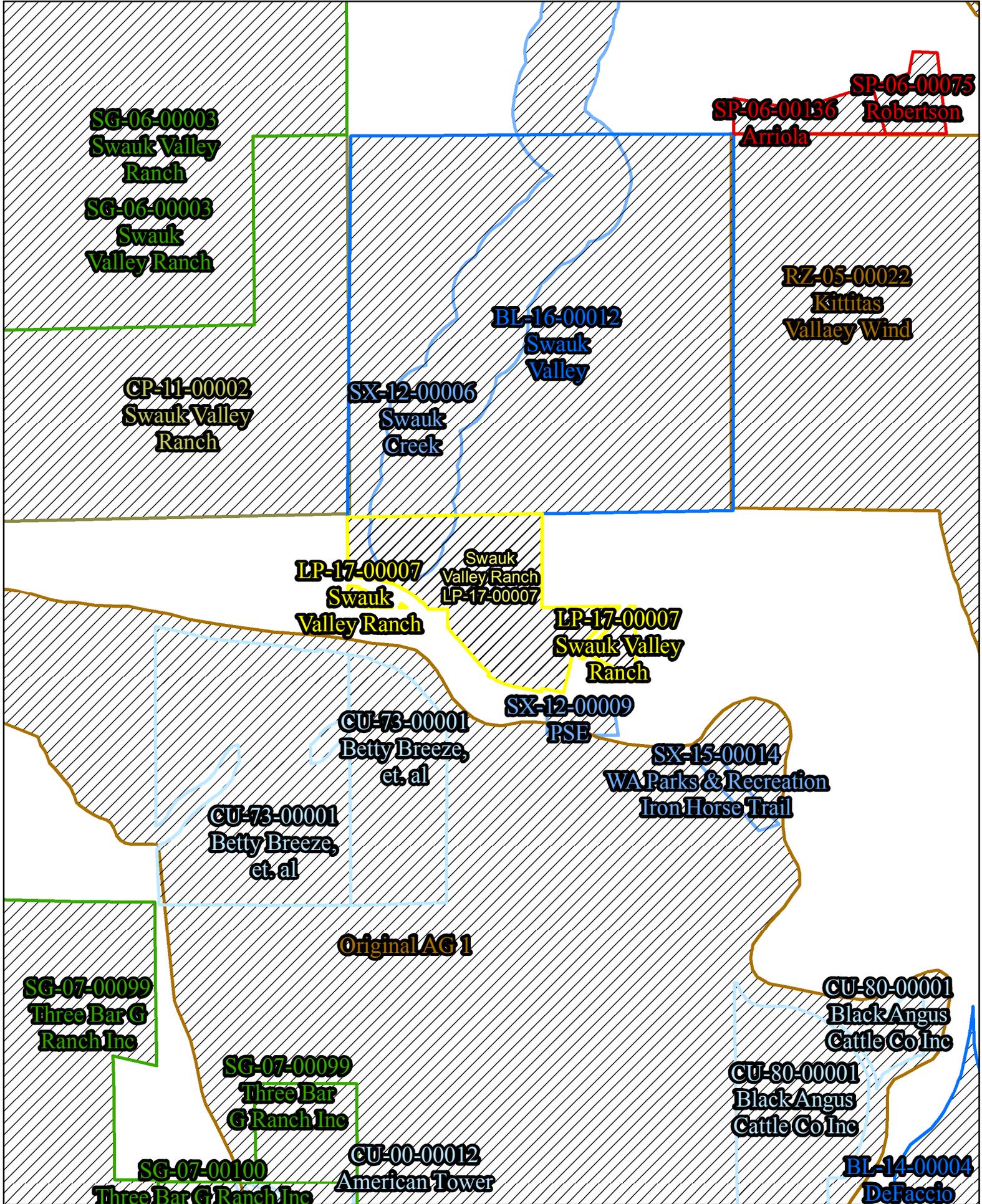
LP-17-00007 Swauk Valley Ranch

Hazardous Slopes



LP-17-00007 Swauk Valley Ranch

Irrigation Districts

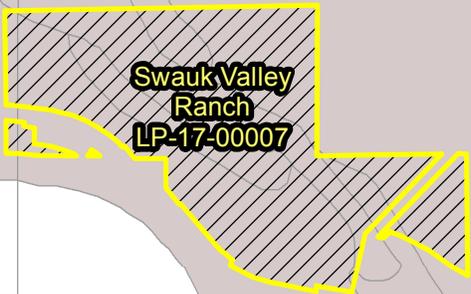


LP-17-00007 Swauk Valley Ranch

Land Use Projects

SWAUK
PRAIRIE DEER
WINTER RANGE

ELLENSBURG
MULE DEER
WINTER RANGE



Swauk Valley
Ranch
LP-17-00007

UPPER YAKIMA
RIPARIAN AREA

YAKIMA RIVER

LT MURRAY
HISTORIC ELK
WINTER RANGE

LP-17-00007 Swauk Valley Ranch

Priority Species Habitat

Fire District
7 (Cle Elum)

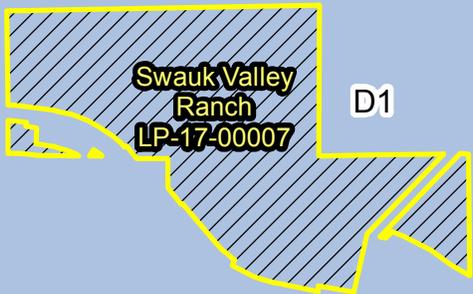
Cle Elum-Roslyn
School District

Areas outside
Fire Districts

Swauk Valley
Ranch
LP-17-00007

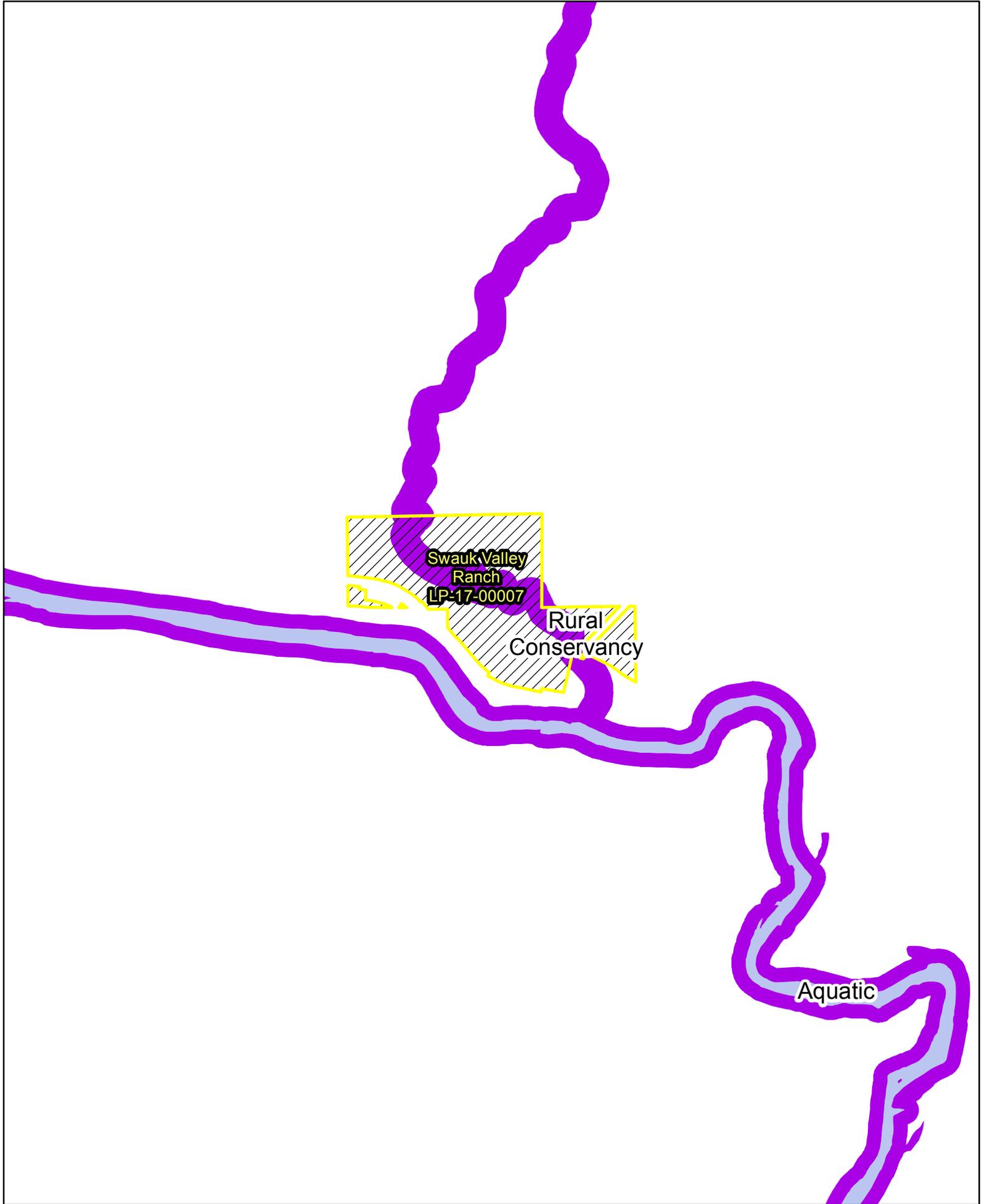
Thorp School
District

Fire District 1
(Rural Thorp)



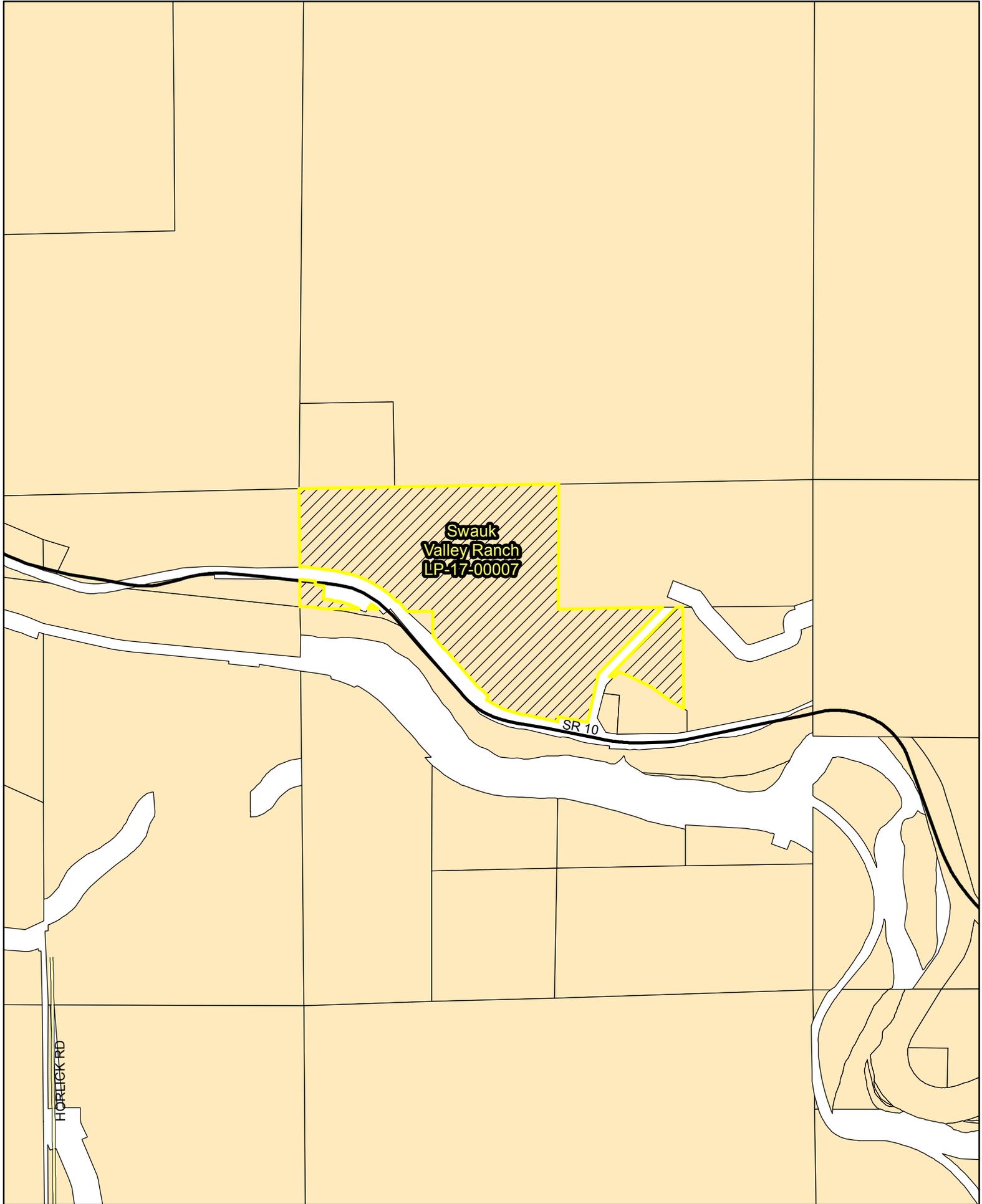
LP-17-00007 Swauk Valley Ranch

Seismic Category



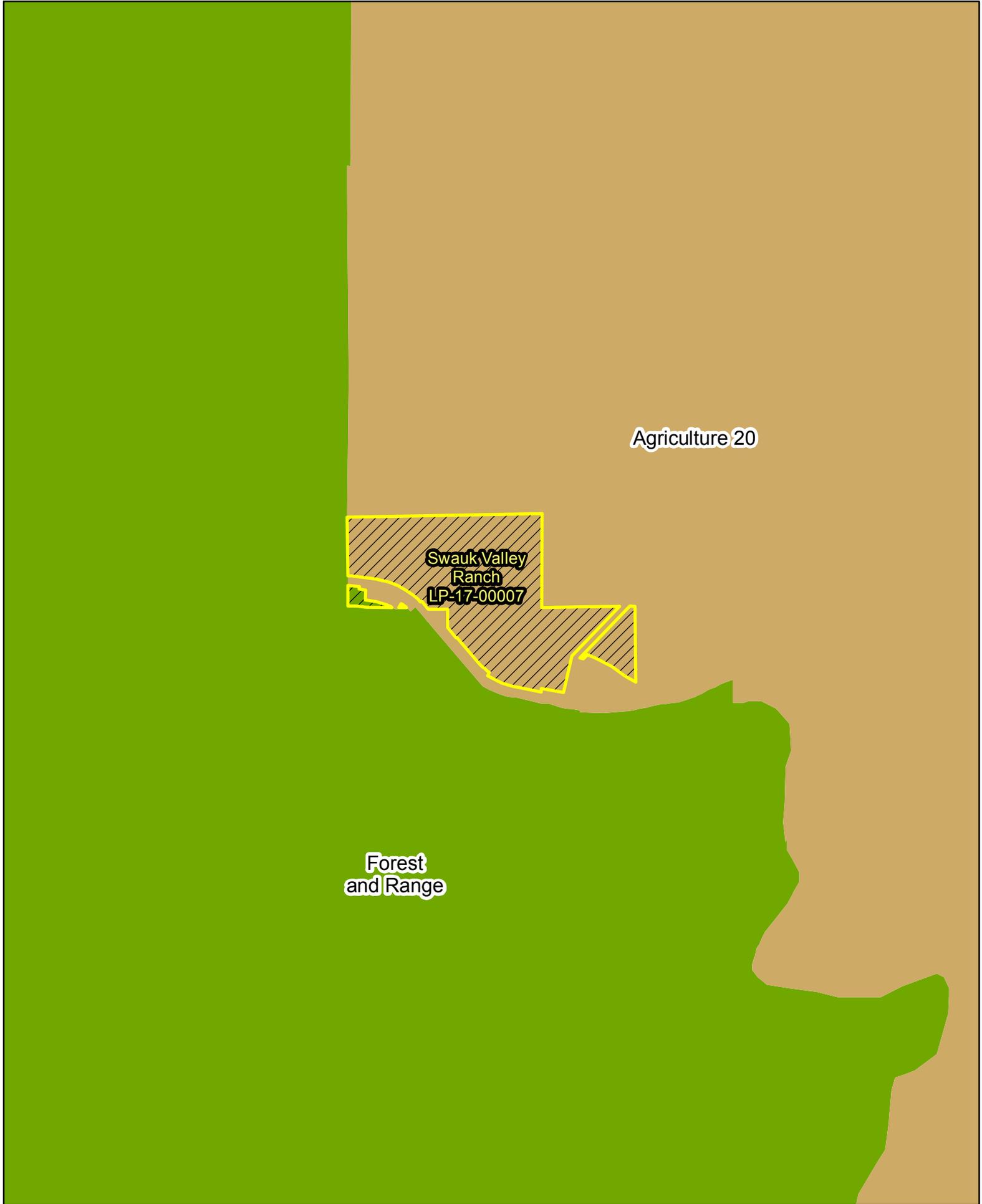
LP-17-00007 Swauk Valley Ranch

Shorelines



LP-17-00007 Swauk Valley Ranch

Vicinity



Agriculture 20

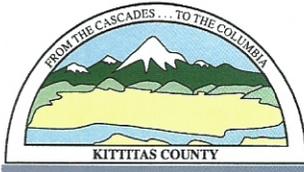
Swauk Valley
Ranch
LP-17-00007

Forest
and Range



LP-17-00007 Swauk Valley Ranch

Oblique View



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CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships - Building Communities"

AFFIDAVIT OF POSTING

Effective July 19, 2007, Kittitas County Code requires all project actions that are not processed administratively to have a notice posted at the site of the project. Per KCC 15A.03.110 the following applies:

- 1. The applicant shall post the subject property with signs as required by Community Development Services.
2. Signs shall be posted on each road frontage on the subject property and shall be clearly visible and accessible.
3. Signs shall be posted and on-site prior to the issuance of a Notice of Application.
4. The sign shall be posted in a sturdy manner to remain on-site until fifteen days after the expiration of the Notice of Decision appeal period.
5. At the time of development application, Community Development Services will identify the number of signs needed and the general location of each sign on the subject property.
6. It shall be the responsibility of the applicant to place the structure on which the sign will be posted on site.

Table with 2 columns: DATE (11-8-17) and PLANNER (Dusty Pilkington)

Table with 2 columns: PROJECT NAME (Swauk Valley Conservation Plat) and FILE NUMBER (LP-17-00007)

PLEASE COMPLETE THE FOLLOWING:

I, Alex Cordas, certify that I am the landowner and/or authorized agent responsible for the posting of this land use project site and further certify that the site has been posted as required by Kittitas County Code. I understand that the required posting period begins immediately and ends 15 days after the ending of the appeal period on the Notice of Decision and the sign(s) will be posted at the site until this time. Failure to post the site and return this form to Community Development Services in a timely manner will result in a delay of the application review for the project.

Handwritten signature of Alex Cordas over a horizontal line, with the word 'Signature' printed below.

11-8-2017 over a horizontal line, with the word 'Date' printed below.

Please return the above certification to CDS; Fax at 509-962-7682; or mail to; Community Development Services, 411 North Ruby Street, Suite 2, Ellensburg, WA 98926.

For Staff Use Only: Received _____

NO HUNTING
OR
TRESPASSING
UNDER THE PENALTY
OF THE LAW

LAND USE ACTION

Project: *Swauk Valley PLAT*
(LP-17-00917)

Description: *PROPOSAL TO DIVIDE 191 ACRES INTO 2 LOTS*

Interested parties may obtain project information from Community Development Services, 411 N. Valley St., Ellensburg, WA or at www.co.kittitas.wa.us/cds

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

(509) 962-7506



**NO HUNTING
OR
TRESPASSING**
UNDER THE PENALTY
OF THE LAW

LAND USE ACTION

Project: Swauk Valley PLAT
(LP-17-00007)

Description: PROPOSAL TO DEVELOP 131 ACRES OF 5 LOTS

Interested parties may obtain project information from Community Development Services, 411 N. Ruby St., Ellensburg, WA or at www.co.kittitas.wa.us/cds



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

Critical Areas Checklist

Thursday, November 16, 2017

Application File Number



Planner

Is SEPA required Yes No



Is Parcel History required? Yes No

What is the Zoning?



Is Project inside a Fire District? Yes No

If so, which one?

Is the project inside an Irrigation District? Yes No

If so, which one?

Does project have Irrigation Approval? Yes No

Which School District?

Is the project inside a UGA? Yes No

If so which one?

Is there FIRM floodplain on the project's parcel? Yes No

If so which zone?

What is the FIRM Panel Number?

Is the Project parcel in the Floodway? Yes No

Does the project parcel contain a shoreline of the State? Yes No

If so what is the Water Body?

What is the designation?

Does the project parcel contain a Classified Stream? Yes No

If so what is the Classification?

Does the project parcel contain a wetland? Yes No

If so what type is it?

Does the project parcel intersect a PHS designation? Yes No

If so, what is the Site Name?

Is there hazardous slope in the project parcel? Yes No

If so, what type?



Does the project parcel abut a DOT road? Yes No

If so, which one?

Does the project parcel abut a Forest Service road? Yes No

If so, which one?

Does the project parcel intersect an Airport overlay zone ? Yes No

If so, which Zone is it in?

Does the project parcel intersect a BPA right of way or line? Yes No

If so, which one?

Is the project parcel in or near a Mineral Resource Land? Yes No

If so, which one?

Is the project parcel in or near a DNR Landslide area? Yes No

If so, which one?

Is the project parcel in or near a Coal Mine area? Yes No

What is the Seismic Designation?

Does the Project Application have a Title Report Attached?

Does the Project Application have a Recorded Survey Attached?

Have the Current Years Taxes been paid?

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204
(509)925-1414

ORDER CONFIRMATION

Salesperson: MEGAN WOODRUFF

Printed at 11/09/17 09:49 by mw018

Acct #: 84329

Ad #: 1694599

Status: N

KC COMMUNITY DEVELOPMENT SERVICES
411 N. RUBY ST, SUITE 2
ELLENSBURG WA 98926

Start: 11/14/2017 Stop: 11/14/2017
Times Ord: 1 Times Run: ***
STD6 2.00 X 7.01 Words: 388
Total STD6 14.02
Class: 0001 LEGAL NOTICES
Rate: LEG2 Cost: 122.39
Affidavits: 1

Contact: STEPH MIFFLIN
Phone: (509)962-7506
Fax#:
Email: jeff.watson@co.kittitas.wa.u
Agency:

Ad Descrpt: N/APP LP-17-00007 SWAUK V
Given by: DUSTY PILKINGTON
Created: mw018 11/09/17 09:36
Last Changed: mw018 11/09/17 09:49

PUB ZONE EDT TP START INS STOP SMTWTFS
DR A 97 S 11/14
DRWN LEG2 97 S 11/14

AUTHORIZATION

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Name (print or type)

Name (signature)

(CONTINUED ON NEXT PAGE)

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ORDER CONFIRMATION (CONTINUED)

Salesperson: MEGAN WOODRUFF

Printed at 11/09/17 09:49 by mw018

Acct #: 84329

Ad #: 1694599

Status: N

NOTICE OF APPLICATION

Location: 1 parcel, located approximately 8 miles southeast of Cle Elum, in portion of Sections 17 and 20, T19N, R20 WM in Kittitas County, bearing Assessor's map number 19-17-20000-0015.

Proposal: Steve Lathrop, authorized agent for New Suncadia, LLC, landowner, has submitted a preliminary plat application to subdivide a portion of an approximately 151 acre parcel into 5 lots. The subject property is zoned Agriculture 20.

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Phone: (509) 962-7506

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Notice of Application: November 14th, 2017
Application Received: October 11th, 2017
Application Deemed Complete: November 3rd, 2017

Permit Coordinator: Dusty Pilkington, Staff Planner
411 N Ruby St, Ellensburg, WA, 98926
(509)-962-7079, dusty.pilkington@co.kittitas.wa.us

PUBLISH: November 14, 2017

NOTICE OF APPLICATION CORRECTION LP-17-00007 Swauk Valley

On November 14th, 2017, a Notice was posted for a proposed land use action. The Noticed erroneously identified the LLC and Authorized Agent. The Corrected Notice is below.

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C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204
(509)925-1414

ORDER CONFIRMATION

Salesperson: MEGAN WOODRUFF Printed at 11/09/17 09:49 by mw018

Acct #: 84329 Ad #: 1694599 Status: N

KC COMMUNITY DEVELOPMENT SERVICES
411 N. RUBY ST, SUITE 2
ELLENSBURG WA 98926

Start: 11/14/2017 Stop: 11/14/2017
Times Ord: 1 Times Run: ***
STD6 2.00 X 7.01 Words: 388
Total STD6 14.02
Class: 0001 LEGAL NOTICES
Rate: LEG2 Cost: 122.39
Affidavits: 1

Contact: STEPH MIFFLIN
Phone: (509)962-7506
Fax#:
Email: jeff.watson@co.kittitas.wa.u
Agency:

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PUB ZONE EDT TP START INS STOP SMTWTFS
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ORDER CONFIRMATION

Salesperson: MEGAN WOODRUFF

Printed at 11/14/17 13:32 by mw018

Acct #: 84329

Ad #: 1696407

Status: N

KC COMMUNITY DEVELOPMENT SERVICES
411 N. RUBY ST, SUITE 2
ELLENSBURG WA 98926

Start: 11/16/2017 Stop: 11/16/2017
Times Ord: 1 Times Run: ***
STD6 2.00 X 7.71 Words: 422
Total STD6 15.42
Class: 0001 LEGAL NOTICES
Rate: LEG2 Cost: 134.62
Affidavits: 1

Contact: STEPH MIFFLIN
Phone: (509)962-7506
Fax#:
Email: jeff.watson@co.kittitas.wa.u
Agency:

Ad Descrpt: N/APP LP-17-00007 SWAUK V
Given by: DUSTY PILKINGTON
Created: mw018 11/14/17 13:23
Last Changed: mw018 11/14/17 13:32

COMMENTS:
CORRECTED LEGAL

PUB ZONE EDT TP START INS STOP SMTWTFS
DR A 97 S 11/16
DRWN LEG2 97 S 11/16

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Printed at 11/14/17 13:32 by mwol8

Acct #: 84329

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LP-17-00007 Swauk Valley**

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Phone: (509) 962-7506

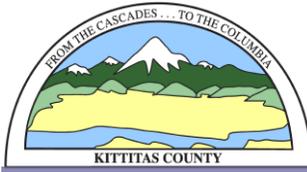
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PUBLISH: November 16, 2017



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

“Building Partnerships – Building Communities”

NOTICE OF APPLICATION LP-17-00007 Swauk Valley Ranch

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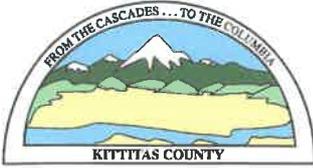
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Fax (509) 962-7682

"Building Partnerships – Building Communities"

Affidavit of Mailing & Publication

PROPOSAL NAME: Swauk Valley Ranch Plat LP-17-00007

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: November 16th, 2017

I certify that the following documentation:

- Notice of Application: Swauk Valley Ranch Plat

has been mailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.

Signature

Dusty Pilkington
Community Development Services Planner
County of Kittitas
State of Washington

Subscribed and sworn to before me this November 16th, 2017

Signature

Stephanie Mifflin
Notary Public for the State of Washington residing
in Ellensburg.



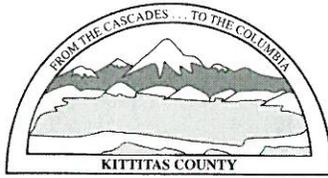
My appointment expires: December 23rd, 2017

BNSF RAILWAY COMPANY
PO BOX 961089
FORT WORTH, TX
76161-0089

CARTER, PATRICIA Y
333 S STATE ST STE V462
LAKE OSWEGO, OR
97034-3922

USA (BLM)
915 WALLA WALLA AVE
% SCHURGER, BILL
WENATCHEE, WA
98801-1521

SWAUK VALLEY RANCH LLC
PO BOX 24567
% ALEX CORDAS
SEATTLE, WA
98124



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services

FROM: Kelly Bacon, Engineer Technician I *KB*

DATE: December 1, 2017

SUBJECT: Swauk Valley Ranch Conservation Plat LP-17-00007

The following shall be conditions of preliminary approval:

1. Washington State Department of Transportation: Provide copy of access approval/permit from WSDOT allowing for the change in use.
2. Private Road and Driveway Easements: The private road and driveway easements shall be clearly depicted on the face of the plat in accordance with the driveway standards as shown in the Kittitas County Code 12: section 12.04.080 table 4-4 Private Road Minimum Design Standards.
3. Timing of Improvements: This application is subject to the latest revision of the Kittitas County Road Standards, dated 12/15/15.
 - Road Variance RV-17-06 for Swauk Valley Ranch was approved
 - A bond has been received by Public Works for the work to be performed.
4. Turnaround: When a road extends more than 150' from the centerline of a County road or other publicly maintained road or serves more than three lots, a turnaround shall be provided. The turnaround shall be a cul-de-sac for roads serving five or more lots/units. The turnaround may be a hammerhead for roads serving four or less lots/units or for a land use development activity occurring prior to the end of the road. Cul-de-sac and hammerhead designs must conform to the specifications of the International Fire Code. A cul-de-sac shall have an easement diameter of at least 110 feet and a driving surface of at least 96 feet in diameter.
5. Driveways: A driveway shall serve no more than two tax parcels. See Kittitas County Road Standards, 12/15/15 edition.
 - a. New access easements shall be a minimum of 30' wide. The roadway width shall have a minimum width of 12' if the length of the driveway is less than 150', or 16' if the length of the driveway is more than 150'.
 - b. Maximum grade shall be 15%.
 - c. Crushed surface depth per WSDOT standards.

Page 1 of 3



**Washington State
Department of Transportation**

South Central Region
2809 Rudkin Road
Union Gap, WA 98903-1648
509-577-1600 / FAX: 509-577-1603
TTY: 1-800-833-6388
www.wsdot.wa.gov

November 29, 2017

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

Attention: Dusty Pilkington, Planner

Subject: LP-17-00007 – Swauk Valley Ranch
SR 10 milepost 95.57 left

We have reviewed the proposed plat and have the following comment.

The subject property is adjacent to State Route 10 (SR 10), a Class 3 managed access highway with a posted speed limit of 55 miles per hour. Access to the property is via the permitted approach at milepost 95.57. This approach is on the Bureau of Reclamation (BOR) owned land (parcel #19-17-20000-0009) and may continue to be used; however, authorization from BOR is required and the permit must be updated. Prior to plat approval, the BOR must contact Mark Kaiser of the WSDOT South Central Region office at (509) 577-1668 to update the permit.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding these comments, please contact Jacob Prilucik at (509) 577-1635.

Sincerely,

Paul Gonseth, P.E.
Planning Engineer

PG: jjp

cc: SR 10, File #1
Harry Nelson, Area 1 Maintenance Superintendent



Allyson Brooks Ph.D., Director
State Historic Preservation Officer

November 28, 2017

Ms. Dusty Pilkington
Planner I
Kittitas County
411 N Ruby St # 4
Ellensburg, wa98926

In future correspondence please refer to:

Project Tracking Code: 2017-11-08416

Property: NOTICE OF APPLICATION LP-17-00007 Swauk Valley Ranch

Re: Archaeology - Survey Requested, Permit from DAHP may be Required under RCW 27.53

Dear Ms. Pilkington:

Thank you for your correspondence and supporting documentation to the Department of Archaeology and Historic Preservation (DAHP) regarding the above referenced project. The project parcel is in an area that contains multiple precontact and historic archaeological sites. Please be aware that archaeological sites are protected from knowing disturbance on both public and private lands in Washington States. Both RCW 27.44 and RCW 27.53.060 require that a person obtain a permit from our Department before excavating, removing, or altering Native American human remains or archaeological resources in Washington. Failure to obtain a permit is punishable by civil fines and other penalties under RCW 27.53.095, and by criminal prosecution under RCW 27.53.090.

Chapter 27.53.095 RCW allows the Department of Archaeology and Historic Preservation to issue civil penalties for the violation of this statute in an amount up to five thousand dollars, in addition to site restoration costs and investigative costs. Also, these remedies do not prevent concerned tribes from undertaking civil action in state or federal court, or law enforcement agencies from undertaking criminal investigation or prosecution. Chapter 27.44.050 RCW allows the affected Indian Tribe to undertake civil action apart from any criminal prosecution if burials are disturbed.

Although subdivision does not cause ground disturbance, the construction of single family homes does not trigger SEPA and notification of the project to DAHP therefore we are commenting at this time. We request a professional archaeological survey of the project area be conducted prior to ground disturbing activities. The completed survey should be provided to DAHP and the interested Tribes for review prior to ground disturbance. We also recommend consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.



We also request review of any development plans prior to development so that we may determine if a permit from DAHP will be required under RCW 27.53. Thank you for the opportunity to review this project. Should you have any questions, please feel free to contact me.

Sincerely,



Gretchen Kaehler
Assistant State Archaeologist, Local Governments
(360) 586-3088
gretchen.kaehler@dahp.wa.gov

cc. Johnson Meninick, Cultural Resources, Yakama Nation
Kate Valdez, THPO, Yakama Nation
Jessica Lally, Archaeologist, Yakama Nation



From: [Mau, Russell E. \(DOH\)](#)
To: [Dusty Pilkington](#)
Cc: [Holly Duncan](#); [Smits, Brenda M \(DOH\)](#)
Subject: RE: LP-17-00007 Swauk Valley Ranch
Date: Friday, November 17, 2017 9:49:17 AM

Mr. Pilkington:

The application states that water “to be provided from the existing class b [sic] well, system id: AC733E”. DOH concurs that any subdividing of the property would remain classified as a single “project” (in terms of drinking water), and all parcels do need to be served by a single water system. In this particular case, the cited water system (“Swauk Valley Ranch” with the ID number as noted: AC733) does have sufficient approved capacity to serve these new parcels:

- Existing Active (“active” = constructed structures connected to the water system) Connections = 2
- Approved Connections = 9

So, seven (7) additional structures can be constructed/connected to the approved water system, while still remaining within the capacity of the approved water system.

DOH does want to know if the creation of the four (4) lots are part of the 9 approved connections or are they in addition to the 9 approved connections. If they are “in addition”, then the currently reviewed and approved water system would not have sufficient capacity to serve all potential connections.

Thanks,

Russell E. Mau, PhD, PE
Regional Engineer
Department of Health, Office of Drinking Water
16201 East Indiana Avenue, Suite 1500, Spokane Valley, WA 99216
Desk: 509-329-2116
Fax: 509-329-2104
Russell.Mau@DOH.WA.GOV

Public Health - Always Working for a Safer and Healthier Washington

Visit our web site at www.doh.wa.gov/ehp/dw

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

Sent: Thursday, November 16, 2017 9:45 AM

To: Josh Hink <josh.hink@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Lisa Iammarino <lisa.iammarino@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Johnson <patti.johnson@co.kittitas.wa.us>; Kelly Bacon <kelly.bacon@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; 'jessica@yakama.com' <jessica@yakama.com>; 'jmarvin@yakama.com' <jmarvin@yakama.com>; 'johnson@yakama.com' <johnson@yakama.com>; 'enviroreview@yakama.com'

<enviroreview@yakama.com>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; Clear, Gwen (ECY) <GCLE461@ECY.WA.GOV>; 'Reed, Catherine D. (ECY)' <CRAJ461@ECY.WA.GOV>; Renfrow, Brent D (DFW) <Brent.Renfrow@dfw.wa.gov>; Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>; Nelson, Jennifer L (DFW) <Jennifer.Nelson@dfw.wa.gov>; SEPA (DAHP) <sepa@dahp.wa.gov>; Mike Flory <mike.flory@co.kittitas.wa.us>; Amber Green <amber.green@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>; 'linda.hazlett@dnr.wa.gov' <linda.hazlett@dnr.wa.gov>; PRESTON, CINDY (DNR) <CINDY.PRESTON@dnr.wa.gov>; DNR RE AQ LEASING RIVERS <DNRREAQLEASINGRIVERS@dnr.wa.gov>; 'brooksideconsulting@gmail.com' <brooksideconsulting@gmail.com>; 'Deborah.j.knaub@usace.army.mil' <Deborah.j.knaub@usace.army.mil>; Stoner, Jana <tribune@nkctribune.com>; 'terry@nkctribune.com' <terry@nkctribune.com>; 'Joanna Markell' <jmarkell@kvnews.com>; 'lonnie_allphin@ksd403.org' <lonnie_allphin@ksd403.org>; Lucas Huck <lucas.huck@co.kittitas.wa.us>; Karen Hodges <karen.hodges@co.kittitas.wa.us>; White, Lori (ECY) <lowh461@ECY.WA.GOV>; Smits, Brenda M (DOH) <brenda.smits@doh.wa.gov>; 'PrilucJ@wsdot.wa.gov' <PrilucJ@wsdot.wa.gov>; 'Kcdf1@elltel.net' <Kcdf1@elltel.net>; 'HolmstR@wsdot.wa.gov' <HolmstR@wsdot.wa.gov>; 'PrilucJ@wsdot.wa.gov' <PrilucJ@wsdot.wa.gov>

Subject: LP-17-00007 Swauk Valley Ranch

Greetings. I am requesting comments on this Long Plat Application. Anyone with an interest can comment, and the comment period ends 12/01/2017. Click the links below to view information on the permit.

[LP-17-00007 Swauk Valley Ranch \(County Departments\)](#)

[LP-17-00007 Swauk Valley Ranch \(Outside County Network\)](#)

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

Notice: Email sent to Kittitas County may be subject to public disclosure as required by law.
message id: 38eb45916c6dcbdac24bb8719d004a14



State of Washington
DEPARTMENT OF FISH AND WILDLIFE

South Central Region • Ellensburg District Office • 201 N. Pearl St, Ellensburg, WA 98926
Telephone: (509) 962-3421 • Fax: (509) 575-2474

December 1, 2017

Dusty Pilkington
Kittitas County
Community Development Services
411 N. Ruby Street; Suite 2
Ellensburg, WA 98926

RE: WDFW comments on LP-17-00007 Swauk Valley Ranch Long Plat Application

Dear Mr. Pilkington,

Thank you for the opportunity to comment on the proposed long plat (LP-17-00007 Swauk Valley Ranch). The Washington Department of Fish and Wildlife (WDFW) has some concerns with the proposed long plat that we've outlined below. As you're aware, Swauk Creek and its tributaries are important streams that produce ESA listed steelhead and are productive spawning and rearing areas for coho salmon and lamprey, and productive rearing habitat for Chinook salmon. Bull trout (ESA listed) have also been documented in lower Swauk Creek. The property owners have been proactive in implementing conservation and restoration actions on the property to enhance fish and wildlife habitat; we are hugely supportive of these efforts. The upland areas have excellent wildlife habitat for a number of priority habitats and species as well. Shrub steppe habitat, oak woodlands, and a robust riparian forest are all present on this property; adding to the species richness and diversity present. Protection of these fish and wildlife habitat values should be considered as the new lots are developed to ensure no loss of function to these critical areas.

The maps attached with this land use action do not seem to reflect the recent boundary line adjustment (BL-16-00012), making it difficult to determine where the new parcels will actually be as they seem to be north of the mapping shown. We have done our best to determine approximate new lot lines as they will pertain to fish and wildlife resources, but request updated mapping showing the proposed lot lines and their relation to critical areas, shorelines, channel migration zones, and priority habitats for a better analysis.

An unnamed tributary stream flows from the west toward Swauk Creek through the northern portions of the new lots; particularly lot 2. Both lots 2 and 4 may have portions within the Shoreline buffer of Swauk Creek and its channel migration zone. Please clearly show where the buildable areas will be within the new lots (including septic) prior to approval. Buildable areas should take into consideration the current critical area and shoreline buffers and setbacks, knowing that buffer widths may change in the future, and the buildable areas could change as

well. Protecting the shoreline and stream from additional encroachment and habitat damage is one of our primary concerns.

We strongly urge a revised site plan that shows the buffer and setbacks areas associated with all of the critical areas and Shoreline of Swauk Creek in order to evaluate future buildable areas prior to approval of this short plat. We'd also like to see a wetland delineation and critical areas report to ensure there are no other critical areas within the proposed short plat that would be impacted by future development, including the installation of septic systems and potential impacts on water quality.

Thank you for the opportunity to comment and I look forward to working with you on this project. Please feel free to contact me at (509) 962-3421 or Jennifer.nelson@dfw.wa.gov if you have any questions about these comments.

Sincerely,

A handwritten signature in cursive script that reads "Jennifer Nelson". The signature is written in black ink and is positioned above the typed name and title.

Jennifer Nelson
Area Habitat Biologist

- d. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - e. Any further subdivision or lots to be served by proposed access may result in further access requirements.
6. Plat Notes: Plat notes shall reflect the following:
- a. Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards and formally adopted by the Kittitas County Board of County Commissioners.
 - b. Maintenance of the access is the responsibility of the property owners who benefit from its use.
 - c. An approved access permit will be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right-of-way.
 - d. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
 - e. A public utility easement 10 feet in width is reserved along all lot lines. The 10 foot easement shall abut the exterior plat boundary and shall be divided 5 feet on each side of interior lot lines. Said easement shall also be used for irrigation
7. Plat Approvals: All plats must show the acceptance signature of the County Engineer. The acceptance block shall be as follows (per KCC 16.24.170):
- EXAMINED AND APPROVED
This ____ day of ____, A.D., 20__.
- _____
Kittitas County Engineer
8. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
9. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
10. Access Permit: An approved access permit shall be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right of way.
11. Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
12. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.

13. Mailbox Placement: The U.S. Postal Service requires that private roads with 6 or more residences install USPS approved Cluster Box Units (CBUs) at a safe location at the mouth of the private road. Contact your local Post Office for location and additional design requirements before beginning construction.



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Justin Turnbull, County Surveyor 
DATE: November 30, 2017
SUBJECT: County Survey review of Prelim Long Plat LP-17-00007 (Swauk Valley Ranch)

Comments General:

1. Lot Closure sheets and a title report will need to be provided for review.
2. All text should be free of crossing linework, and not broken or cut off.
3. The Plat Name should be shown on all pages
4. Contours should be shown together with a statement identifying the vertical datum used, and if an assumed datum, identify benchmark(s) held, with elevations.
5. KR D R/W shown is specifically excepted from the property and as such should be delineated and excepted from the total lot areas shown.
6. There are unusual breaks in linework along roadways and creeks. This is particularly problematic near the East line of Lot 4, where it is confusing with the intersection between the creek and the access.
7. All GLO corners should reference the land corner records, and if evidence found different than record, so noted.
8. Aerial photography shows ponds south of the south line of Lot 4 that should be shown.

Comments Sheet 1:

10. A Vicinity Map should be shown.
11. A standard signature block will need to be shown.
12. ~~Utility providers or a statement identifying how utilities are to be addressed (water/sewer/electrical/drainage)~~ (not survey related, see note at end)
13. Set corners shown are at the wrong scale.
14. The access easement should be addressed as existing or herein dedicated. If existing, the recording number should be included, and if dedicated, the position should be mathematically retraceable.
15. The BPA access road should be identified as where it begins and the 40' Access easement ends. (or overlaps identified).
16. Adjacent survey North of parcel should be labeled (B:41, P7)

Comments Sheet 2:

17. Division lines of new lots should be staked in the field.
18. Adjacent survey North of parcel should be labeled (B:41, P7)
19. Sections identified at section symbol are misaligned.
20. The portion of the property lying south of the highway should be delineated.
21. The distance from existing building corners to existing and proposed lot lines should be shown.

Comments Sheet 3:

22. It appears the survey references are incorrect as they reference miles away from the project site, or documents that do not exist, while failing to reference the BLA that this document is clearly based on.
23. The survey narrative is incorrect, and contains typos.

Of Note:

While not related to survey requirements, there are other elements specifically absent in this Preliminary Plat including; flood limits, zoning, access road width and type, utility providers, and how utilities are to be dealt with.

From: [Dusty Pilkington](#)
To: "[Alex Cordas](#)"; [Lindsey Ozbolt](#)
Cc: [Dan Carlson](#); [Konrad Liegel \(Konrad@konradjliegel.com\)](mailto:Konrad@konradjliegel.com)
Subject: RE: Swauk plat
Date: Tuesday, January 16, 2018 1:11:55 PM

Alex,

The materials have been received, and I will now continue processing the application as per the process outlined in Lindsey's previous email. I will let you know if I require anything more.

Thanks,

Dusty

From: Alex Cordas [mailto:alexc@mckinstry.com]
Sent: Tuesday, January 16, 2018 9:37 AM
To: Lindsey Ozbolt; Dusty Pilkington
Cc: Dan Carlson; Konrad Liegel (Konrad@konradjliegel.com)
Subject: FW: Swauk plat

Hi folks,

Per our recent email and letters we are resubmitting the conservation plat drawings and narrative.

Please advise at your earliest convenience if you require any additional information or documentation to proceed.

Thank you
Alex Cordas
206-391-1195 cell

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From: [Alex Cordas](#)
To: [Lindsey Ozbolt](#); [Dusty Pilkington](#)
Cc: [Dan Carlson](#); [Konrad Liegel \(Konrad@konradjliegel.com\)](mailto:Konrad@konradjliegel.com)
Subject: FW: Swauk plat
Date: Tuesday, January 16, 2018 9:37:19 AM
Attachments: [Swauk Conservation Plat 1-11-18.pdf](#)
[Conservation Plat application narative resubmit 1-18.docx](#)

Hi folks,

Per our recent email and letters we are resubmitting the conservation plat drawings and narrative.

Please advise at your earliest convenience if you require any additional information or documentation to proceed.

Thank you
Alex Cordas
206-391-1195 cell

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From: [Lindsey Ozbolt](#)
To: "Alex Cordas"; [Dan Carlson](#)
Cc: [Dusty Pilkington](#); [Konrad Liegel \(Konrad@konradjliegel.com\)](mailto:Konrad.Liegel@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

411 N. Ruby St., Suite 2 | Ellensburg, WA 98926

(509) 962-7046 | lindsey.ozbolt@co.kittitas.wa.us

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](#)

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.

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

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KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

December 22nd, 2017

Alex Cordas
c/o Swauk Valley Ranch LLC
Seattle, WA 98124

RE: Swauk Valley Plat (LP-17-00007) – Request for additional information

Dear Mr. Cordas,

This letter is to summarize the issues discussed in our meeting at Community Development Services (CDS) on Monday, December 18th, 2017 in regards to the proposed plat to subdivide parcel # 207734 (LP-17-00007). As we discussed, there were a number of inconsistencies in the proposed conservation plat, mainly a combination of conservation plat and agriculture plat elements. The following modifications are required for compliance with Kittitas County Code (KCC) and Washington Administrative Code (WAC):

- 1) The farmstead parcel must be adjusted such that it is not larger than 10 acres, in order to meet KCC 16.09.060(2)(a).
- 2) Building envelopes must be shown on the plat, along with a narrative showing justification of location and size of building envelopes, consistent with KCC16.09.060(2)(b).
- 3) A completed SEPA checklist and review fees must be submitted.

As currently proposed, the plat shows a farmstead on a 138.68 acre lot, with four other lots ranging from 2.13 to 4.99 acres, without building envelopes. The plat was submitted as a short plat.

Several provisions in KCC apply to the project:

KCC 16.09.040(1)(d):

"Farmstead. The farmstead, including the pre-existing residential and associated out buildings within the project boundary, will not be required to become part of a cluster of residences".

KCC 16.09.060(1-2):

1. *"Generally: The size of the lots to be developed shall be no larger than necessary to meet the minimum Washington State Department of Health requirements and the Kittitas County Code.*

2. *Exceptions:*

- a. *The existing farmstead lot can be up to ten (10) acres in size; and*
- b. *New lots may be as large as five (5) acres if building envelopes are established on the plat that ensure the same development pattern that would occur with smaller lots created consistent with subsection 16.09.060.1 above.*
- c. *Agricultural plats.”*

These sections of code provide the regulations governing lot sizes within a conservation plat. Under these provisions, lots are limited to the minimum lot sizes necessary to conform to well, septic, and lot line setbacks, but with exceptions. For a conservation plat, the exceptions listed in items a) and b) are applicable. These items limit the farmstead parcel to 10 acres, and allow lots up 5 acres within the clustered area provided that building envelopes are shown on the face of the plat.

Additional provisions apply to the proposal. KCC 16.09.080 reads:

1. *“Submit preliminary Cluster Plat or Conservation Plat map in conformance with requirements in KCC Chapter [15A](#) Project Permit Application Review, KCC Chapter [16.12](#) Preliminary Plats or KCC Chapter [16.32](#) Short Plat Requirements, as applicable, and [Title 12](#) Road Standards.*
2. *Cluster Plats and Conservation Plats are to be processed as a short subdivision or subdivision, depending on the number of lots proposed, and are subject to the review process as provided for in [KCC Title 15A](#) Project Permit Application Process.”*

Further, KCC 16.08 contains pertinent definitions:

16.08.186 Short Subdivision.

“Short subdivision” means the division or re-division of land into four (4) or fewer lots, tracts, parcels, sites or divisions, for the purpose of sale, lease, or transfer of ownership any one of which is less than twenty (20) acres.

16.08.200 Subdivision.

“Subdivision” means the division or re-division of land into five (5) or more lots, tracts, parcels, sites or divisions for the purpose of sale, lease or transfer of ownership any one of which is less than twenty (20) acres.

Also, WAC contains rules outlining which subdivision proposals are exempt from SEPA in WAC 197-11-800(d):

“Except upon lands covered by water, the approval of short plats or short subdivisions pursuant to the procedures required by RCW 58.17.060, and short plats or short subdivisions within the original short subdivision boundaries provided the cumulative divisions do not exceed the total lots allowed to be created under RCW 58.17.020. This exemption includes binding site plans authorized by RCW 58.17.035 up to the same number of lots allowed by the jurisdiction as a short subdivision.”

As currently proposed, the plat divides parcel # 207734 into 5 total parcels. Under these provisions, the proposal fits the definition of a long plat under County Code and as such is not exempt from SEPA review.

After a completed SEPA checklist and new information are submitted to CDS, a Notice of Application requesting public comment and incorporating SEPA review will be issued which includes a 15 day comment period. Upon completion of staff review, a public hearing will be scheduled before the Kittitas County Hearing Examiner, who will make a recommendation to the Kittitas County Board of County Commissioners (BOCC). The BOCC will then render a final decision during a closed record public hearing.

CDS will not require a new application even though it was submitted in short plat form. Staff will continue processing this application as a long plat subdivision once the required changes and additional information is provided.

If you have any questions or require further clarification, please do not hesitate to contact me at (509)-962-7079 or by email at dusty.pilkington@co.kittitas.wa.us.

Sincerely,



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

Enclosure: Project Analysis Matrix

CC: Dan Carlson, AICP, CDS Director

via email

Lindsey Ozbolt, CDS Planning Official

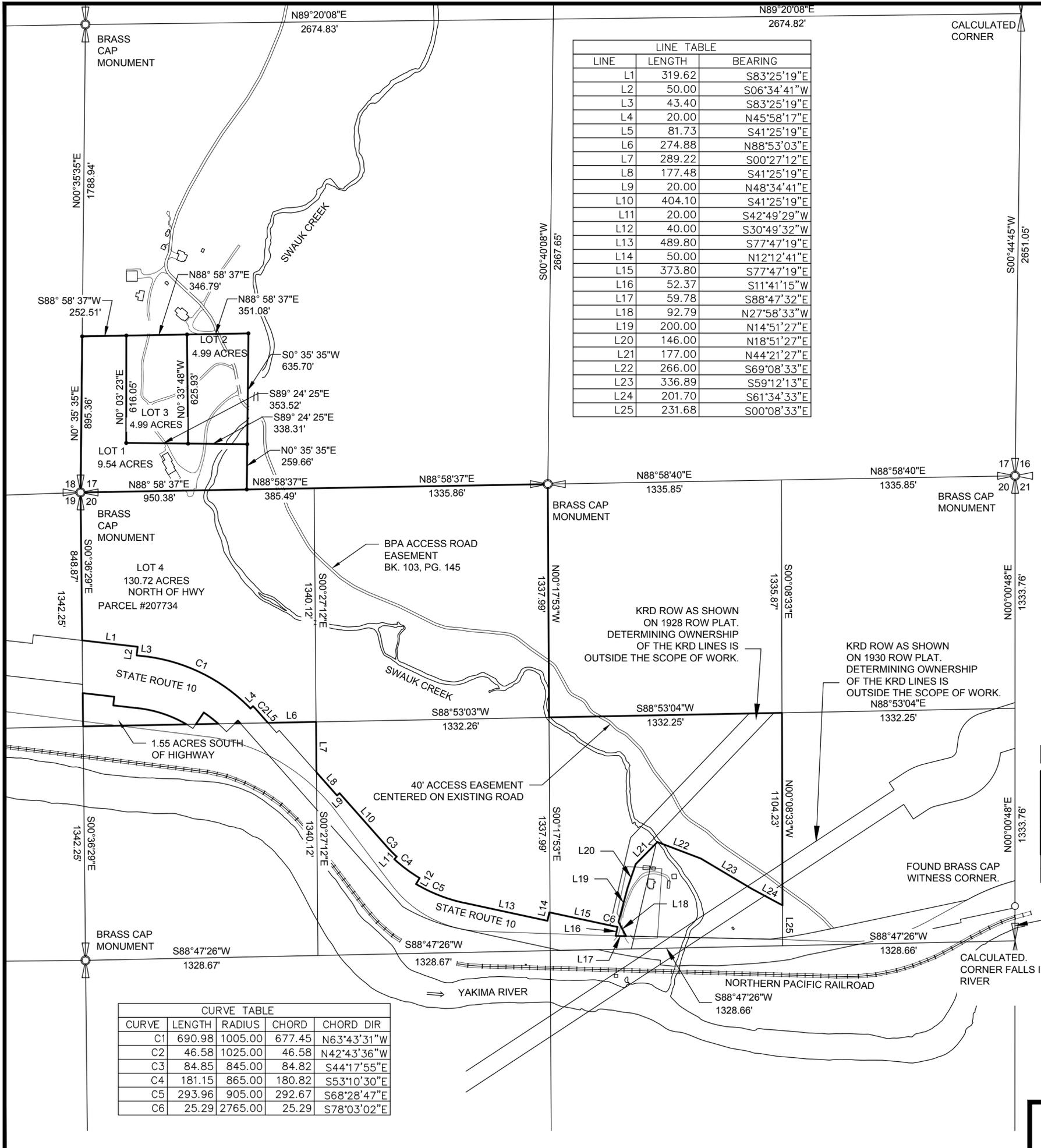
via email

Swauk Valley LP-17-00007 KCC 16.09 Review

Citation(s)	Code Language	Consistency Review	As Submitted, Meets w/Conservation or Agriculture Platting	Needed for Consistency with Conservation Platting
KCC 16.09.040(1)(d)	Farmstead. The farmstead, including the pre-existing residential and associated out buildings within the project boundary, will not be required to become part of a cluster of residences.	Application shows farmstead residence in open space tract, separate from cluster.	Agriculture Plat	Farmstead must be on its own lot, outside of the open space tract and meet acreage limitation of 10 acres.
KCC 16.09.040(7)(c)	<p>c. The agricultural plat is necessitated or pursued for one or more of the following reasons:</p> <ul style="list-style-type: none"> i. to accommodate housing for farm labor or farm family members; or ii. to implement an irrigation improvement; or iii. to create parcels of real property for financing purposes; or iv. to improve or increase agricultural efficiencies or dispose of property no longer useful to the agricultural activities; or v. to allow gradual or sequential platting as needed to ensure the economic viability of the farm's future; or vi. to facilitate residential dwellings on acreages with varying sizes to allow "small" farms such as Community Support Agriculture (CSA), local farmer's market suppliers to exist in Ag and other zones while acres in excess of those purchased remain with original owner but carry nondevelopment status to meet the density of the underlying zone. 	Application materials not consistent with this section. If processed as an agricultural plat, must show that it fits these criteria.	Conservation Plat	Current submission does not include details concerning reason for farm platting. This is consistent with Conservation Platting and requires no update of additional information.
16.09.040(7)(e)	Lots smaller than two acres and, for all lots, home sites and facilities that support the residential development, such as onsite waste disposal systems, residential units shall be located on lands with poor soils or otherwise not suitable for agricultural purposes.	No information on soils or agricultural potential in narrative materials	As submitted, consistent with conservation plat.	Current submission does not include descriptions of soils. As proposed, consistent with Conservation Platting and requires no update of additional information.
16.09.060(1-2)	<p>1. Generally: The size of the lots to be developed shall be no larger than necessary to meet the minimum Washington State Department of Health requirements and the Kittitas County Code.</p> <p>2. Exceptions:</p> <ul style="list-style-type: none"> a. a. The existing farmstead lot can be up to ten (10) acres in size; and b. New lots may be as large as five (5) acres if building envelopes are established on the plat that ensure the same development pattern that would occur with smaller lots created consistent with subsection 16.09.060.1 above. c. Agricultural plats. 	Lots shown as less than 5 acres, but building envelopes not shown on plat. Exception if applied for and processed as an Agriculture Plat.	As submitted, consistent with Agriculture Plat.	Building envelopes must be shown on the face of the plat drawing, demonstrating clustering of residences.

Swauk Valley LP-17-00007 KCC 16.09 Review

Citation(s)	Code Language	Consistency Review	As Submitted, Meets w/Conservation or Agriculture Platting	Needed for Consistency with Conservation Platting
<p>16.09.080(2-3), 16.08.186, 16.08.200, WAC 197-11-800</p>	<p>1. Submit preliminary Cluster Plat or Conservation Plat map in conformance with requirements in KCC Chapter 15A Project Permit Application Review, KCC Chapter 16.12 Preliminary Plats or KCC Chapter 16.32 Short Plat Requirements, as applicable, and Title 12 Road Standards.</p> <p>2. Cluster Plats and Conservation Plats are to be processed as a short subdivision or subdivision, depending on the number of lots proposed, and are subject to the review process as provided for in KCC Title 15A Project Permit Application Process.</p> <p>16.08.186 Short Subdivision. "Short subdivision" means the division or re-division of land into four (4) or fewer lots, tracts, parcels, sites or divisions, for the purpose of sale, lease, or transfer of ownership any one of which is less than twenty (20) acres.</p> <p>16.08.200 Subdivision. "Subdivision" means the division or re-division of land into five (5) or more lots, tracts, parcels, sites or divisions for the purpose of sale, lease or transfer of ownership any one of which is less than twenty (20) acres.</p> <p>WAC 197-11-800(d) Except upon lands covered by water, the approval of short plats or short subdivisions pursuant to the procedures required by RCW 58.17.060, and short plats or short subdivisions within the original short subdivision boundaries provided the cumulative divisions do not exceed the total lots allowed to be created under RCW 58.17.020. This exemption includes binding site plans authorized by RCW 58.17.035 up to the same number of lots allowed by the jurisdiction as a short subdivision.</p>	<p>As proposed, dividing into 5 lots. Needs to be processed as a long plat, with public hearing and SEPA review. If reduced to 4 lots, can be processed as a short plat.</p>	<p>N/A</p>	<p>Make final determination as to desired number of lots. If final number is five or more, plat must be processed as a long plat, with public notice, hearing, and SEPA review.</p>

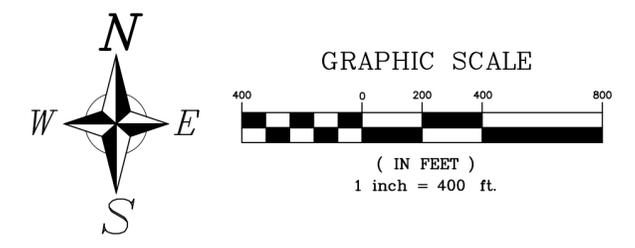


LINE TABLE		
LINE	LENGTH	BEARING
L1	319.62	S83°25'19"E
L2	50.00	S06°34'41"W
L3	43.40	S83°25'19"E
L4	20.00	N45°58'17"E
L5	81.73	S41°25'19"E
L6	274.88	N88°53'03"E
L7	289.22	S00°27'12"E
L8	177.48	S41°25'19"E
L9	20.00	N48°34'41"E
L10	404.10	S41°25'19"E
L11	20.00	S42°49'29"W
L12	40.00	S30°49'32"W
L13	489.80	S77°47'19"E
L14	50.00	N12°12'41"E
L15	373.80	S77°47'19"E
L16	52.37	S11°41'15"W
L17	59.78	S88°47'32"E
L18	92.79	N27°58'33"W
L19	200.00	N14°51'27"E
L20	146.00	N18°51'27"E
L21	177.00	N44°21'27"E
L22	266.00	S69°08'33"E
L23	336.89	S59°12'13"E
L24	201.70	S61°34'33"E
L25	231.68	S00°08'33"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD DIR
C1	690.98	1005.00	677.45	N63°43'31"W
C2	46.58	1025.00	46.58	N42°43'36"W
C3	84.85	845.00	84.82	S44°17'55"E
C4	181.15	865.00	180.82	S53°10'30"E
C5	293.96	905.00	292.67	S68°28'47"E
C6	25.29	2765.00	25.29	S78°03'02"E

CONSERVATION PLAT

IN SECTION 17 AND SECTION 20,
TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M.
TAX PARCELS 207734



LEGEND

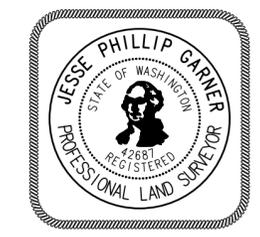
- FOUND MONUMENT AS NOTED
 - SET 5/8"X24" REBAR W/ PLASTIC CAP
- BASIS OF BEARINGS**
SEE SHEET 3
- SURVEY REFERENCES**
SEE SHEET 3

MONUMENTS VISITED

JANUARY 2012
LEGAL DESCRIPTIONS
SEE SHEET 3

OWNER/SUBDIVIDER

SWAUK VALLEY RANCH, LLC
PO BOX 2457 (MAILING ADDRESS)
SEATTLE, WA 98124
18511 HWY 10 (PHYSICAL ADDRESS)
ELLENSBURG, WA 98926



Surveyor's Certificate

This Map correctly represents a Survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of
SWAUK VALLEY RANCH LLC in 08-16.
Date 08/03/2017
Jesse P. Garner, PLS 42687

Accuracy Statement (WAC 332-130)

This Survey was performed with a Topcon Hyper+ RTK surveying system with a relative accuracy greater than 1:5000. Mathematical analysis where required is by least squares.
Note
No warranties are made as to matters of encroachment, adverse possession, unwritten title, riparian changes or flood zones, etc.

Date:	12-16-16
Scale:	1"=400'
Drawn By:	JG
Surveyed By:	JG/RB
Checked By:	JG
Sheet	1 Of 3
Job Number:	2016-SWK

Survey For
SWAUK VALLEY RANCH, LLC.
Sections 17, 20, T. 19 N, R. 17 E, W.M.
Kittitas County, Washington

PSE Pioneer Surveying & Engineering, Inc.
Civil Engineering and Land Planning
125 Simcoe Drive
Goldendale, Washington 98620
Phone (509) 773-4945, Fax (509) 773-5888, E-Mail pse@gorge.net

Auditor's Certificate

Filed For Record This ____ Day of _____ 20 ____.
At _____ M.
In Book ____ Of Surveys At Page ____
At The Request Of Pioneer Surveying and Engineering, Inc.

SHEET 1

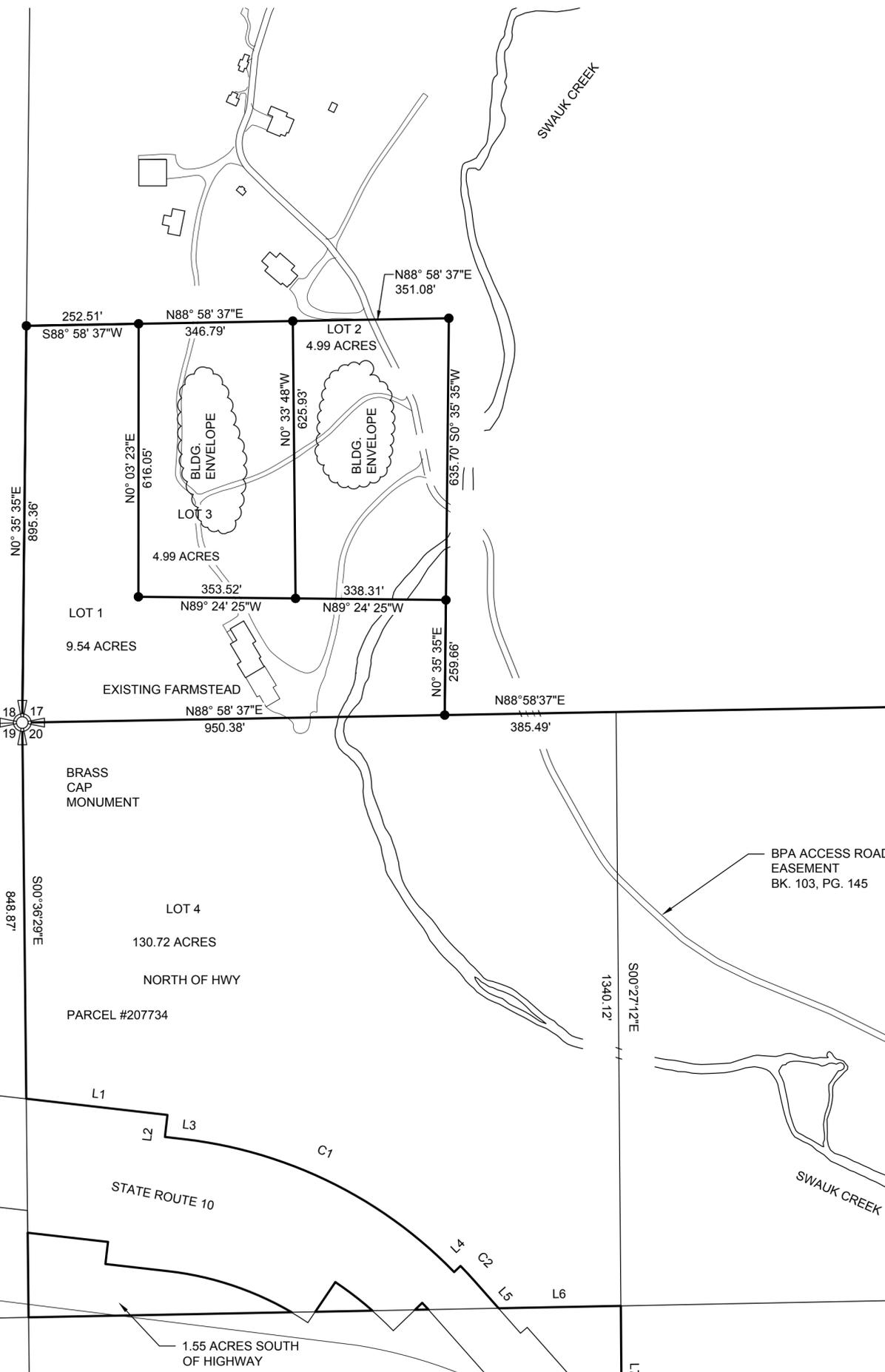
KITTITAS COUNTY AUDITOR _____ DEPUTY COUNTY AUDITOR _____

CONSERVATION PLAT

IN SECTION 17 AND SECTION 20,
TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M.
TAX PARCELS 207734



BUILDING ENVELOPES ON LOTS 2 AND 3 ARE EACH LESS THAN AN ACRE IN SIZE AND LOCATED IN RELATIVELY FLAT AREAS OF THE INDIVIDUAL LOTS, TO ENSURE THE SAME DEVELOPMENT PATTERN THAT WOULD OCCUR WITH SMALLER LOTS CONSISTENT WITH KCC 16.09.060.1.



LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8"X24" REBAR W/ PLASTIC CAP

BASIS OF BEARINGS

SEE SHEET 3

SURVEY REFERENCES

SEE SHEET 3

OWNER/SUBDIVIDER

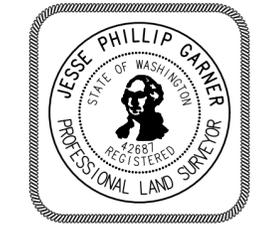
SWAUK VALLEY RANCH, LLC
PO BOX 2457 (MAILING ADDRESS)
SEATTLE, WA 98124
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ELLENSBURG, WA 98926

MONUMENTS VISITED

JANUARY 2012

LEGAL DESCRIPTIONS

SEE SHEET 3



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Jesse P. Garner, PLS 42687 Date

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Note

No warranties are made as to matters of encroachment, adverse possession, unwritten title, riparian changes or flood zones, etc.

Date: 12-16-16

Scale: 1"=200'

Drawn By: JG

Surveyed By: JG/RB

Checked By: JG

Sheet 2 Of 3

Job Number: 2016-SWK

Survey For

SWAUK VALLEY RANCH, LLC.

Section 17, 20 T. 19 N, R. 17 E, W.M.
Kittitas County, Washington

PSE Pioneer Surveying & Engineering, Inc.
Civil Engineering and Land Planning
125 Simcoe Drive
Goldendale, Washington 98620
Phone (509) 773-4945, Fax (509) 773-5888, E-Mail pse@gorge.net

Auditor's Certificate

Filed For Record This ___ Day of _____ 20__.
At _____ M.
In Book _____ Of Surveys At Page _____
At The Request Of Pioneer Surveying and Engineering, Inc.

KITTITAS COUNTY AUDITOR _____ DEPUTY COUNTY AUDITOR _____

Index

1/4	1/4	Sec.	T.	R.
		17	19N	17E
		20	19N	17E

SHEET 2

CONSERVATION PLAT

IN SECTION 17 AND SECTION 20,
TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M.
TAX PARCELS 207734

EXISTING LEGAL DESCRIPTIONS

TRACT 2

The North Half of the Northwest Quarter, the Southeast Quarter of the Northwest Quarter, and the Southwest Quarter of the Northeast Quarter of Section 20, Township 19 North, Range 17 East, W.M., in the County of Kittitas, State of Washington;

TOGETHER WITH:

The South 895.00 feet of the West 950.00 feet of the Southwest Quarter of the Southwest of Section 17, Township 19 North, Range 17 East, W.M., in the County of Kittitas, State of Washington

EXCEPT:

1. A strip of land 100 feet in width across the Southeast Quarter of the Northwest Quarter of said Section 20, conveyed by M.C. Ballard and Minnie F. Ballard, his wife, to the Chicago, Milwaukee and St. Paul Railway Company, by deed recorded October 1, 1907 in Book 16 of Deeds, page 222, under Auditor's File No. 19639;

2. That portion of the Southwest Quarter of the Northeast Quarter of said Section 20 contained within the description of Deed recorded June 6, 1923, under Auditor's File No. 69790, Book 39 of Deeds, page 43, conveyed by Marion Moore and Frances Moore to Cascade Lumber Company.

3. That portion within the Southwest Quarter of the Northeast Quarter of said Section 20 conveyed to the United States of America by deed recorded September 16, 1931, in Book 49 of Deeds, page 549, under Auditor's file No. 106652, described as follows:

Beginning at a point within the Southwest Quarter of the Northeast Quarter of said Section 20, which point is South 37'38" West, 3348.0 feet from the Northeast corner of said Section 20; thence North 3'40" East, 398.0 feet; thence North 86'20" West, 198.6 feet; thence South 12'20" West, 275.0 feet; thence South 32'03" East, 173.0 feet; thence South 88'43" East, 126.1 feet to the point of beginning.

4. Those portions conveyed to the State of Washington for highway by deeds recorded November 16, 1928, October 27, 1930, May 12, 1931, July 10, 1939, and July 13, 1953 in Book 47 of Deeds, page 28; Book 49 of Deeds, page 60, Book 49 of Deeds, page 385, Book 61 of Deeds, page 231, and Book 92 of Deeds, pages 107 and 109, under Auditor's File No. 93163, 102841, 105134, 148158, 238539 and 238542, respectively

5. Right-of-way for Burlington Northern Railroad.

6. Any rights-of-way for Kittitas Reclamation District as indicated by acquisition blueprints for the Southwest Quarter of the Northeast Quarter

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983(2007) DISTANCES SHOWN HEREON ARE GROUND SCALE BASED ON A COMBINED SCALE FACTOR(CSF) OF 0.99983925. MULTIPLY CSF BY GROUND DISTANCE TO OBTAIN GRID DISTANCES.

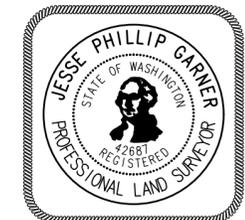
NARRATIVE

THE PUROPOSE OF THIS SURVEY IS TO DELINEATE THE NEW PARCEL BOUNDARIES FOR PARCELS 717734 AND 207734 AS SHOWN ON THE FACE OF THE SURVEY HEREON.

SURVEY REFERENCES

AUDITOR FILE NUMBERS:	
BOOK	PAGE
27	194
6	39
27	195
29	208
23	22
19	97
J	201
30	171
17	167

GLO, STATE ROW PLATS, RAILROAD RIGHT OF WAY PLATS, PLAT OF SUNLIGHT WATERS, LAND CORNER RECORDS: 538257, 536672, 536667, 536669, 536674, 536670 1959 HAUGE LCR'S, SAGEBRUSH POWER LLC RECORD OF SURVEY. AUDITOR FILE NO 201502260007, 201209190010



Surveyor's Certificate

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SWAUK VALLEY RANCH LLC in 08-16.

Jesse P. Garner, PLS 42687 Date

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Date: 12-16-16

Scale: 1"=400'

Drawn By: JG

Surveyed By: JG/RB

Checked By: JG

Sheet 3 Of 3

Job Number: 2016-SWK

Survey For

SWAUK VALLEY RANCH, LLC.

Sections 17, 20, T. 19 N, R. 17 E, W.M.
 Kittitas, County, Washington

PSE Pioneer Surveying & Engineering, Inc.
 Civil Engineering and Land Planning
 125 Simcoe Drive
 Goldendale, Washington 98620
 Phone (509) 773-4945, Fax (509) 773-5888, E-Mail pse@gorge.net

Auditor's Certificate

Filed For Record This ____ Day of _____ 20____.

At _____ M.

In Book _____ Of Surveys At Page _____

At The Request Of Pioneer Surveying and Engineering, Inc.

SHEET 3

KITTITAS COUNTY AUDITOR

DEPUTY COUNTY AUDITOR

From: [Dusty Pilkington](#)
To: "[Alex Cordas](#)"; [Lindsey Ozbolt](#)
Cc: [Dan Carlson](#); [Konrad Liegel \(Konrad@konradjliegel.com\)](mailto:Konrad@konradjliegel.com)
Subject: RE: Swauk plat
Date: Tuesday, January 16, 2018 1:11:55 PM

Alex,

The materials have been received, and I will now continue processing the application as per the process outlined in Lindsey's previous email. I will let you know if I require anything more.

Thanks,

Dusty

From: Alex Cordas [mailto:alexc@mckinstry.com]
Sent: Tuesday, January 16, 2018 9:37 AM
To: Lindsey Ozbolt; Dusty Pilkington
Cc: Dan Carlson; Konrad Liegel (Konrad@konradjliegel.com)
Subject: FW: Swauk plat

Hi folks,

Per our recent email and letters we are resubmitting the conservation plat drawings and narrative.

Please advise at your earliest convenience if you require any additional information or documentation to proceed.

Thank you
Alex Cordas
206-391-1195 cell

This email is the property of McKinstry or one of its affiliates and may contain confidential and/or privileged information. If you are not the intended recipient or have received this e-mail in error please notify the sender immediately and delete this e-mail. Any unauthorized copying, disclosure or distribution of the material in this e-mail is strictly forbidden.

From: [Alex Cordas](#)
To: [Lindsey Ozbolt](#); [Dusty Pilkington](#)
Cc: [Dan Carlson](#); [Konrad Liegel \(Konrad@konradjliegel.com\)](mailto:Konrad@konradjliegel.com)
Subject: FW: Swauk plat
Date: Tuesday, January 16, 2018 9:37:19 AM
Attachments: [Swauk Conservation Plat 1-11-18.pdf](#)
[Conservation Plat application narative resubmit 1-18.docx](#)

Hi folks,

Per our recent email and letters we are resubmitting the conservation plat drawings and narrative.

Please advise at your earliest convenience if you require any additional information or documentation to proceed.

Thank you

Alex Cordas

206-391-1195 cell

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From: [Lindsey Ozbolt](#)
To: "Alex Cordas"; [Dan Carlson](#)
Cc: [Dusty Pilkington](#); [Konrad Liegel \(Konrad@konradjliegel.com\)](mailto:Konrad.Liegel@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

411 N. Ruby St., Suite 2 | Ellensburg, WA 98926

(509) 962-7046 | lindsey.ozbolt@co.kittitas.wa.us

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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Swauk Valley Ranch Conservation Plat Narrative

(This information also applicable to Preapplication Narrative #10)

9. Project information

- The purpose of this application is to create 4 lots in a conservation plat on an approximately 151-parcel, consisting of two new lots for residential development (4.99 acres each), an existing farmstead lot (9.54 acres) and an open space lot (the remaining 130.72 acres).
- Parcel 207734 (currently approximately 151 acres after a recent 2017 BLA)
 - There is one structure on Parcel 207734 to be located within an existing farmstead lot of less than 10 acres.
 - The conservation development does not exceed the density permitted by the AG 20 zone in which the development is located.
 - The conservation plat is not adjacent to another cluster or conservation plat.
 - The new residential lots will be located in the north-west portion of Parcel 207734. Lots are located adjacent to one another, upon far less than 50% of the total property being divided.
 - Building envelopes for the new residential lots are established on the plat, each of which are less than an acre in size and located in relatively flat areas of the individual lots to ensure the same development pattern that would occur with smaller lots consistent with KCC 16.09.060.1.
 - Over 70% of the land outside of the conservation cluster will remain in open space for resource use in perpetuity. The open space will be held by Swauk Valley Ranch LLC, the same entity that owns Parcel 207734.
- Water: to be provided from the existing site class b well, system id: AC733E, mitigation TBD
- Sewage disposal: to be provided by an existing septic system on Parcel 207734. The septic system is on record at Public health.

10. There are no Forest service roads/easements in the project area.

11. Access to the conservation plat is from the existing access drive off Highway 10.

12. N/A. The TDR Sending Sites are involved in the conservation plat.

13. N/A. The conservation plat is not a performance-based cluster plat.



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926
cds@co.kittitas.wa.us
Office 509-962-7506
Fax 509-962-7682

Building Partnerships - Building Communities

NOTICE OF REVISED APPLICATION

Notice of Revised Application: January 23rd, 2018
Notice of Application: November 16th, 2017
Application Received: October 11th, 2017
Application Complete: November 3rd, 2017

Project Name (File Number): Swauk Valley Conservation Plat (LP-17-00007)

Applicant: Alex Cordas, authorized agent for Swauk Valley Ranch, landowner

Location: One parcel, located approximately 8 miles northwest of Ellensburg, in portions of Section 17 and 20, T19N, R17E, WM in Kittitas County, bearing Assessor's map number 19-17-20000-0015 and parcel number 207734.

Revised Proposal: Alex Cordas, authorized agent for Swauk Valley Ranch, LLC, landowner, has revised a preliminary conservation short plat application to subdivide approximately 151 acres into three parcels under five acres and one 130.72 acre open space parcel. The subject property is zoned Agriculture 20. This revision reduces the number of total lots proposed from 5 to 4.

Materials Available for Review: The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website [http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Short Plats](http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Short%20Plats). Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on **Monday, February 5th, 2018**. Any person has the right to comment on the application and request a copy of the decision once made.

Under Title 15A.03.080, Short Plat Projects are processed in an abbreviated administrative format, which does not involve a public hearing. All comments will be considered in the decision making process, and any person has the right to comment on this application and receive notification of the Community Development Services administrative decision, once made. Appeals to an administrative land use decision may be filed within 10 working days with the board of county commissioners as outlined in Chapter 15A.07 of the Kittitas County Code. The current appeal fee is \$1,570.

Designated Permit Coordinator (staff contact): Dusty Pilkington, Staff Planner: (509)-962-7079; email at dusty.pilkington@co.kittitas.wa.us

Signature Planner of Record

Date



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926
cds@co.kittitas.wa.us
Office 509-962-7506
Fax 509-962-7682

Building Partnerships - Building Communities

NOTICE OF REVISED APPLICATION

Notice of Revised Application: January 23rd, 2018
Notice of Application: November 16th, 2017
Application Received: October 11th, 2017
Application Complete: November 3rd, 2017

Project Name (File Number): Swauk Valley Conservation Plat (LP-17-00007)

Applicant: Alex Cordas, authorized agent for Swauk Valley Ranch, landowner

Location: One parcel, located approximately 8 miles northwest of Ellensburg, in portions of Section 17 and 20, T19N, R17E, WM in Kittitas County, bearing Assessor's map number 19-17-20000-0015 and parcel number 207734.

Revised Proposal: Alex Cordas, authorized agent for Swauk Valley Ranch, LLC, landowner, has revised a preliminary conservation short plat application to subdivide approximately 151 acres into three parcels under five acres and one 130.72 acre open space parcel. The subject property is zoned Agriculture 20. This revision reduces the number of total lots proposed from 5 to 4.

Materials Available for Review: The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website [http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Short Plats](http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Short%20Plats). Phone: (509) 962-7506

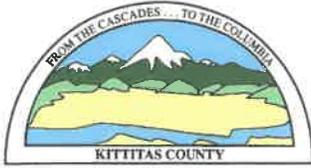
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Designated Permit Coordinator (staff contact): Dusty Pilkington, Staff Planner: (509)-962-7079; email at dusty.pilkington@co.kittitas.wa.us


Signature Planner of Record

01/23/2018
Date



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

Affidavit of Mailing & Publication

PROPOSAL NAME: Swauk Valley Ranch Conservation Short Plat (LP-17-00007)

NOTIFICATION OF: Notice of Revised Application

NOTIFICATION MAIL DATE: 01/23/2018

I certify that the following documentation:

- Notice of Application Swauk Valley Conservation Short Plat (LP-17-00007) and associated permits.

has been mailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.

Signature

Dusty Pilkington
Community Development Services Planner
County of Kittitas
State of Washington

Subscribed and sworn to before me this January 23rd, 2018



Kathy Boots
Notary Public for the State of Washington residing
in Ellensburg.

My appointment expires October 13th, 2020

t2_Owner	t2_Addre_1	t2_City	t2_State	t2_Zip
DORMAN, GARY D	10211 MCKINLEY AVE E	TACOMA	WA	98445
CHAMBERS, GRETCHEN	5018 LOTONA AVE NE	SEATTLE	WA	98105-4840
WALKER, WILLIAM S &	2202 W PARKS LANE	OTHELLO	WA	99344
WILDMAN, BENJAMIN ETUX &	745 BELLEVUE AVE E	SEATTLE	WA	98102
CHIPPS, ERIC W ETAL	6811 47TH AVE NE	SEATTLE	WA	98115
SWAUK VALLEY RANCH LLC	PO BOX 24567	SEATTLE	WA	98124
TRPS99 LLC	PO BOX 1434	NORTH BEND	WA	98045-1434
SIMPSON, EUGENE J	231 HEATHER PL	DANVILLE	CA	94526-5022
ARMSTRONG, GARY A	PO BOX 744	CLE ELUM	WA	98922
PERCIVAL, DAN M &	13021 56TH ST E	EDGEWOOD	WA	98372
SHOEMAKER, MICHAEL L & TERESA J	5028 ROAD K.9 NE	MOSES LAKE	WA	98837-8572
IHLER, JEFF ETUX	PO BOX 1661	WOODINVILLE	WA	98072-1661
ROBINSON, JAMES ETUX	259 OLD STAGE DR	BRISTOL	TN	37620
WALLACE RANCH II LLC	330 112TH AVE NE STE 200	BELLEVUE	WA	98004-5800
BNSF RAILWAY COMPANY	PO BOX 961089	FORT WORTH	TX	76161-0089
CHASE, JAMES W	8027 RIVERVIEW RD	SNOHOMISH	WA	98290
PERISHO, CAROLINE H & RUSSELL L	17630 FJORD DR NE	POULSBO	WA	98370-8400
BISNETT, ROBERT L & MARY E	19855 10TH AVE NW	SEATTLE	WA	98177-2606
MCNAUL FAMILY LLC	600 UNIVERSITY ST #2700	SEATTLE	WA	98101
HORWITZ, ROBERT	539 5TH AVE W	KIRKLAND	WA	98033-4873
CLARK, BRIAN ETUX	6540 49TH AVE NE	SEATTLE	WA	98115
HOWARD, MARK N ETUX	8201 156TH ST SE	SNOHOMISH	WA	98296
TRAFTON, DWIGHT E	4091 EMERICK RD	CLE ELUM	WA	98922-8391
HUBER, JOHN W	3041 44TH AVE SW	SEATTLE	WA	98116
DARCY, WENDY	570 SE ANDREWS ST	ISSAQUAH	WA	98027-3410
GRINNELL, ROY E ETUX	4610 EMERICK RD	CLE ELUM	WA	98922-8392
SCHWARTZ, KRAIG ETUX	443 25TH AVE E	SEATTLE	WA	98112
OSWALD, TELFORD SCOTT ETUX	2703 BOYER AVE E	SEATTLE	WA	98102
LYNCH, MATTHEW W ETUX	11005 NE 37TH COURT	BELLEVUE	WA	98004
SCHILLING, DENNIS & SANDRA	4150 85TH AVE SE	MERCER ISLAND	WA	98040-4020
DRAIS, DANIEL G &	6808 PHINNEY AVE N	SEATTLE	WA	98103
DRAIS, DANIEL GARRETT	6808 PHINNEY AVE N	SEATTLE	WA	98103-5238
SCHILLING, DENNIS L. ETUX	4150 85TH AVE SE	MERCER ISLAND	WA	98040
UNIONVILLE RANCH LLC	1750 EMERICK RD	CLE ELUM	WA	98922-9135
SPIVEY, THOMAS A ETUX	10614 NE 53RD	KIRKLAND	WA	98033
WAGNER, SALLY J &	100 LAKE WASHINGTON BLVD	SEATTLE	WA	98122
STATE OF WASH (DNR)	PO BOX 47016	OLYMPIA	WA	98504-7016
USA (BLM)	915 WALLA WALLA AVE	WENATCHEE	WA	98801-1521
SPRINGWOOD RANCH CORP.	P O BOX 100	THORP	WA	98946
CARTER, PATRICIA Y	333 S STATE ST STE V462	LAKE OSWEGO	OR	97034-3922
TONSETH, DEAN ETUX	16532 HWY 10	ELLENSBURG	WA	98926
CASCADE FIELD & STREAM CLUB	PO BOX 424	CLE ELUM	WA	98922
HOLMQUIST, DAVID E ETAL	16532 HWY 10	ELLENSBURG	WA	98926
CRAMER, THEILINE W	265 MAIDEN LANE E	SEATTLE	WA	98112
CHRISTOPHERSON, SCOTT M	PO BOX 666	CLE ELUM	WA	98922
STOLL, CHRISTOPHER	5011 S JUNETT ST #B	TACOMA	WA	98409-6411
SAFFORD, ARDEN R ETUX	13732 59TH AVE SE	EVERETT	WA	98208-9404
JORGENSEN, SLIM M TRUSTEE	11410 NE 124TH ST	KIRKLAND	WA	98034-4305
BUGNI, MICHAEL	15039 SE 44TH PL	BELLEVUE	WA	98006
BURRIS, MICHAEL A	923 14TH AVE E	SEATTLE	WA	98112-3903

KITTITAS COUNTY

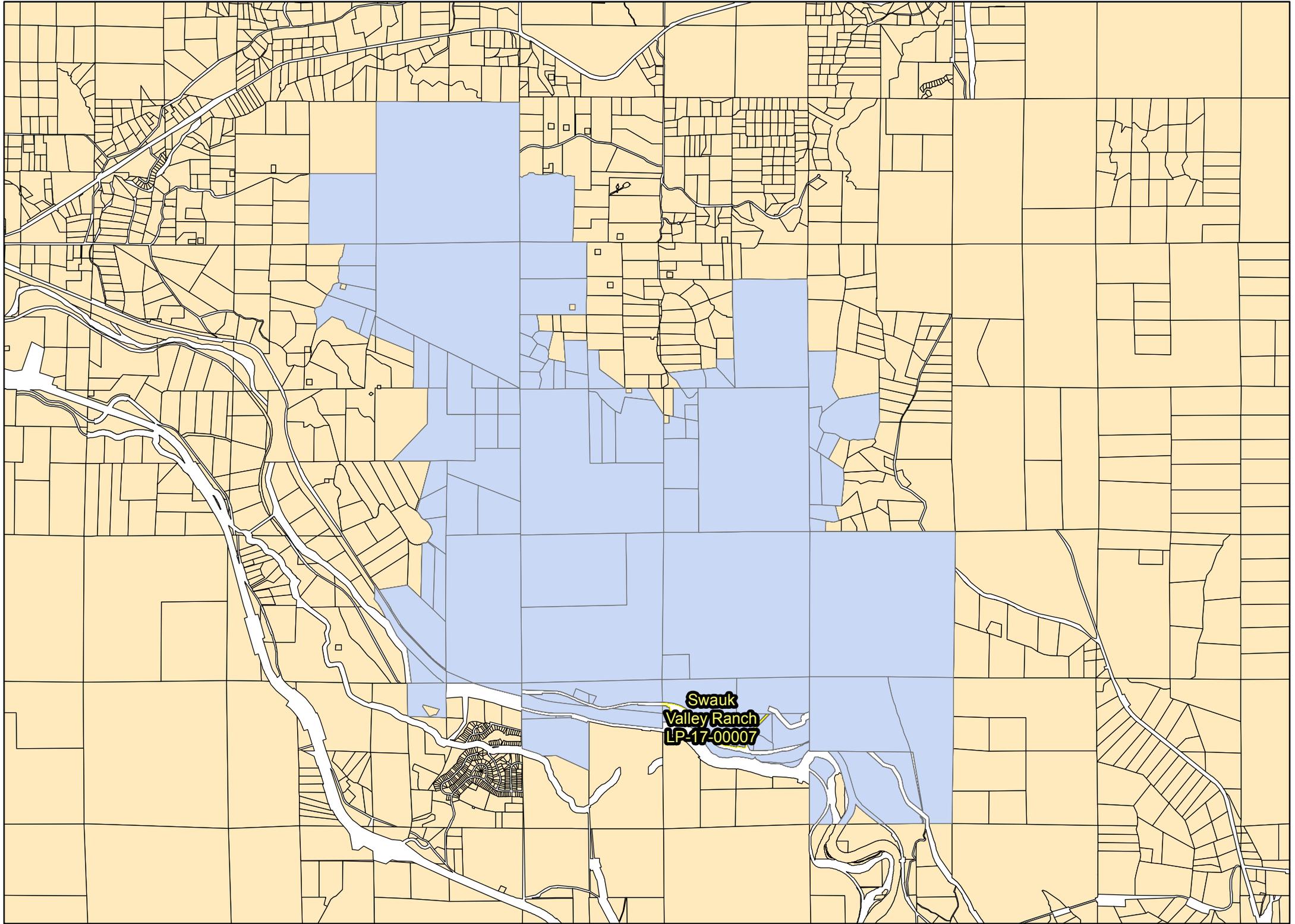
COMMUNITY DEVELOPMENT SERVICES
411 NORTH RUBY STREET, SUITE 2
ELLENSBURG, WA 98926

Bureau of Reclamation
chelberg@usbr.gov
1917 Marsh Road
Yakima, WA 98901

KITTITAS COUNTY

COMMUNITY DEVELOPMENT SERVICES
411 NORTH RUBY STREET, SUITE 2
ELLENSBURG, WA 98926

KCFD #1
PO Box 34
Thorp, WA 98946



LP-17-00001 Swauk Valley Ranch

Adjacent Parcels w/ Same Ownership and 500' Radius

NOTICE OF REVISED APPLICATION

Notice of Revised Application: January 23rd, 2018
Notice of Application: November 16th, 2017
Application Received: October 11th, 2017
Application Complete: November 3rd, 2017

Project Name (File Number): Swauk Valley Conservation Plat (LP-17-00007)

Applicant: Alex Cordas, authorized agent for Swauk Valley Ranch, landowner

Location: One parcel, located approximately 8 miles northeast of Ellensburg, in portions of Section 17 and 20, T19N, R17E, WM in Kittitas County, bearing Assessor's map number 19-17-20000-0015 and parcel number 207734.

Revised Proposal: Alex Cordas, authorized agent for Swauk Valley Ranch, LLC, landowner, has revised a preliminary conservation short plat application to subdivide approximately 151 acres into three parcels under five acres and one 130.72 acre open space parcel. The subject property is zoned Agriculture 20. This revision reduces the number of total lots proposed from 5 to 4.

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Designated Permit Coordinator (staff contact): Dusty Pilkington, Staff Planner: (509)-962-7079; email at dusty.pilkington@co.kittitas.wa.us

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](#)

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.

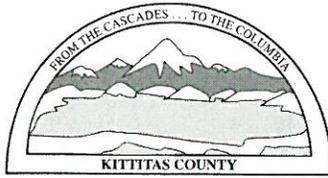
Attached is a draft drawing indicating a short plat. Per our meeting we have identified 4 parcel/lots in total. Farmstead <10 acres, 2 building sites <5 acres and an open space for 4 parcels total.

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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KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services

FROM: Kelly Bacon, Engineer Technician I *KB*

DATE: December 1, 2017

SUBJECT: Swauk Valley Ranch Conservation Plat LP-17-00007

The following shall be conditions of preliminary approval:

1. Washington State Department of Transportation: Provide copy of access approval/permit from WSDOT allowing for the change in use.
2. Private Road and Driveway Easements: The private road and driveway easements shall be clearly depicted on the face of the plat in accordance with the driveway standards as shown in the Kittitas County Code 12: section 12.04.080 table 4-4 Private Road Minimum Design Standards.
3. Timing of Improvements: This application is subject to the latest revision of the Kittitas County Road Standards, dated 12/15/15.
 - Road Variance RV-17-06 for Swauk Valley Ranch was approved
 - A bond has been received by Public Works for the work to be performed.
4. Turnaround: When a road extends more than 150' from the centerline of a County road or other publicly maintained road or serves more than three lots, a turnaround shall be provided. The turnaround shall be a cul-de-sac for roads serving five or more lots/units. The turnaround may be a hammerhead for roads serving four or less lots/units or for a land use development activity occurring prior to the end of the road. Cul-de-sac and hammerhead designs must conform to the specifications of the International Fire Code. A cul-de-sac shall have an easement diameter of at least 110 feet and a driving surface of at least 96 feet in diameter.
5. Driveways: A driveway shall serve no more than two tax parcels. See Kittitas County Road Standards, 12/15/15 edition.
 - a. New access easements shall be a minimum of 30' wide. The roadway width shall have a minimum width of 12' if the length of the driveway is less than 150', or 16' if the length of the driveway is more than 150'.
 - b. Maximum grade shall be 15%.
 - c. Crushed surface depth per WSDOT standards.

Page 1 of 3

- d. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - e. Any further subdivision or lots to be served by proposed access may result in further access requirements.
6. Plat Notes: Plat notes shall reflect the following:
- a. Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards and formally adopted by the Kittitas County Board of County Commissioners.
 - b. Maintenance of the access is the responsibility of the property owners who benefit from its use.
 - c. An approved access permit will be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right-of-way.
 - d. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
 - e. A public utility easement 10 feet in width is reserved along all lot lines. The 10 foot easement shall abut the exterior plat boundary and shall be divided 5 feet on each side of interior lot lines. Said easement shall also be used for irrigation
7. Plat Approvals: All plats must show the acceptance signature of the County Engineer. The acceptance block shall be as follows (per KCC 16.24.170):
- EXAMINED AND APPROVED
This ____ day of ____, A.D., 20__.
- _____
Kittitas County Engineer
8. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
9. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
10. Access Permit: An approved access permit shall be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right of way.
11. Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
12. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.



**Washington State
Department of Transportation**

South Central Region
2809 Rudkin Road
Union Gap, WA 98903-1648
509-577-1600 / FAX: 509-577-1603
TTY: 1-800-833-6388
www.wsdot.wa.gov

January 24, 2018

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

Attention: Dusty Pilkington, Planner

Subject: LP-17-00007 – Swauk Valley Ranch – Revised Application
SR 10 milepost 95.57 left

We originally commented on this proposal in our letter dated November 29, 2017. After reviewing the revised plat, our original comments remain valid and we have nothing further.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding these comments, please contact Jacob Prilucik at (509) 577-1635.

Sincerely,

A handwritten signature in black ink, appearing to read 'Paul Gonseth'.

Paul Gonseth, P.E.
Planning Engineer

PG: jjp/mnk

cc: SR 10, File #1
Harry Nelson, Area 1 Maintenance Superintendent



South Central Region
2809 Rudkin Road
Union Gap, WA 98903-1648
509-577-1600 / FAX: 509-577-1603
TTY: 1-800-833-6388
www.wsdot.wa.gov

November 29, 2017

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

Attention: Dusty Pilkington, Planner

Subject: LP-17-00007 – Swauk Valley Ranch
SR 10 milepost 95.57 left

We have reviewed the proposed plat and have the following comment.

The subject property is adjacent to State Route 10 (SR 10), a Class 3 managed access highway with a posted speed limit of 55 miles per hour. Access to the property is via the permitted approach at milepost 95.57. This approach is on the Bureau of Reclamation (BOR) owned land (parcel #19-17-20000-0009) and may continue to be used; however, authorization from BOR is required and the permit must be updated. Prior to plat approval, the BOR must contact Mark Kaiser of the WSDOT South Central Region office at (509) 577-1668 to update the permit.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding these comments, please contact Jacob Prilucik at (509) 577-1635.

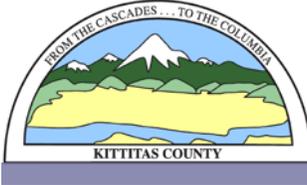
Sincerely,

A handwritten signature in blue ink that reads 'JPG' with 'for:' written below it.

Paul Gonseth, P.E.
Planning Engineer

PG: jjp

cc: SR 10, File #1
Harry Nelson, Area 1 Maintenance Superintendent



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

January 23, 2018

Dusty Pilknington
Staff Planner
Kittitas County Community Development Services
411 No Ruby Street, Suite 2
Ellensburg WA 98926

RE: LP-17-00001 Swauk Valley Ranch

Dear Mr. Pilkington,

Thank you for the opportunity to comment on the above listed Long Plat Permit Application.

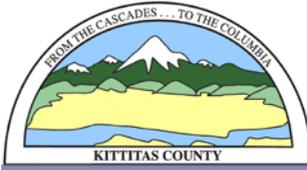
After review of the application and supporting documents, I have the following comments:

1. All structures to be built upon these parcels shall comply with the latest adopted edition of the International Building Code, International Residential Code as well as the various other codes adopted by Kittitas County at the time of permit application for each structure.

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

MIKE FLORY

Mike Flory,
Building Official



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

November 16, 2017

Dusty Pilkington
Staff Planner
Kittitas County Community Development Services
411 No Ruby Street, Suite 2
Ellensburg WA 98926

RE: LP-17-00007 Swauk Valley Ranch

Dear Mr. Pilkington,

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

Building Dept. has no comment as this LP does not identify any new buildings.

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

MIKE FLORY

Mike Flory,
Building Official



Confederated Tribes and Bands of the Yakama Nation
Established by the Treaty of June 9, 1855

Post Office Box 151
Toppenish Washington 98948

Dusty Pilkington
Kittitas County Community Development Services
411 N Ruby St; 4
Ellensburg, WA 98926

11-17-2017

RE: Swauk Valley Ranch Long Plat

Dear Mr. Pilkington,

Thank you for contacting the Yakama Nation in regards to the Swauk Valley Ranch Long Plat. This long plat is located within the Ceded Lands of the Yakama Nation, the legal rights to which were established by the Treaty of 1855, between the Yakama Nation and the United States Government. The Treaty set forth that Yakama Nation shall retain the rights to resources upon these lands and, therefore, it is with the assistance and backing of the United States Federal Government that Yakama Nation claims authority to protect traditional resources.

The subject property contains two historic archaeological resources that are considered potentially eligible to the National Register of Historic Places. Prior to any development on this land, these resources will require consideration and further study.

Please feel free to contact me at 509-865-5121 x4737, or Yakama Nation Archaeologist, Jessica Lally at x4766, if you have any questions.

Sincerely,

Johnson Meninick,
Yakama Nation Cultural Resources Program Manager

CC: Gretchen Kaehler, Department of Archaeology and Historic Preservation

From: [Mau, Russell E. \(DOH\)](#)
To: [Dusty Pilkington](#)
Cc: [Holly Duncan](#); [Smits, Brenda M \(DOH\)](#)
Subject: RE: LP-17-00007 Swauk Valley Ranch
Date: Friday, November 17, 2017 9:49:17 AM

Mr. Pilkington:

The application states that water “to be provided from the existing class b [sic] well, system id: AC733E”. DOH concurs that any subdividing of the property would remain classified as a single “project” (in terms of drinking water), and all parcels do need to be served by a single water system. In this particular case, the cited water system (“Swauk Valley Ranch” with the ID number as noted: AC733) does have sufficient approved capacity to serve these new parcels:

- Existing Active (“active” = constructed structures connected to the water system) Connections = 2
- Approved Connections = 9

So, seven (7) additional structures can be constructed/connected to the approved water system, while still remaining within the capacity of the approved water system.

DOH does want to know if the creation of the four (4) lots are part of the 9 approved connections or are they in addition to the 9 approved connections. If they are “in addition”, then the currently reviewed and approved water system would not have sufficient capacity to serve all potential connections.

Thanks,

Russell E. Mau, PhD, PE
Regional Engineer
Department of Health, Office of Drinking Water
16201 East Indiana Avenue, Suite 1500, Spokane Valley, WA 99216
Desk: 509-329-2116
Fax: 509-329-2104
Russell.Mau@DOH.WA.GOV

Public Health - Always Working for a Safer and Healthier Washington

Visit our web site at www.doh.wa.gov/ehp/dw

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

Sent: Thursday, November 16, 2017 9:45 AM

To: Josh Hink <josh.hink@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Lisa Iammarino <lisa.iammarino@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Johnson <patti.johnson@co.kittitas.wa.us>; Kelly Bacon <kelly.bacon@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; 'jessica@yakama.com' <jessica@yakama.com>; 'jmarvin@yakama.com' <jmarvin@yakama.com>; 'johnson@yakama.com' <johnson@yakama.com>; 'enviroreview@yakama.com'

<enviroreview@yakama.com>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; Clear, Gwen (ECY) <GCLE461@ECY.WA.GOV>; 'Reed, Catherine D. (ECY)' <CRAJ461@ECY.WA.GOV>; Renfrow, Brent D (DFW) <Brent.Renfrow@dfw.wa.gov>; Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>; Nelson, Jennifer L (DFW) <Jennifer.Nelson@dfw.wa.gov>; SEPA (DAHP) <sepa@dahp.wa.gov>; Mike Flory <mike.flory@co.kittitas.wa.us>; Amber Green <amber.green@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>; 'linda.hazlett@dnr.wa.gov' <linda.hazlett@dnr.wa.gov>; PRESTON, CINDY (DNR) <CINDY.PRESTON@dnr.wa.gov>; DNR RE AQ LEASING RIVERS <DNRREAQLEASINGRIVERS@dnr.wa.gov>; 'brooksideconsulting@gmail.com' <brooksideconsulting@gmail.com>; 'Deborah.j.knaub@usace.army.mil' <Deborah.j.knaub@usace.army.mil>; Stoner, Jana <tribune@nkctribune.com>; 'terry@nkctribune.com' <terry@nkctribune.com>; 'Joanna Markell' <jmarkell@kvnews.com>; 'lonnie_allphin@ksd403.org' <lonnie_allphin@ksd403.org>; Lucas Huck <lucas.huck@co.kittitas.wa.us>; Karen Hodges <karen.hodges@co.kittitas.wa.us>; White, Lori (ECY) <lowh461@ECY.WA.GOV>; Smits, Brenda M (DOH) <brenda.smits@doh.wa.gov>; 'PrilucJ@wsdot.wa.gov' <PrilucJ@wsdot.wa.gov>; 'Kcdf1@elltel.net' <Kcdf1@elltel.net>; 'HolmstR@wsdot.wa.gov' <HolmstR@wsdot.wa.gov>; 'PrilucJ@wsdot.wa.gov' <PrilucJ@wsdot.wa.gov>

Subject: LP-17-00007 Swauk Valley Ranch

Greetings. I am requesting comments on this Long Plat Application. Anyone with an interest can comment, and the comment period ends 12/01/2017. Click the links below to view information on the permit.

[LP-17-00007 Swauk Valley Ranch \(County Departments\)](#)

[LP-17-00007 Swauk Valley Ranch \(Outside County Network\)](#)

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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message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Keli Bender](#)
To: [Dusty Pilkington](#)
Subject: Re: LP-17-00007 Swauk Valley Ranch Revised Application
Date: Wednesday, January 24, 2018 8:54:08 AM

On 1/23/2018 11:48 AM, Dusty Pilkington wrote:

Greetings. I am requesting comments on this Short Conservation Plat. Anyone with an interest can comment, and the comment period ends 02/05/2018. Click the links below to view information on the permit. If you have not comment on the project, please reply and inform CDS.

[LP-17-00001 Swauk Valley Ranch \(County Departments\)](#)

[LP-17-00001 Swauk Valley Ranch Cove \(Outside County Network\)](#)

Thank you,

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message id: 38eb45916c6dcbdac24bb8719d004a14

Dusty,
In regards to the Swauk Valley Ranch project, it appears that some of the lots are outside of the KRD service area. This will need to be address with the Landholder as well, prior to approval. Thank you.
Keli



State of Washington
DEPARTMENT OF FISH AND WILDLIFE

South Central Region • Ellensburg District Office • 201 N. Pearl St, Ellensburg, WA 98926
Telephone: (509) 962-3421 • Fax: (509) 575-2474

December 1, 2017

Dusty Pilkington
Kittitas County
Community Development Services
411 N. Ruby Street; Suite 2
Ellensburg, WA 98926

RE: WDFW comments on LP-17-00007 Swauk Valley Ranch Long Plat Application

Dear Mr. Pilkington,

Thank you for the opportunity to comment on the proposed long plat (LP-17-00007 Swauk Valley Ranch). The Washington Department of Fish and Wildlife (WDFW) has some concerns with the proposed long plat that we've outlined below. As you're aware, Swauk Creek and its tributaries are important streams that produce ESA listed steelhead and are productive spawning and rearing areas for coho salmon and lamprey, and productive rearing habitat for Chinook salmon. Bull trout (ESA listed) have also been documented in lower Swauk Creek. The property owners have been proactive in implementing conservation and restoration actions on the property to enhance fish and wildlife habitat; we are hugely supportive of these efforts. The upland areas have excellent wildlife habitat for a number of priority habitats and species as well. Shrub steppe habitat, oak woodlands, and a robust riparian forest are all present on this property; adding to the species richness and diversity present. Protection of these fish and wildlife habitat values should be considered as the new lots are developed to ensure no loss of function to these critical areas.

The maps attached with this land use action do not seem to reflect the recent boundary line adjustment (BL-16-00012), making it difficult to determine where the new parcels will actually be as they seem to be north of the mapping shown. We have done our best to determine approximate new lot lines as they will pertain to fish and wildlife resources, but request updated mapping showing the proposed lot lines and their relation to critical areas, shorelines, channel migration zones, and priority habitats for a better analysis.

An unnamed tributary stream flows from the west toward Swauk Creek through the northern portions of the new lots; particularly lot 2. Both lots 2 and 4 may have portions within the Shoreline buffer of Swauk Creek and its channel migration zone. Please clearly show where the buildable areas will be within the new lots (including septic) prior to approval. Buildable areas should take into consideration the current critical area and shoreline buffers and setbacks, knowing that buffer widths may change in the future, and the buildable areas could change as

well. Protecting the shoreline and stream from additional encroachment and habitat damage is one of our primary concerns.

We strongly urge a revised site plan that shows the buffer and setbacks areas associated with all of the critical areas and Shoreline of Swauk Creek in order to evaluate future buildable areas prior to approval of this short plat. We'd also like to see a wetland delineation and critical areas report to ensure there are no other critical areas within the proposed short plat that would be impacted by future development, including the installation of septic systems and potential impacts on water quality.

Thank you for the opportunity to comment and I look forward to working with you on this project. Please feel free to contact me at (509) 962-3421 or Jennifer.nelson@dfw.wa.gov if you have any questions about these comments.

Sincerely,

A handwritten signature in cursive script that reads "Jennifer Nelson". The signature is written in black ink and is positioned above the typed name and title.

Jennifer Nelson
Area Habitat Biologist



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

February 5, 2018

Dusty Pilkington
Kittitas County Community Development
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

Re: LP-17-00007

Dear Mr. Pilkington:

Thank you for the opportunity to comment on the divide of approximately 151 acres into 3 lots, proposed by Swauk Valley Ranch. We have reviewed the application and have the following comments.

SHORELANDS/ENVIRONMENTAL ASSISTANCE

Per Kittitas County's Shoreline Master Program (SMP), Swauk Creek has a Rural Conservancy designation within the parcel boundaries, and therefore requires a 100 foot vegetated buffer beginning at the ordinary high water mark (OHWM) of the stream and extending 100 feet landward. Work conducted within 200 feet of the OHWM, including vegetation removal and grading, will require a shoreline permit.

Vegetation shifts and hydrologic signatures, most notably within the canyon, suggest riverine wetlands are likely present surrounding Swauk Creek. Per Section 5.2.C.3 of the County's SMP, applicant's proposing new land-uses or development within the shoreline need to provide the following critical area information: presence, location, condition, and vegetated buffer which could be affected by their proposal. The Department of Ecology (Ecology) recommends a formal wetland delineation and rating be performed prior to any construction, as this could impact the amount of buildable area available.

In addition to any required vegetative buffers, structures are to be setback an additional 15 feet from the edges critical area buffers (or critical area edges if buffer is not required).

Ecology recommends using a qualified professional to conduct a formal wetland delineation, wetland rating, OHWM determination, and to estimate any required vegetative buffer boundaries prior to any development.



Mr. Pilkington
February 5, 2018
Page 2

Please submit a wetland delineation report, wetland rating forms, and associated materials to the Department of Ecology for review and comment prior to construction activities. In the event wetland or wetland buffer habitats occur in the area and impacts cannot be avoided a mitigation plan must be submitted for review.

In order to minimize construction impacts on wetlands, Best Management Practices (BMPs) for sediment and erosion control should be implemented. This should include functional silt fences, and immediate revegetation and mulching.

If you have any questions or would like to respond to these Shorelands/Environmental Assistance comments, please contact **Lori White** at (509) 575-2616 or email at lori.white@ecy.wa.gov.

Sincerely,



Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012
crosepacoordinator@ecy.wa.gov

13. Mailbox Placement: The U.S. Postal Service requires that private roads with 6 or more residences install USPS approved Cluster Box Units (CBUs) at a safe location at the mouth of the private road. Contact your local Post Office for location and additional design requirements before beginning construction.



KITITITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Justin Turnbull, County Surveyor 
DATE: November 30, 2017
SUBJECT: County Survey review of Prelim Long Plat LP-17-00007 (Swauk Valley Ranch)

Comments General:

1. Lot Closure sheets and a title report will need to be provided for review.
2. All text should be free of crossing linework, and not broken or cut off.
3. The Plat Name should be shown on all pages
4. Contours should be shown together with a statement identifying the vertical datum used, and if an assumed datum, identify benchmark(s) held, with elevations.
5. KR D R/W shown is specifically excepted from the property and as such should be delineated and excepted from the total lot areas shown.
6. There are unusual breaks in linework along roadways and creeks. This is particularly problematic near the East line of Lot 4, where it is confusing with the intersection between the creek and the access.
7. All GLO corners should reference the land corner records, and if evidence found different than record, so noted.
8. Aerial photography shows ponds south of the south line of Lot 4 that should be shown.

Comments Sheet 1:

10. A Vicinity Map should be shown.
11. A standard signature block will need to be shown.
12. ~~Utility providers or a statement identifying how utilities are to be addressed (water/sewer/electrical/drainage)~~ (not survey related, see note at end)
13. Set corners shown are at the wrong scale.
14. The access easement should be addressed as existing or herein dedicated. If existing, the recording number should be included, and if dedicated, the position should be mathematically retraceable.
15. The BPA access road should be identified as where it begins and the 40' Access easement ends. (or overlaps identified).
16. Adjacent survey North of parcel should be labeled (B:41, P7)

Comments Sheet 2:

17. Division lines of new lots should be staked in the field.
18. Adjacent survey North of parcel should be labeled (B:41, P7)
19. Sections identified at section symbol are misaligned.
20. The portion of the property lying south of the highway should be delineated.
21. The distance from existing building corners to existing and proposed lot lines should be shown.

Comments Sheet 3:

22. It appears the survey references are incorrect as they reference miles away from the project site, or documents that do not exist, while failing to reference the BLA that this document is clearly based on.
23. The survey narrative is incorrect, and contains typos.

Of Note:

While not related to survey requirements, there are other elements specifically absent in this Preliminary Plat including; flood limits, zoning, access road width and type, utility providers, and how utilities are to be dealt with.

From: [Keli Bender](#)
To: [Dusty Pilkington](#)
Subject: Re: LP-17-00007 Swauk Valley Ranch Revised Application
Date: Wednesday, January 24, 2018 8:54:08 AM

On 1/23/2018 11:48 AM, Dusty Pilkington wrote:

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[LP-17-00001 Swauk Valley Ranch \(County Departments\)](#)

[LP-17-00001 Swauk Valley Ranch Cove \(Outside County Network\)](#)

Thank you,

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Dusty,

In regards to the Swauk Valley Ranch project, it appears that some of the lots are outside of the KRD service area. This will need to be address with the Landholder as well, prior to approval. Thank you.

Keli

From: [Mau, Russell E. \(DOH\)](#)
To: [Dusty Pilkington](#)
Cc: [Holly Duncan](#); [Smits, Brenda M \(DOH\)](#)
Subject: RE: LP-17-00007 Swauk Valley Ranch
Date: Friday, November 17, 2017 9:49:17 AM

Mr. Pilkington:

The application states that water “to be provided from the existing class b [sic] well, system id: AC733E”. DOH concurs that any subdividing of the property would remain classified as a single “project” (in terms of drinking water), and all parcels do need to be served by a single water system. In this particular case, the cited water system (“Swauk Valley Ranch” with the ID number as noted: AC733) does have sufficient approved capacity to serve these new parcels:

- Existing Active (“active” = constructed structures connected to the water system) Connections = 2
- Approved Connections = 9

So, seven (7) additional structures can be constructed/connected to the approved water system, while still remaining within the capacity of the approved water system.

DOH does want to know if the creation of the four (4) lots are part of the 9 approved connections or are they in addition to the 9 approved connections. If they are “in addition”, then the currently reviewed and approved water system would not have sufficient capacity to serve all potential connections.

Thanks,

Russell E. Mau, PhD, PE
Regional Engineer
Department of Health, Office of Drinking Water
16201 East Indiana Avenue, Suite 1500, Spokane Valley, WA 99216
Desk: 509-329-2116
Fax: 509-329-2104
Russell.Mau@DOH.WA.GOV

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

Sent: Thursday, November 16, 2017 9:45 AM

To: Josh Hink <josh.hink@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Lisa Iammarino <lisa.iammarino@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Johnson <patti.johnson@co.kittitas.wa.us>; Kelly Bacon <kelly.bacon@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; 'jessica@yakama.com' <jessica@yakama.com>; 'jmarvin@yakama.com' <jmarvin@yakama.com>; 'johnson@yakama.com' <johnson@yakama.com>; 'enviroreview@yakama.com'

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Subject: LP-17-00007 Swauk Valley Ranch

Greetings. I am requesting comments on this Long Plat Application. Anyone with an interest can comment, and the comment period ends 12/01/2017. Click the links below to view information on the permit.

[LP-17-00007 Swauk Valley Ranch \(County Departments\)](#)

[LP-17-00007 Swauk Valley Ranch \(Outside County Network\)](#)

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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KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

February 20th, 2018

Alex Cordas
Swauk Valley Ranch LLC
PO Box 24567
Seattle, WA 98124

RE: Transmittal of Comments – Swauk Valley Ranch Conservation Short Plat (LP-17-00007)

Dear Mr. Cordas:

Enclosed are the comments received regarding the Swauk Valley Ranch Conservation Short Plat (LP-17-00007) during the comment period:

November 11th, 2017	Confederated Tribes and Bands of the Yakama Nation, Johnson Meninick
November 16th, 2017	Kittitas County Building Official, Mike Flory
November 17th, 2017	Washington State Department of Health- Russel Mau, PhD, PE
November 28th, 2017	Washington State Department of Archeology and Historic Preservation, Gretchen Kaehler
November 29th, 2017	Washington State Department of Transportation – Paul Gonseth, PE
November 30 th , 2017	Kittitas County Public Works, Justin Turnbull
December 1 st , 2017	Washington State Department of Fish and Wildlife, Jennifer Nelson
December 1 st , 2017	Kittitas County Public Works, Kelly Bacon
January 23 rd , 2018	Kittitas County Building Official, Mike Flory
January 24 th , 2018	Washington State Department of Transportation, Paul Gonseth, PE
January 24 th , 2018	Kittitas Reclamation District- Keli Bender
February 5th, 2018	Washington State Department of Ecology, Gwen Clear
February 15 th , 2018	Kittitas County Environmental Health, Holly Erdman

Please review all comments and notify me of any questions. Staff is reviewing comments and will notify you if any further information is necessary prior to making a decision. I will be issuing a decision based on the comments received.

Sincerely,

Dusty Pilkington
Staff Planner



Confederated Tribes and Bands of the Yakama Nation
Established by the Treaty of June 9, 1855

Post Office Box 151
Toppenish Washington 98948

Dusty Pilkington
Kittitas County Community Development Services
411 N Ruby St; 4
Ellensburg, WA 98926

11-17-2017

RE: Swauk Valley Ranch Long Plat

Dear Mr. Pilkington,

Thank you for contacting the Yakama Nation in regards to the Swauk Valley Ranch Long Plat. This long plat is located within the Ceded Lands of the Yakama Nation, the legal rights to which were established by the Treaty of 1855, between the Yakama Nation and the United States Government. The Treaty set forth that Yakama Nation shall retain the rights to resources upon these lands and, therefore, it is with the assistance and backing of the United States Federal Government that Yakama Nation claims authority to protect traditional resources.

The subject property contains two historic archaeological resources that are considered potentially eligible to the National Register of Historic Places. Prior to any development on this land, these resources will require consideration and further study.

Please feel free to contact me at 509-865-5121 x4737, or Yakama Nation Archaeologist, Jessica Lally at x4766, if you have any questions.

Sincerely,

Johnson Meninick,
Yakama Nation Cultural Resources Program Manager

CC: Gretchen Kaehler, Department of Archaeology and Historic Preservation



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

November 16, 2017

Dusty Pilkington
Staff Planner
Kittitas County Community Development Services
411 No Ruby Street, Suite 2
Ellensburg WA 98926

RE: LP-17-00007 Swauk Valley Ranch

Dear Mr. Pilkington,

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

Building Dept. has no comment as this LP does not identify any new buildings.

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

MIKE FLORY

Mike Flory,
Building Official

From: [Mau, Russell E. \(DOH\)](#)
To: [Dusty Pilkington](#)
Cc: [Holly Duncan](#); [Smits, Brenda M \(DOH\)](#)
Subject: RE: LP-17-00007 Swauk Valley Ranch
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Thanks,

Russell E. Mau, PhD, PE
Regional Engineer
Department of Health, Office of Drinking Water
16201 East Indiana Avenue, Suite 1500, Spokane Valley, WA 99216
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<enviroreview@yakama.com>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; Clear, Gwen (ECY) <GCLE461@ECY.WA.GOV>; 'Reed, Catherine D. (ECY)' <CRAJ461@ECY.WA.GOV>; Renfrow, Brent D (DFW) <Brent.Renfrow@dfw.wa.gov>; Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>; Nelson, Jennifer L (DFW) <Jennifer.Nelson@dfw.wa.gov>; SEPA (DAHP) <sepa@dahp.wa.gov>; Mike Flory <mike.flory@co.kittitas.wa.us>; Amber Green <amber.green@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>; 'linda.hazlett@dnr.wa.gov' <linda.hazlett@dnr.wa.gov>; PRESTON, CINDY (DNR) <CINDY.PRESTON@dnr.wa.gov>; DNR RE AQ LEASING RIVERS <DNRREAQLEASINGRIVERS@dnr.wa.gov>; 'brooksideconsulting@gmail.com' <brooksideconsulting@gmail.com>; 'Deborah.j.knaub@usace.army.mil' <Deborah.j.knaub@usace.army.mil>; Stoner, Jana <tribune@nkctribune.com>; 'terry@nkctribune.com' <terry@nkctribune.com>; 'Joanna Markell' <jmarkell@kvnews.com>; 'lonnie_allphin@ksd403.org' <lonnie_allphin@ksd403.org>; Lucas Huck <lucas.huck@co.kittitas.wa.us>; Karen Hodges <karen.hodges@co.kittitas.wa.us>; White, Lori (ECY) <lowh461@ECY.WA.GOV>; Smits, Brenda M (DOH) <brenda.smits@doh.wa.gov>; 'PrilucJ@wsdot.wa.gov' <PrilucJ@wsdot.wa.gov>; 'Kcdf1@elltel.net' <Kcdf1@elltel.net>; 'HolmstR@wsdot.wa.gov' <HolmstR@wsdot.wa.gov>; 'PrilucJ@wsdot.wa.gov' <PrilucJ@wsdot.wa.gov>

Subject: LP-17-00007 Swauk Valley Ranch

Greetings. I am requesting comments on this Long Plat Application. Anyone with an interest can comment, and the comment period ends 12/01/2017. Click the links below to view information on the permit.

[LP-17-00007 Swauk Valley Ranch \(County Departments\)](#)

[LP-17-00007 Swauk Valley Ranch \(Outside County Network\)](#)

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

Notice: Email sent to Kittitas County may be subject to public disclosure as required by law.
message id: 38eb45916c6dcbdac24bb8719d004a14



Allyson Brooks Ph.D., Director
State Historic Preservation Officer

November 28, 2017

Ms. Dusty Pilkington
Planner I
Kittitas County
411 N Ruby St # 4
Ellensburg, wa98926

In future correspondence please refer to:

Project Tracking Code: 2017-11-08416

Property: NOTICE OF APPLICATION LP-17-00007 Swauk Valley Ranch

Re: Archaeology - Survey Requested, Permit from DAHP may be Required under RCW 27.53

Dear Ms. Pilkington:

Thank you for your correspondence and supporting documentation to the Department of Archaeology and Historic Preservation (DAHP) regarding the above referenced project. The project parcel is in an area that contains multiple precontact and historic archaeological sites. Please be aware that archaeological sites are protected from knowing disturbance on both public and private lands in Washington States. Both RCW 27.44 and RCW 27.53.060 require that a person obtain a permit from our Department before excavating, removing, or altering Native American human remains or archaeological resources in Washington. Failure to obtain a permit is punishable by civil fines and other penalties under RCW 27.53.095, and by criminal prosecution under RCW 27.53.090.

Chapter 27.53.095 RCW allows the Department of Archaeology and Historic Preservation to issue civil penalties for the violation of this statute in an amount up to five thousand dollars, in addition to site restoration costs and investigative costs. Also, these remedies do not prevent concerned tribes from undertaking civil action in state or federal court, or law enforcement agencies from undertaking criminal investigation or prosecution. Chapter 27.44.050 RCW allows the affected Indian Tribe to undertake civil action apart from any criminal prosecution if burials are disturbed.

Although subdivision does not cause ground disturbance, the construction of single family homes does not trigger SEPA and notification of the project to DAHP therefore we are commenting at this time. We request a professional archaeological survey of the project area be conducted prior to ground disturbing activities. The completed survey should be provided to DAHP and the interested Tribes for review prior to ground disturbance. We also recommend consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.



We also request review of any development plans prior to development so that we may determine if a permit from DAHP will be required under RCW 27.53. Thank you for the opportunity to review this project. Should you have any questions, please feel free to contact me.

Sincerely,



Gretchen Kaehler
Assistant State Archaeologist, Local Governments
(360) 586-3088
gretchen.kaehler@dahp.wa.gov

cc. Johnson Meninick, Cultural Resources, Yakama Nation
Kate Valdez, THPO, Yakama Nation
Jessica Lally, Archaeologist, Yakama Nation





South Central Region
2809 Rudkin Road
Union Gap, WA 98903-1648
509-577-1600 / FAX: 509-577-1603
TTY: 1-800-833-6388
www.wsdot.wa.gov

November 29, 2017

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

Attention: Dusty Pilkington, Planner

Subject: LP-17-00007 – Swauk Valley Ranch
SR 10 milepost 95.57 left

We have reviewed the proposed plat and have the following comment.

The subject property is adjacent to State Route 10 (SR 10), a Class 3 managed access highway with a posted speed limit of 55 miles per hour. Access to the property is via the permitted approach at milepost 95.57. This approach is on the Bureau of Reclamation (BOR) owned land (parcel #19-17-20000-0009) and may continue to be used; however, authorization from BOR is required and the permit must be updated. Prior to plat approval, the BOR must contact Mark Kaiser of the WSDOT South Central Region office at (509) 577-1668 to update the permit.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding these comments, please contact Jacob Prilucik at (509) 577-1635.

Sincerely,

A handwritten signature in blue ink that reads 'JPG' with 'for:' written below it.

Paul Gonseth, P.E.
Planning Engineer

PG: jjp

cc: SR 10, File #1
Harry Nelson, Area 1 Maintenance Superintendent



KITITITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Justin Turnbull, County Surveyor 
DATE: November 30, 2017
SUBJECT: County Survey review of Prelim Long Plat LP-17-00007 (Swauk Valley Ranch)

Comments General:

1. Lot Closure sheets and a title report will need to be provided for review.
2. All text should be free of crossing linework, and not broken or cut off.
3. The Plat Name should be shown on all pages
4. Contours should be shown together with a statement identifying the vertical datum used, and if an assumed datum, identify benchmark(s) held, with elevations.
5. KR D R/W shown is specifically excepted from the property and as such should be delineated and excepted from the total lot areas shown.
6. There are unusual breaks in linework along roadways and creeks. This is particularly problematic near the East line of Lot 4, where it is confusing with the intersection between the creek and the access.
7. All GLO corners should reference the land corner records, and if evidence found different than record, so noted.
8. Aerial photography shows ponds south of the south line of Lot 4 that should be shown.

Comments Sheet 1:

10. A Vicinity Map should be shown.
11. A standard signature block will need to be shown.
12. ~~Utility providers or a statement identifying how utilities are to be addressed (water/sewer/electrical/drainage)~~ (not survey related, see note at end)
13. Set corners shown are at the wrong scale.
14. The access easement should be addressed as existing or herein dedicated. If existing, the recording number should be included, and if dedicated, the position should be mathematically retraceable.
15. The BPA access road should be identified as where it begins and the 40' Access easement ends. (or overlaps identified).
16. Adjacent survey North of parcel should be labeled (B:41, P7)

Comments Sheet 2:

17. Division lines of new lots should be staked in the field.
18. Adjacent survey North of parcel should be labeled (B:41, P7)
19. Sections identified at section symbol are misaligned.
20. The portion of the property lying south of the highway should be delineated.
21. The distance from existing building corners to existing and proposed lot lines should be shown.

Comments Sheet 3:

22. It appears the survey references are incorrect as they reference miles away from the project site, or documents that do not exist, while failing to reference the BLA that this document is clearly based on.
23. The survey narrative is incorrect, and contains typos.

Of Note:

While not related to survey requirements, there are other elements specifically absent in this Preliminary Plat including; flood limits, zoning, access road width and type, utility providers, and how utilities are to be dealt with.



State of Washington
DEPARTMENT OF FISH AND WILDLIFE

South Central Region • Ellensburg District Office • 201 N. Pearl St, Ellensburg, WA 98926
Telephone: (509) 962-3421 • Fax: (509) 575-2474

December 1, 2017

Dusty Pilkington
Kittitas County
Community Development Services
411 N. Ruby Street; Suite 2
Ellensburg, WA 98926

RE: WDFW comments on LP-17-00007 Swauk Valley Ranch Long Plat Application

Dear Mr. Pilkington,

Thank you for the opportunity to comment on the proposed long plat (LP-17-00007 Swauk Valley Ranch). The Washington Department of Fish and Wildlife (WDFW) has some concerns with the proposed long plat that we've outlined below. As you're aware, Swauk Creek and its tributaries are important streams that produce ESA listed steelhead and are productive spawning and rearing areas for coho salmon and lamprey, and productive rearing habitat for Chinook salmon. Bull trout (ESA listed) have also been documented in lower Swauk Creek. The property owners have been proactive in implementing conservation and restoration actions on the property to enhance fish and wildlife habitat; we are hugely supportive of these efforts. The upland areas have excellent wildlife habitat for a number of priority habitats and species as well. Shrub steppe habitat, oak woodlands, and a robust riparian forest are all present on this property; adding to the species richness and diversity present. Protection of these fish and wildlife habitat values should be considered as the new lots are developed to ensure no loss of function to these critical areas.

The maps attached with this land use action do not seem to reflect the recent boundary line adjustment (BL-16-00012), making it difficult to determine where the new parcels will actually be as they seem to be north of the mapping shown. We have done our best to determine approximate new lot lines as they will pertain to fish and wildlife resources, but request updated mapping showing the proposed lot lines and their relation to critical areas, shorelines, channel migration zones, and priority habitats for a better analysis.

An unnamed tributary stream flows from the west toward Swauk Creek through the northern portions of the new lots; particularly lot 2. Both lots 2 and 4 may have portions within the Shoreline buffer of Swauk Creek and its channel migration zone. Please clearly show where the buildable areas will be within the new lots (including septic) prior to approval. Buildable areas should take into consideration the current critical area and shoreline buffers and setbacks, knowing that buffer widths may change in the future, and the buildable areas could change as

well. Protecting the shoreline and stream from additional encroachment and habitat damage is one of our primary concerns.

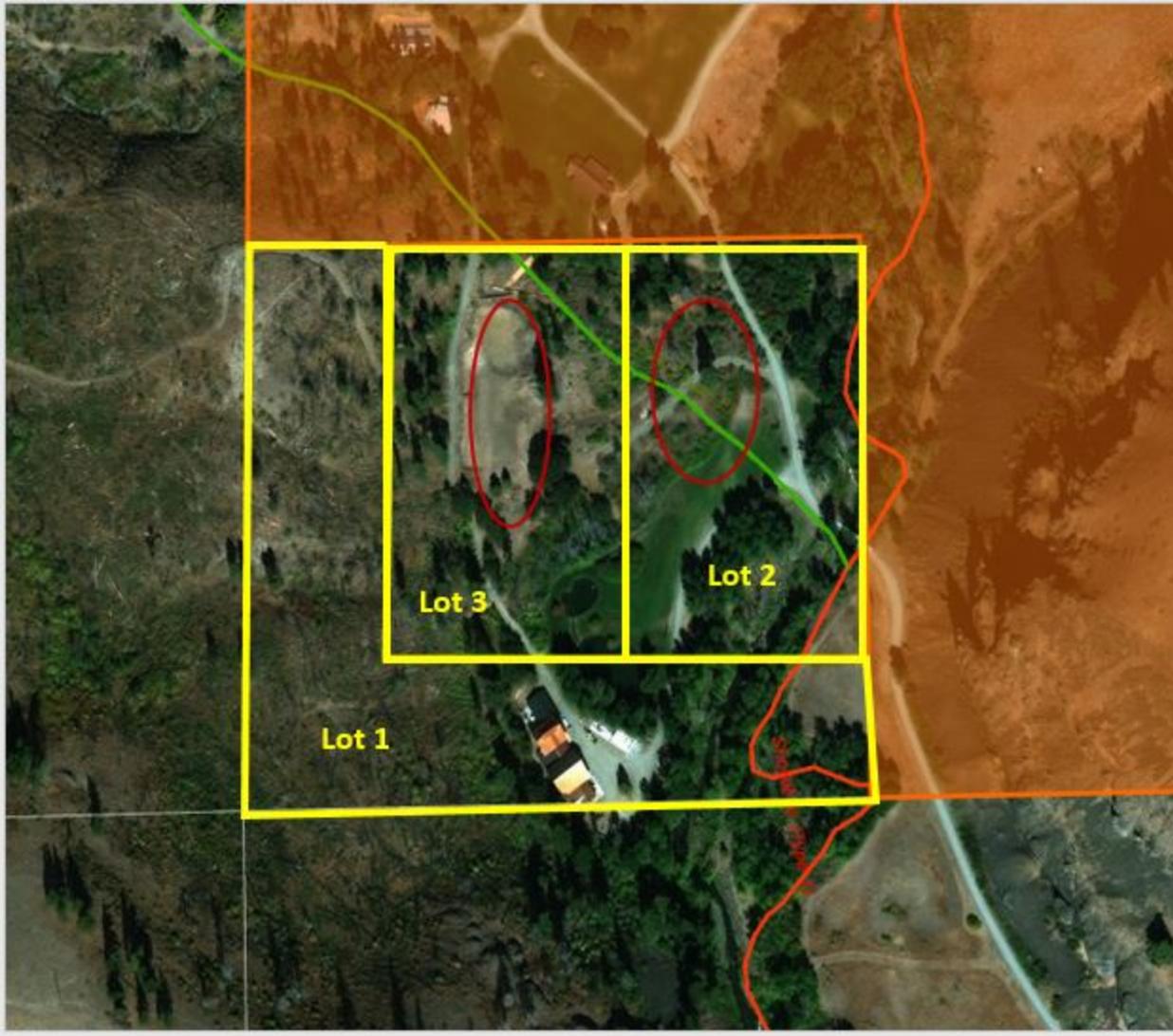
We strongly urge a revised site plan that shows the buffer and setbacks areas associated with all of the critical areas and Shoreline of Swauk Creek in order to evaluate future buildable areas prior to approval of this short plat. We'd also like to see a wetland delineation and critical areas report to ensure there are no other critical areas within the proposed short plat that would be impacted by future development, including the installation of septic systems and potential impacts on water quality.

Thank you for the opportunity to comment and I look forward to working with you on this project. Please feel free to contact me at (509) 962-3421 or Jennifer.nelson@dfw.wa.gov if you have any questions about these comments.

Sincerely,

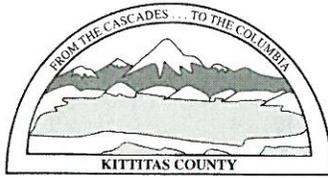
A handwritten signature in cursive script that reads "Jennifer Nelson". The signature is written in black ink and is positioned above the typed name and title.

Jennifer Nelson
Area Habitat Biologist



The yellow lot lines are approximate boundaries of the proposed lots and the red ovals are the approximate building envelopes as proposed.

The unnamed, fish bearing tributary to Swauk Creek is not identified in the survey. This aerial photo with the stream layers is taken from the County's Assessor's site and the location of the streams is slightly inaccurate. The tributary probably actually flows closer to the northern boundary of lots 2 and 3. The critical areas and their buffers should be field verified and recorded on the survey prior to approval of the short plat and building envelopes.



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services

FROM: Kelly Bacon, Engineer Technician I *KB*

DATE: December 1, 2017

SUBJECT: Swauk Valley Ranch Conservation Plat LP-17-00007

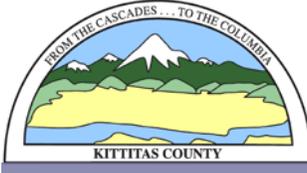
The following shall be conditions of preliminary approval:

1. Washington State Department of Transportation: Provide copy of access approval/permit from WSDOT allowing for the change in use.
2. Private Road and Driveway Easements: The private road and driveway easements shall be clearly depicted on the face of the plat in accordance with the driveway standards as shown in the Kittitas County Code 12: section 12.04.080 table 4-4 Private Road Minimum Design Standards.
3. Timing of Improvements: This application is subject to the latest revision of the Kittitas County Road Standards, dated 12/15/15.
 - Road Variance RV-17-06 for Swauk Valley Ranch was approved
 - A bond has been received by Public Works for the work to be performed.
4. Turnaround: When a road extends more than 150' from the centerline of a County road or other publicly maintained road or serves more than three lots, a turnaround shall be provided. The turnaround shall be a cul-de-sac for roads serving five or more lots/units. The turnaround may be a hammerhead for roads serving four or less lots/units or for a land use development activity occurring prior to the end of the road. Cul-de-sac and hammerhead designs must conform to the specifications of the International Fire Code. A cul-de-sac shall have an easement diameter of at least 110 feet and a driving surface of at least 96 feet in diameter.
5. Driveways: A driveway shall serve no more than two tax parcels. See Kittitas County Road Standards, 12/15/15 edition.
 - a. New access easements shall be a minimum of 30' wide. The roadway width shall have a minimum width of 12' if the length of the driveway is less than 150', or 16' if the length of the driveway is more than 150'.
 - b. Maximum grade shall be 15%.
 - c. Crushed surface depth per WSDOT standards.

Page 1 of 3

- d. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - e. Any further subdivision or lots to be served by proposed access may result in further access requirements.
6. Plat Notes: Plat notes shall reflect the following:
- a. Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards and formally adopted by the Kittitas County Board of County Commissioners.
 - b. Maintenance of the access is the responsibility of the property owners who benefit from its use.
 - c. An approved access permit will be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right-of-way.
 - d. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
 - e. A public utility easement 10 feet in width is reserved along all lot lines. The 10 foot easement shall abut the exterior plat boundary and shall be divided 5 feet on each side of interior lot lines. Said easement shall also be used for irrigation
7. Plat Approvals: All plats must show the acceptance signature of the County Engineer. The acceptance block shall be as follows (per KCC 16.24.170):
- EXAMINED AND APPROVED
This ____ day of ____, A.D., 20__.
- _____
Kittitas County Engineer
8. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
9. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
10. Access Permit: An approved access permit shall be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right of way.
11. Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
12. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.

13. Mailbox Placement: The U.S. Postal Service requires that private roads with 6 or more residences install USPS approved Cluster Box Units (CBUs) at a safe location at the mouth of the private road. Contact your local Post Office for location and additional design requirements before beginning construction.



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

January 23, 2018

Dusty Pilknington
Staff Planner
Kittitas County Community Development Services
411 No Ruby Street, Suite 2
Ellensburg WA 98926

RE: LP-17-00001 Swauk Valley Ranch

Dear Mr. Pilkington,

Thank you for the opportunity to comment on the above listed Long Plat Permit Application.

After review of the application and supporting documents, I have the following comments:

1. All structures to be built upon these parcels shall comply with the latest adopted edition of the International Building Code, International Residential Code as well as the various other codes adopted by Kittitas County at the time of permit application for each structure.

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

MIKE FLORY

Mike Flory,
Building Official



**Washington State
Department of Transportation**

South Central Region
2809 Rudkin Road
Union Gap, WA 98903-1648
509-577-1600 / FAX: 509-577-1603
TTY: 1-800-833-6388
www.wsdot.wa.gov

January 24, 2018

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

Attention: Dusty Pilkington, Planner

Subject: LP-17-00007 – Swauk Valley Ranch – Revised Application
SR 10 milepost 95.57 left

We originally commented on this proposal in our letter dated November 29, 2017. After reviewing the revised plat, our original comments remain valid and we have nothing further.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding these comments, please contact Jacob Prilucik at (509) 577-1635.

Sincerely,

A handwritten signature in black ink, appearing to read 'Paul Gonseth'.

Paul Gonseth, P.E.
Planning Engineer

PG: jjp/mnk

cc: SR 10, File #1
Harry Nelson, Area 1 Maintenance Superintendent

From: [Keli Bender](#)
To: [Dusty Pilkington](#)
Subject: Re: LP-17-00007 Swauk Valley Ranch Revised Application
Date: Wednesday, January 24, 2018 8:54:08 AM

On 1/23/2018 11:48 AM, Dusty Pilkington wrote:

Greetings. I am requesting comments on this Short Conservation Plat. Anyone with an interest can comment, and the comment period ends 02/05/2018. Click the links below to view information on the permit. If you have not comment on the project, please reply and inform CDS.

[LP-17-00001 Swauk Valley Ranch \(County Departments\)](#)

[LP-17-00001 Swauk Valley Ranch Cove \(Outside County Network\)](#)

Thank you,

Notice: Email sent to Kittitas County may be subject to public disclosure as required by law.
message id: 38eb45916c6dcbdac24bb8719d004a14

Dusty,

In regards to the Swauk Valley Ranch project, it appears that some of the lots are outside of the KRD service area. This will need to be address with the Landholder as well, prior to approval. Thank you.

Keli



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

February 5, 2018

Dusty Pilkington
Kittitas County Community Development
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

Re: LP-17-00007

Dear Mr. Pilkington:

Thank you for the opportunity to comment on the divide of approximately 151 acres into 3 lots, proposed by Swauk Valley Ranch. We have reviewed the application and have the following comments.

SHORELANDS/ENVIRONMENTAL ASSISTANCE

Per Kittitas County's Shoreline Master Program (SMP), Swauk Creek has a Rural Conservancy designation within the parcel boundaries, and therefore requires a 100 foot vegetated buffer beginning at the ordinary high water mark (OHWM) of the stream and extending 100 feet landward. Work conducted within 200 feet of the OHWM, including vegetation removal and grading, will require a shoreline permit.

Vegetation shifts and hydrologic signatures, most notably within the canyon, suggest riverine wetlands are likely present surrounding Swauk Creek. Per Section 5.2.C.3 of the County's SMP, applicant's proposing new land-uses or development within the shoreline need to provide the following critical area information: presence, location, condition, and vegetated buffer which could be affected by their proposal. The Department of Ecology (Ecology) recommends a formal wetland delineation and rating be performed prior to any construction, as this could impact the amount of buildable area available.

In addition to any required vegetative buffers, structures are to be setback an additional 15 feet from the edges critical area buffers (or critical area edges if buffer is not required).

Ecology recommends using a qualified professional to conduct a formal wetland delineation, wetland rating, OHWM determination, and to estimate any required vegetative buffer boundaries prior to any development.



Mr. Pilkington
February 5, 2018
Page 2

Please submit a wetland delineation report, wetland rating forms, and associated materials to the Department of Ecology for review and comment prior to construction activities. In the event wetland or wetland buffer habitats occur in the area and impacts cannot be avoided a mitigation plan must be submitted for review.

In order to minimize construction impacts on wetlands, Best Management Practices (BMPs) for sediment and erosion control should be implemented. This should include functional silt fences, and immediate revegetation and mulching.

If you have any questions or would like to respond to these Shorelands/Environmental Assistance comments, please contact **Lori White** at (509) 575-2616 or email at lori.white@ecy.wa.gov.

Sincerely,



Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012
crosepacoordinator@ecy.wa.gov



Subdivision PH Comments

To: Lindsey Ozbolt

From: Holly Erdman, Environmental Health Specialist II

Date: 02/15/2018

RE: Swauk Valley Ranch LP-17-00007

Thank you for the opportunity to comment on the above mentioned project regarding water requirements to comply with Kittitas County Public Health requirements. The following items must be addressed *prior to preliminary plat approval*: A copy of the Satellite Management Agency contract their Group B water system has signed. A water mitigation certificate for each proposed lot the developer will build on. Cluster Plats, Conservation and Agricultural Plats (KCC 16.09). Process for Approval KCC 16.09.080.

Specific Conditions related to this project include:

WATER

I have current water sampling records on file for this water system. If preliminary approval of this plat should take longer than a year from the latest bacteriological sample and three years from the latest nitrate sample then current water samples would be required prior to that approval.

All persons who are making applications for land use including, but not limited to, short plats must comply with KCC Chapter 13.35.027 per KCC Chapter 13.35.020 Adequate Water Supply Determination.

Chapter 13.35.027

1. All new uses of ground water shall require either:
 - 1) A letter from a water purveyor stating that the purveyor has adequate water rights and will provide the necessary water for the new use;
 - 2) An adequate water right for the proposed new use; or
 - 3) A certificate of water budget neutrality from the Department of Ecology or other adequate interest in water rights from a water bank. No new use to which this chapter is applicable shall be approved without one of these required submissions.
2. All applicants for land divisions shall also submit information on "proximate parcels" held in "common ownership" as those terms are defined in [WAC 173-539A-030](#) and otherwise demon-



strate how the proposed new use will not violate [RCW 90.44.050](#) as currently existing or hereafter amended.

3. Failure to obtain mitigation before commencement of an activity requiring mitigation shall be a code violation subject to enforcement under [Title 18 KCC](#).

16.20.040 Plat drawing.

The plat drawing shall contain all the following requirements:

16. Well location. The drawings shall be marked with a "w" indicating location of the well and a broken line showing the one hundred foot radius around such.

ON SITE SEWAGE

16.12.030 Existing conditions – Unless otherwise indicated, the following shall be shown on the preliminary and final drawings. (7) One soil log shall be performed and information recorded for each lot within the proposed subdivision. Soil logs shall be in accordance with WAC 246.272A.

Since the type of soil and water source supplying the property can ultimately determine the minimum lot size, it is recommended that soil logs be conducted early in the plat planning process.

REQUIRED PLAT STATEMENTS

16.12.020 Preliminary Plats - Unless otherwise specified, information required below may be placed on either sheet one or subsequent sheets or on all sheets as necessary.

(9) **A statement regarding the contemplated sewage disposal, potable water supply, and drainage improvements for the proposed subdivision.**

REQUIRED PLAT NOTES

1. **“Metering is required for all new uses of domestic water for residential well connections and usage must be recorded in a manner consistent with Kittitas County Code Chapter 13.35.027 and Ecology regulations.” and**
2. **“The approval of this division of land provides no guarantee that use of water under the ground water exemption (RCW 90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law” (settlement agreement)**



REQUIRED PLAT SIGNATURE BLOCK

16.24.210 Certificate of county health officer.

A note on any approved plat shall contain the following note:

I hereby certify that the plat has been examined and conforms with current Kittitas County Code [Chapter 13](#).

Dated this day of _____, A.D., 20____ .
Kittitas County Health Officer

(Ord. 2014-015, 2014; Ord. 2005-31, 2005)

Sincerely, Holly Erdman

Environmental Health Specialist II



KITITITAS COUNTY DEPARTMENT OF PUBLIC WORKS

Mark Cook, Director

January 11, 2018

Alex Cordas
c/o Swauk Valley Ranch LLC.
PO Box 24567
Seattle, WA 98124

RE: Swauk Valley Conservancy Plat Road Variance RV-17-06 Amendment

Dear Mr. Cordas,

On May 17, 2017 the Road Variance Committee reviewed and approved a road variance (RV-17-06) to two proposed Conservation Plats for Swauk Valley Ranch. The proposal was approved for up to 11 new buildable units. The number of units approved by the variance committee was based on the number of units the applicant asked for based on information they had been previously provided by Community Development Services (CDS).

Public Works received notice that one additional parcel was going to be required to meet the open space requirement. This additional lot does not change the land use while restricted as open space and has no impact to the decision made by the road variance committee.

Public Works has made an administrative decision to adjust the approved road variance to accommodate the additional open space unit required by code. Paragraph eight section "a" of the Road Variance Committee Findings is now amended to read:

*The variance applies to the possible addition of up to **12** new units through two conservation short plats only.*

If there are any questions in regards to the amendment, please contact our office directly at (509) 962-7523.

Sincerely,

Lucas Huck, PE
Kittitas County Engineer



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

February 20th, 2018

Alex Cordas
P.O. Box 24567
Seattle, WA
98124

RE: Swauk Valley Conservation Short Plat (LP-17-00007) - Request for Additional Information

Dear Applicant,

On January 23rd 2017, CDS staff issued a Notice of Application for the above-referenced Short Plat. The comment period ended on February 5th, 2018. Comment letters were transmitted to you on February 20th, 2018. Based on the comments received and staff review, the following is required in order for continued processing of the application:

1. Confirmation that the water connections referenced in the plat narrative are not new connections, and thus will not exceed the number of approved connections.
2. A revised plat drawing showing shoreline buffers and ordinary high water marks, critical areas buffers, and their locations in relation to the building envelopes as per the Kittitas County Shoreline Master Program 5.2(C)(3).
3. A letter from a water purveyor stating that the purveyor has adequate water rights and will provide the necessary water for the new use or, an adequate water right for the proposed new use; or certificate of water budget neutrality from the Department of Ecology or other adequate interest in water rights from a water bank (Kittitas County Code (KCC) 13.35.027, 13.35.020).
4. Information on "proximate parcels" held in "common ownership" as those terms are defined in [WAC 173-539A-030](#) and otherwise demonstrate how the proposed new use will not violate [RCW 90.44.050](#) as currently existing or hereafter amended (KCC 13.35.027,13.35.020).
5. One soil log shall be performed and information recorded for each lot within the proposed subdivision. Soil logs shall be in accordance with WAC 246.272A (KCC 16.12.030).

Pursuant to Kittitas County Code 15A.03.040.3 "A project permit application is complete for the purposes of this title when it meets the procedural submission requirements of Kittitas County and is sufficient for continued processing even though additional information may be required or project modifications may be undertaken subsequently. The determination of completeness shall not preclude Kittitas County from requesting additional information or studies either at the time of the notice of completeness or subsequently if new information is required or substantial changes in the proposed action occur." Once all the above listed information has been provided, your short plat application will continue to be processed.

Please contact me if you have any further questions.

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

CC Via Email: Holly Erdman, Kittitas County Environmental Health

Enclosure:

Kittitas County Environmental Health Comment Letter- Holly Erdman, February 15th, 2018
Washington Department of Fish and Wildlife Comment Letter- Jennifer Nelson, December 12th, 2017
Washington Department of Ecology Comment Letter- Gwen Clear, February 5th, 2018
Washington State Department of Health Comment Email- Russel Mau, November 17th, 2017
Washington Department Ecology Instructions For Delineating Ordinary High Water Mark.



Subdivision PH Comments

To: Lindsey Ozbolt

From: Holly Erdman, Environmental Health Specialist II

Date: 02/15/2018

RE: Swauk Valley Ranch LP-17-00007

Thank you for the opportunity to comment on the above mentioned project regarding water requirements to comply with Kittitas County Public Health requirements. The following items must be addressed *prior to preliminary plat approval*: A copy of the Satellite Management Agency contract their Group B water system has signed. A water mitigation certificate for each proposed lot the developer will build on. Cluster Plats, Conservation and Agricultural Plats (KCC 16.09). Process for Approval KCC 16.09.080.

Specific Conditions related to this project include:

WATER

I have current water sampling records on file for this water system. If preliminary approval of this plat should take longer than a year from the latest bacteriological sample and three years from the latest nitrate sample then current water samples would be required prior to that approval.

All persons who are making applications for land use including, but not limited to, short plats must comply with KCC Chapter 13.35.027 per KCC Chapter 13.35.020 Adequate Water Supply Determination.

Chapter 13.35.027

1. All new uses of ground water shall require either:
 - 1) A letter from a water purveyor stating that the purveyor has adequate water rights and will provide the necessary water for the new use;
 - 2) An adequate water right for the proposed new use; or
 - 3) A certificate of water budget neutrality from the Department of Ecology or other adequate interest in water rights from a water bank. No new use to which this chapter is applicable shall be approved without one of these required submissions.
2. All applicants for land divisions shall also submit information on "proximate parcels" held in "common ownership" as those terms are defined in [WAC 173-539A-030](#) and otherwise demon-



strate how the proposed new use will not violate [RCW 90.44.050](#) as currently existing or hereafter amended.

3. Failure to obtain mitigation before commencement of an activity requiring mitigation shall be a code violation subject to enforcement under [Title 18 KCC](#).

16.20.040 Plat drawing.

The plat drawing shall contain all the following requirements:

16. Well location. The drawings shall be marked with a "w" indicating location of the well and a broken line showing the one hundred foot radius around such.

ON SITE SEWAGE

16.12.030 Existing conditions – Unless otherwise indicated, the following shall be shown on the preliminary and final drawings. (7) One soil log shall be performed and information recorded for each lot within the proposed subdivision. Soil logs shall be in accordance with WAC 246.272A.

Since the type of soil and water source supplying the property can ultimately determine the minimum lot size, it is recommended that soil logs be conducted early in the plat planning process.

REQUIRED PLAT STATEMENTS

16.12.020 Preliminary Plats - Unless otherwise specified, information required below may be placed on either sheet one or subsequent sheets or on all sheets as necessary.

(9) **A statement regarding the contemplated sewage disposal, potable water supply, and drainage improvements for the proposed subdivision.**

REQUIRED PLAT NOTES

1. **“Metering is required for all new uses of domestic water for residential well connections and usage must be recorded in a manner consistent with Kittitas County Code Chapter 13.35.027 and Ecology regulations.” and**
2. **“The approval of this division of land provides no guarantee that use of water under the ground water exemption (RCW 90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law” (settlement agreement)**



REQUIRED PLAT SIGNATURE BLOCK

16.24.210 Certificate of county health officer.

A note on any approved plat shall contain the following note:

I hereby certify that the plat has been examined and conforms with current Kittitas County Code [Chapter 13](#).

Dated this day of _____, A.D., 20____.
Kittitas County Health Officer

(Ord. 2014-015, 2014; Ord. 2005-31, 2005)

Sincerely, Holly Erdman

Environmental Health Specialist II



State of Washington
DEPARTMENT OF FISH AND WILDLIFE

South Central Region • Ellensburg District Office • 201 N. Pearl St, Ellensburg, WA 98926
Telephone: (509) 962-3421 • Fax: (509) 575-2474

December 1, 2017

Dusty Pilkington
Kittitas County
Community Development Services
411 N. Ruby Street; Suite 2
Ellensburg, WA 98926

RE: WDFW comments on LP-17-00007 Swauk Valley Ranch Long Plat Application

Dear Mr. Pilkington,

Thank you for the opportunity to comment on the proposed long plat (LP-17-00007 Swauk Valley Ranch). The Washington Department of Fish and Wildlife (WDFW) has some concerns with the proposed long plat that we've outlined below. As you're aware, Swauk Creek and its tributaries are important streams that produce ESA listed steelhead and are productive spawning and rearing areas for coho salmon and lamprey, and productive rearing habitat for Chinook salmon. Bull trout (ESA listed) have also been documented in lower Swauk Creek. The property owners have been proactive in implementing conservation and restoration actions on the property to enhance fish and wildlife habitat; we are hugely supportive of these efforts. The upland areas have excellent wildlife habitat for a number of priority habitats and species as well. Shrub steppe habitat, oak woodlands, and a robust riparian forest are all present on this property; adding to the species richness and diversity present. Protection of these fish and wildlife habitat values should be considered as the new lots are developed to ensure no loss of function to these critical areas.

The maps attached with this land use action do not seem to reflect the recent boundary line adjustment (BL-16-00012), making it difficult to determine where the new parcels will actually be as they seem to be north of the mapping shown. We have done our best to determine approximate new lot lines as they will pertain to fish and wildlife resources, but request updated mapping showing the proposed lot lines and their relation to critical areas, shorelines, channel migration zones, and priority habitats for a better analysis.

An unnamed tributary stream flows from the west toward Swauk Creek through the northern portions of the new lots; particularly lot 2. Both lots 2 and 4 may have portions within the Shoreline buffer of Swauk Creek and its channel migration zone. Please clearly show where the buildable areas will be within the new lots (including septic) prior to approval. Buildable areas should take into consideration the current critical area and shoreline buffers and setbacks, knowing that buffer widths may change in the future, and the buildable areas could change as

well. Protecting the shoreline and stream from additional encroachment and habitat damage is one of our primary concerns.

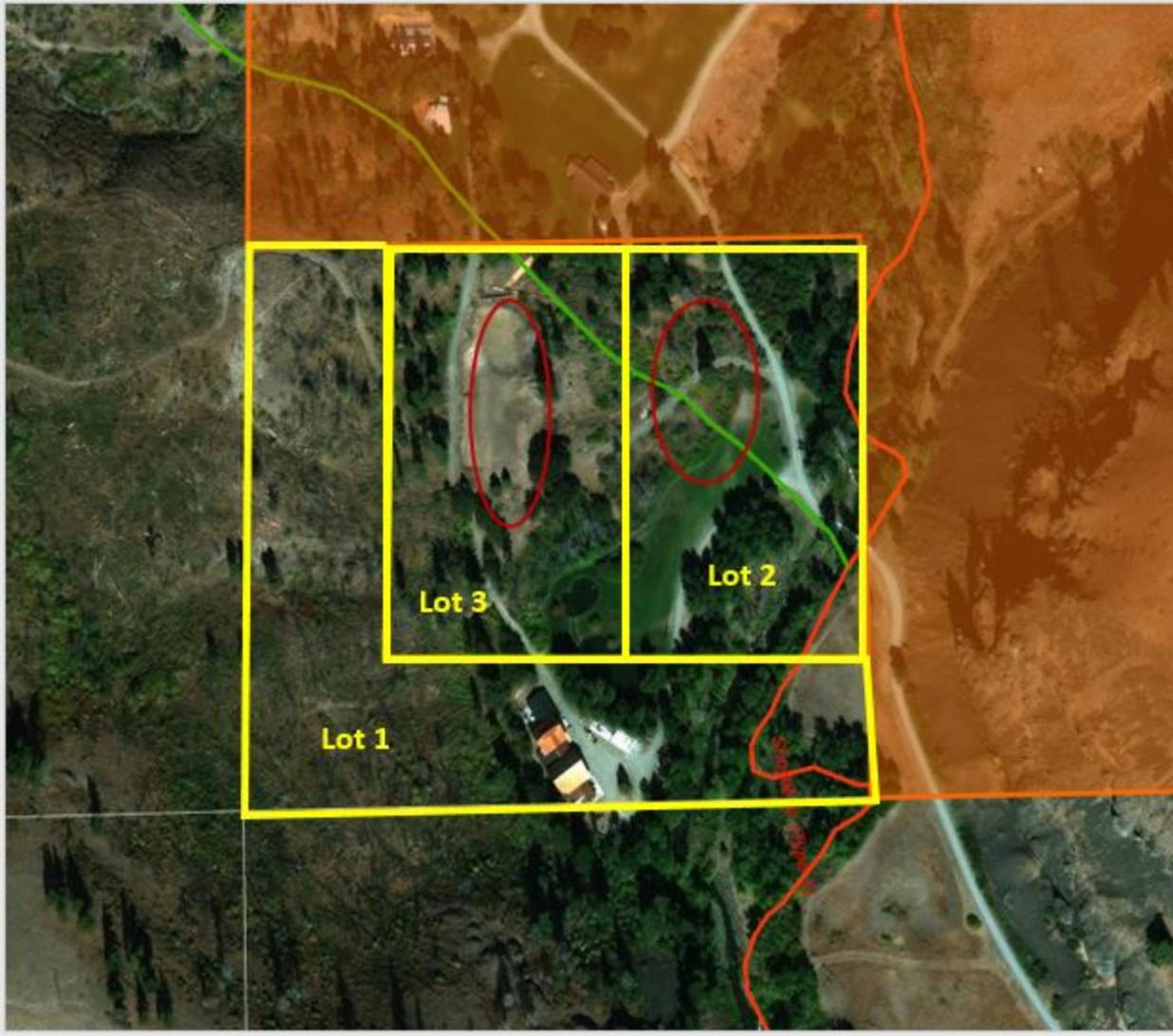
We strongly urge a revised site plan that shows the buffer and setbacks areas associated with all of the critical areas and Shoreline of Swauk Creek in order to evaluate future buildable areas prior to approval of this short plat. We'd also like to see a wetland delineation and critical areas report to ensure there are no other critical areas within the proposed short plat that would be impacted by future development, including the installation of septic systems and potential impacts on water quality.

Thank you for the opportunity to comment and I look forward to working with you on this project. Please feel free to contact me at (509) 962-3421 or Jennifer.nelson@dfw.wa.gov if you have any questions about these comments.

Sincerely,

A handwritten signature in cursive script that reads "Jennifer Nelson". The signature is written in black ink and is positioned to the left of the typed name and title.

Jennifer Nelson
Area Habitat Biologist



The yellow lot lines are approximate boundaries of the proposed lots and the red ovals are the approximate building envelopes as proposed.

The unnamed, fish bearing tributary to Swauk Creek is not identified in the survey. This aerial photo with the stream layers is taken from the County's Assessor's site and the location of the streams is slightly inaccurate. The tributary probably actually flows closer to the northern boundary of lots 2 and 3. The critical areas and their buffers should be field verified and recorded on the survey prior to approval of the short plat and building envelopes.



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

February 5, 2018

Dusty Pilkington
Kittitas County Community Development
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

Re: LP-17-00007

Dear Mr. Pilkington:

Thank you for the opportunity to comment on the divide of approximately 151 acres into 3 lots, proposed by Swauk Valley Ranch. We have reviewed the application and have the following comments.

SHORELANDS/ENVIRONMENTAL ASSISTANCE

Per Kittitas County's Shoreline Master Program (SMP), Swauk Creek has a Rural Conservancy designation within the parcel boundaries, and therefore requires a 100 foot vegetated buffer beginning at the ordinary high water mark (OHWM) of the stream and extending 100 feet landward. Work conducted within 200 feet of the OHWM, including vegetation removal and grading, will require a shoreline permit.

Vegetation shifts and hydrologic signatures, most notably within the canyon, suggest riverine wetlands are likely present surrounding Swauk Creek. Per Section 5.2.C.3 of the County's SMP, applicant's proposing new land-uses or development within the shoreline need to provide the following critical area information: presence, location, condition, and vegetated buffer which could be affected by their proposal. The Department of Ecology (Ecology) recommends a formal wetland delineation and rating be performed prior to any construction, as this could impact the amount of buildable area available.

In addition to any required vegetative buffers, structures are to be setback an additional 15 feet from the edges critical area buffers (or critical area edges if buffer is not required).

Ecology recommends using a qualified professional to conduct a formal wetland delineation, wetland rating, OHWM determination, and to estimate any required vegetative buffer boundaries prior to any development.



Mr. Pilkington
February 5, 2018
Page 2

Please submit a wetland delineation report, wetland rating forms, and associated materials to the Department of Ecology for review and comment prior to construction activities. In the event wetland or wetland buffer habitats occur in the area and impacts cannot be avoided a mitigation plan must be submitted for review.

In order to minimize construction impacts on wetlands, Best Management Practices (BMPs) for sediment and erosion control should be implemented. This should include functional silt fences, and immediate revegetation and mulching.

If you have any questions or would like to respond to these Shorelands/Environmental Assistance comments, please contact **Lori White** at (509) 575-2616 or email at lori.white@ecy.wa.gov.

Sincerely,



Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012
crosepacoordinator@ecy.wa.gov

From: [Mau, Russell E. \(DOH\)](#)
To: [Dusty Pilkington](#)
Cc: [Holly Duncan](#); [Smits, Brenda M \(DOH\)](#)
Subject: RE: LP-17-00007 Swauk Valley Ranch
Date: Friday, November 17, 2017 9:49:17 AM

Mr. Pilkington:

The application states that water “to be provided from the existing class b [sic] well, system id: AC733E”. DOH concurs that any subdividing of the property would remain classified as a single “project” (in terms of drinking water), and all parcels do need to be served by a single water system. In this particular case, the cited water system (“Swauk Valley Ranch” with the ID number as noted: AC733) does have sufficient approved capacity to serve these new parcels:

- Existing Active (“active” = constructed structures connected to the water system) Connections = 2
- Approved Connections = 9

So, seven (7) additional structures can be constructed/connected to the approved water system, while still remaining within the capacity of the approved water system.

DOH does want to know if the creation of the four (4) lots are part of the 9 approved connections or are they in addition to the 9 approved connections. If they are “in addition”, then the currently reviewed and approved water system would not have sufficient capacity to serve all potential connections.

Thanks,

Russell E. Mau, PhD, PE
Regional Engineer
Department of Health, Office of Drinking Water
16201 East Indiana Avenue, Suite 1500, Spokane Valley, WA 99216
Desk: 509-329-2116
Fax: 509-329-2104
Russell.Mau@DOH.WA.GOV

Public Health - Always Working for a Safer and Healthier Washington

Visit our web site at www.doh.wa.gov/ehp/dw

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

Sent: Thursday, November 16, 2017 9:45 AM

To: Josh Hink <josh.hink@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Lisa Iammarino <lisa.iammarino@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Johnson <patti.johnson@co.kittitas.wa.us>; Kelly Bacon <kelly.bacon@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; 'jessica@yakama.com' <jessica@yakama.com>; 'jmarvin@yakama.com' <jmarvin@yakama.com>; 'johnson@yakama.com' <johnson@yakama.com>; 'enviroreview@yakama.com'

<enviroreview@yakama.com>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; Clear, Gwen (ECY) <GCLE461@ECY.WA.GOV>; 'Reed, Catherine D. (ECY)' <CRAJ461@ECY.WA.GOV>; Renfrow, Brent D (DFW) <Brent.Renfrow@dfw.wa.gov>; Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>; Nelson, Jennifer L (DFW) <Jennifer.Nelson@dfw.wa.gov>; SEPA (DAHP) <sepa@dahp.wa.gov>; Mike Flory <mike.flory@co.kittitas.wa.us>; Amber Green <amber.green@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>; 'linda.hazlett@dnr.wa.gov' <linda.hazlett@dnr.wa.gov>; PRESTON, CINDY (DNR) <CINDY.PRESTON@dnr.wa.gov>; DNR RE AQ LEASING RIVERS <DNRREAQLEASINGRIVERS@dnr.wa.gov>; 'brooksideconsulting@gmail.com' <brooksideconsulting@gmail.com>; 'Deborah.j.knaub@usace.army.mil' <Deborah.j.knaub@usace.army.mil>; Stoner, Jana <tribune@nkctribune.com>; 'terry@nkctribune.com' <terry@nkctribune.com>; 'Joanna Markell' <jmarkell@kvnews.com>; 'lonnie_allphin@ksd403.org' <lonnie_allphin@ksd403.org>; Lucas Huck <lucas.huck@co.kittitas.wa.us>; Karen Hodges <karen.hodges@co.kittitas.wa.us>; White, Lori (ECY) <lowh461@ECY.WA.GOV>; Smits, Brenda M (DOH) <brenda.smits@doh.wa.gov>; 'PrilucJ@wsdot.wa.gov' <PrilucJ@wsdot.wa.gov>; 'Kcdf1@elltel.net' <Kcdf1@elltel.net>; 'HolmstR@wsdot.wa.gov' <HolmstR@wsdot.wa.gov>; 'PrilucJ@wsdot.wa.gov' <PrilucJ@wsdot.wa.gov>

Subject: LP-17-00007 Swauk Valley Ranch

Greetings. I am requesting comments on this Long Plat Application. Anyone with an interest can comment, and the comment period ends 12/01/2017. Click the links below to view information on the permit.

[LP-17-00007 Swauk Valley Ranch \(County Departments\)](#)

[LP-17-00007 Swauk Valley Ranch \(Outside County Network\)](#)

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

Notice: Email sent to Kittitas County may be subject to public disclosure as required by law.
message id: 38eb45916c6dcbdac24bb8719d004a14

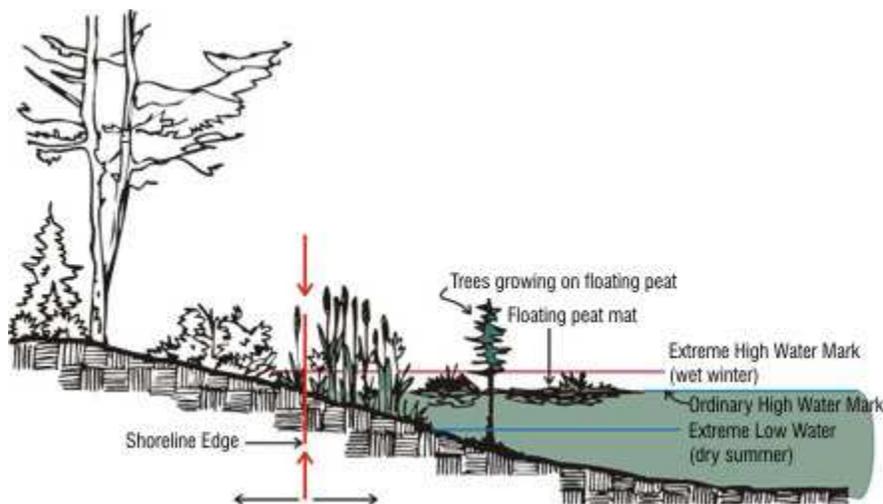
Ordinary high water mark

The ordinary high water mark (OHWM) as defined in the Shoreline Management Act (SMA) is a biological vegetation mark. Ecology's rules include a default tidal or fresh water elevation line for locations where the OHWM cannot be found.

Definition

The OHWM is defined as:

- "that mark that will be found by examining the bed and banks and ascertaining where the presence and action of waters are so common and usual, and so long continued in all ordinary years, as to mark upon the soil a character distinct from that of the abutting upland, in respect to vegetation as that condition exists on June 1, 1971, as it may naturally change thereafter, or at it may change thereafter in accordance with permits issued by a local government or the Department of Ecology:
- Provided, that in any area where the ordinary high water mark cannot be found, the ordinary high water mark adjoining salt water shall be the line of mean higher high tide and the ordinary high water mark adjoining fresh water shall be the line of mean high water."



The position of the OHWM in relation to extreme high and extreme low water varies from site to site.

At any given site, the OHWM will vary over time and according to factors that include wind, waves, erosion, accretion, soils, substrates, vegetation, land use changes, runoff, groundwater, the presence of peat, the constancy of pool elevations, and the activities of beavers and other organisms.

For more information

Law: [RCW 90.58.030\(2\)\(b\)](#) (*Definitions*)

Rule: [WAC 173-22-030\(11\)](#)

[Determining the Ordinary High Water Mark on Streams in Washington State - DRAFT](#) (Ecology Publication #08-06-001)

For assistance with ordinary high water mark determinations, contact [Ecology's regional planner](#) assigned to your town, city or county.

[Back to Top](#)



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

February 28th, 2018

Alex Cordas
P.O. Box 24567
Seattle, WA
98124

RE: Swauk Valley Conservation Short Plat (LP-17-00007) - Request for Additional Information

Dear Applicant,

On January 23rd, 2018, CDS staff issued a Revised Notice of Application for the above-referenced Short Plat. The comment period ended on February 5th, 2018. Comment letters were transmitted to you on February 20th, 2018. On February 22nd, 2018, Kittitas County Public Health issued a corrected comment letter (the most recent letter is attached). Based on the comments received and staff review, the following is required in order for continued processing of the application:

1. Confirmation that the water connections referenced in the plat narrative are not new connections, and thus will not exceed the number of approved connections.
2. A revised plat drawing showing shoreline buffers and ordinary high water marks, critical areas buffers, and their locations in relation to the building envelopes as per the Kittitas County Shoreline Master Program 5.2(C)(3).
3. One soil log shall be performed and information recorded for each lot within the proposed subdivision. Soil logs shall be in accordance with WAC 246.272A (KCC 16.12.030).

The following will be required prior to final plat approval (please see attached Health letter with specific requirements):

1. A signed SMA (Satellite Management Agency) contract is needed from this system as it is a requirement of all Group B water systems, WAC 246-291.
2. Proof of water adequacy, which includes a well log or four hour drawdown test.
3. A letter from a water purveyor stating that the purveyor has adequate water rights and will provide the necessary water for the new use or, an adequate water right for the proposed new use; or certificate of water budget neutrality from the Department of Ecology or other adequate interest in water rights from a water bank (Kittitas County Code (KCC) 13.35.027, 13.35.020).
4. Information on "proximate parcels" held in "common ownership" as those terms are defined in WAC 173-539A-030 and otherwise demonstrate how the proposed new use will not violate RCW 90.44.050 as currently existing or hereafter amended (KCC 13.35.027, 13.35.020).

Pursuant to Kittitas County Code 15A.03.040.3 "A project permit application is complete for the purposes of this title when it meets the procedural submission requirements of Kittitas County and is sufficient for continued processing even though additional information may be required or project modifications may be undertaken subsequently. The determination of completeness shall not preclude Kittitas County from requesting additional information or studies either at the time of the notice of completeness or subsequently if new information is required or substantial changes in the proposed action occur." Once all the above listed information has been provided, your short plat application will continue to be processed.

Please contact me if you have any further questions.

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

Enclosure:

Kittitas County Environmental Health Corrected Comment Letter- Holly Erdman, February 22nd, 2018

CC Via Email: Holly Erdman, Kittitas County Environmental Health



CORRECTED LETTER 2/22/18

Subdivision PH Comments

To: Tristen Lamb

From: Holly Erdman, Environmental Health Specialist II

Date: 02/23/2018

RE: Swauk Valley Ranch LP-17-00007 (Correction to comments submitted 2-15-18)

Thank you for the opportunity to comment on the above mentioned project regarding water and septic requirements to comply with Kittitas County Public Health requirements. The following items must be addressed prior to final plat approval: Proof of water adequacy includes a well log or 4 hour draw down test, a mitigation certificate for each proposed lot. Prior to preliminary plat approval, soil logs for onsite septic systems must be completed at the frequency of one soil log per lot. (KCC 13.04.090 (1f)). Cluster Plats, Conservation and Agricultural Plats (KCC 16.09). Process for Approval KCC 16.09.080.

Specific Conditions related to this project include:

WATER

I have current water sampling records on file for this Group B water system. If final approval of this plat should take longer than a year from the latest bacteriological sample and three years from the latest nitrate sample then current water samples would be required prior to that approval.

A signed SMA (Satellite Management Agency) contract is needed from this system as it is a requirement of all Group B water systems, WAC 246-291.

All persons who are making applications for land use including, but not limited to, short plats must comply with KCC Chapter 13.35.027 per KCC Chapter 13.35.020 Adequate Water Supply Determination.

Chapter 13.35.027

1. All new uses of ground water shall require either:
 - 1) A letter from a water purveyor stating that the purveyor has adequate water rights and will provide the necessary water for the new use;
 - 2) An adequate water right for the proposed new use; or



- 3) A certificate of water budget neutrality from the Department of Ecology or other adequate interest in water rights from a water bank. No new use to which this chapter is applicable shall be approved without one of these required submissions.
2. All applicants for land divisions shall also submit information on "proximate parcels" held in "common ownership" as those terms are defined in [WAC 173-539A-030](#) and otherwise demonstrate how the proposed new use will not violate [RCW 90.44.050](#) as currently existing or hereafter amended.
3. Failure to obtain mitigation before commencement of an activity requiring mitigation shall be a code violation subject to enforcement under [Title 18 KCC](#).

16.20.040 Plat drawing.

The plat drawing shall contain all the following requirements:

16. Well location. The drawings shall be marked with a "w" indicating location of the well and a broken line showing the one hundred foot radius around such.

WELL LOCATION

All wells must meet the distance requirement of 50 feet from the property line, 50 feet from the septic tank and 100 feet from the drain field as per Kittitas County Critical Areas Ordinance 17A.08.25, and KCC Chapter 13. If existing wells do not meet the setback requirement from property lines, the two adjoining parcels nearest the well must enter into a legal, shared well-users agreement.

ON SITE SEWAGE

16.12.030 Existing conditions – Unless otherwise indicated, the following shall be shown on the preliminary and final drawings. (7) One soil log shall be performed and information recorded for each lot within the proposed subdivision. Soil logs shall be in accordance with WAC 246.272A.

Since the type of soil and water source supplying the property can ultimately determine the minimum lot size, it is recommended that soil logs be conducted early in the plat planning process.

REQUIRED PLAT STATEMENTS

16.12.020 Preliminary Plats - Unless otherwise specified, information required below may be placed on either sheet one or subsequent sheets or on all sheets as necessary.

(9) **A statement regarding the contemplated sewage disposal, potable water supply, and drainage improvements for the proposed subdivision.**

REQUIRED PLAT NOTES



1. “Metering is required for all new uses of domestic water for residential well connections and usage must be recorded in a manner consistent with Kittitas County Code Chapter 13.35.027 and Ecology regulations.” and
2. “The approval of this division of land provides no guarantee that use of water under the ground water exemption (RCW 90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law” (settlement agreement)

REQUIRED PLAT SIGNATURE BLOCK

16.24.210 Certificate of county health officer.

A note on any approved plat shall contain the following note:

I hereby certify that the plat has been examined and conforms with current Kittitas County Code [Chapter 13](#).

Dated this day of _____, A.D., 20____.
Kittitas County Health Officer

(Ord. 2014-015, 2014; Ord. 2005-31, 2005)

Sincerely, Holly Erdman

Environmental Health Specialist II

From: [Downes, Scott G \(DFW\)](#)
To: [Alex Cordas](#); [Lindsey Ozbolt](#); [Dusty Pilkington](#)
Cc: [Eric Morris](#); [Nelson, Jennifer L \(DFW\)](#)
Subject: RE: LP-17-00007 Swauk Valley Ranch Updated Stream Mapping Information
Date: Monday, March 26, 2018 8:06:28 AM
Attachments: [Swauk Valley Ranch Tributary Stream.pdf](#)

Alex, Lindsey and Dusty,

Attached is a pdf of the information to update the unnamed tributary of Swauk Creek that runs west to east and near the proposed plat changes on Swauk Valley Ranch. This should help to square away the question on both stream location as well as stream type. On typing while it currently is a borderline call of between Type 2 and Type 3, it is a Type F (fish bearing) and under the new proposed CAO, the Type 2 and 3 will be going away to be replaced with Type F to make it consistent with DNR water typing maps.

As a point of reference, the red numbers on the first slide don't relate to anything other than I had to georeference the topo site map with the aerial imagery.

I will be sending Alex a separate email with a water type modification form that he can submit to DNR to formally get the stream location changed. Thank you for meeting us out there last week.

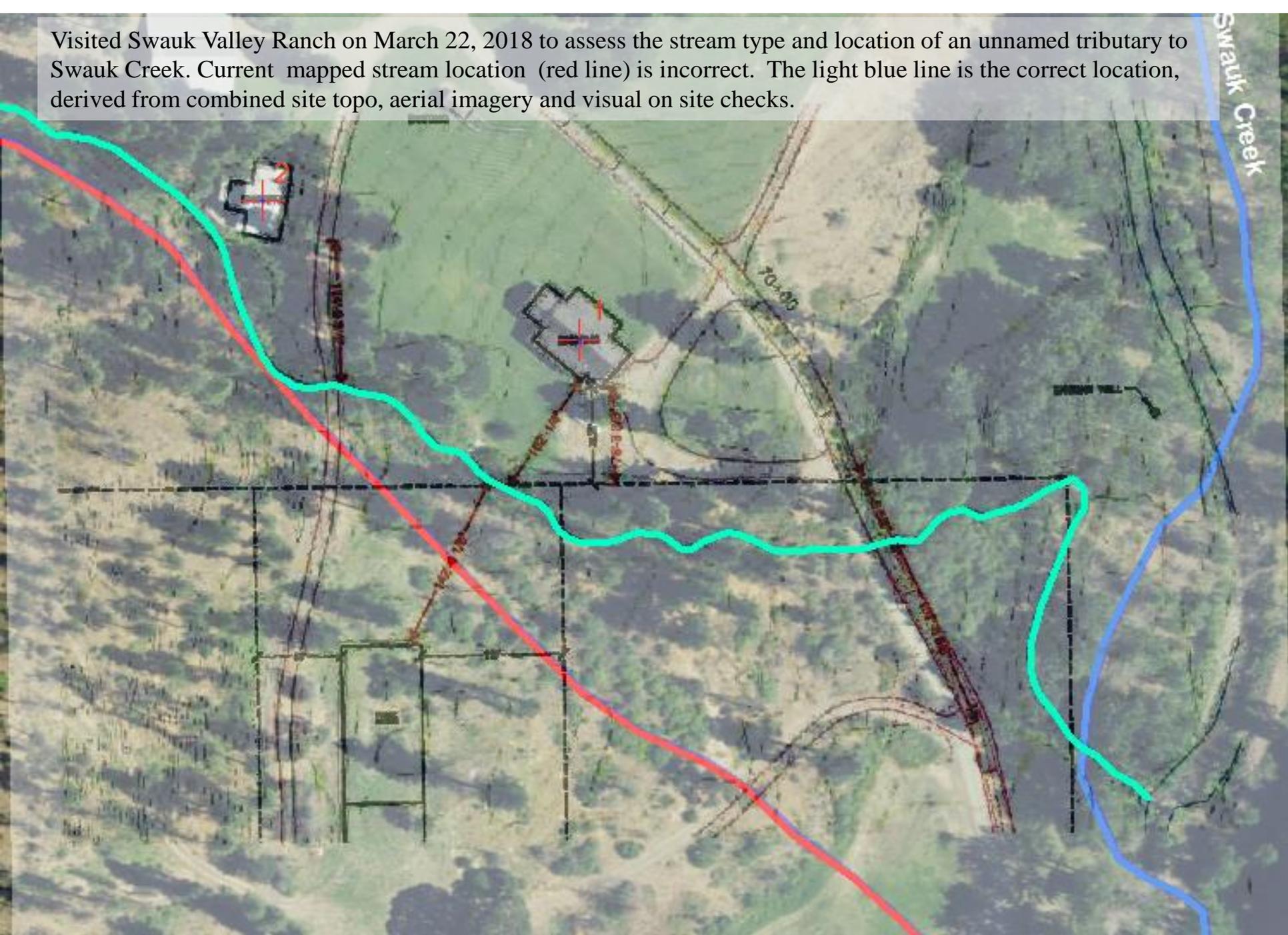
Let me know if there are any questions.

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

Visited Swauk Valley Ranch on March 22, 2018 to assess the stream type and location of an unnamed tributary to Swauk Creek. Current mapped stream location (red line) is incorrect. The light blue line is the correct location, derived from combined site topo, aerial imagery and visual on site checks.





Outside of the immediate housing area, the stream location was corrected to reflect the true stream location. None of the side tributaries were checked.



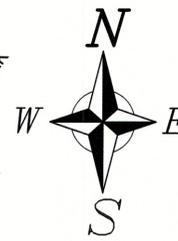
Location of currently mapped stream location looking up the mapped stream. Stream is mapped across the lawn and brush, no signs of stream.

Actual location of stream and condition. It meets the physicals for a fish bearing stream and has good connection to Swauk Creek. Stream is seasonal, going dry in May according to locals, but is likely used by fish during the seasonal period. Thus it is a Type F stream, borderline between a Type 2 and 3 stream under the old labels.

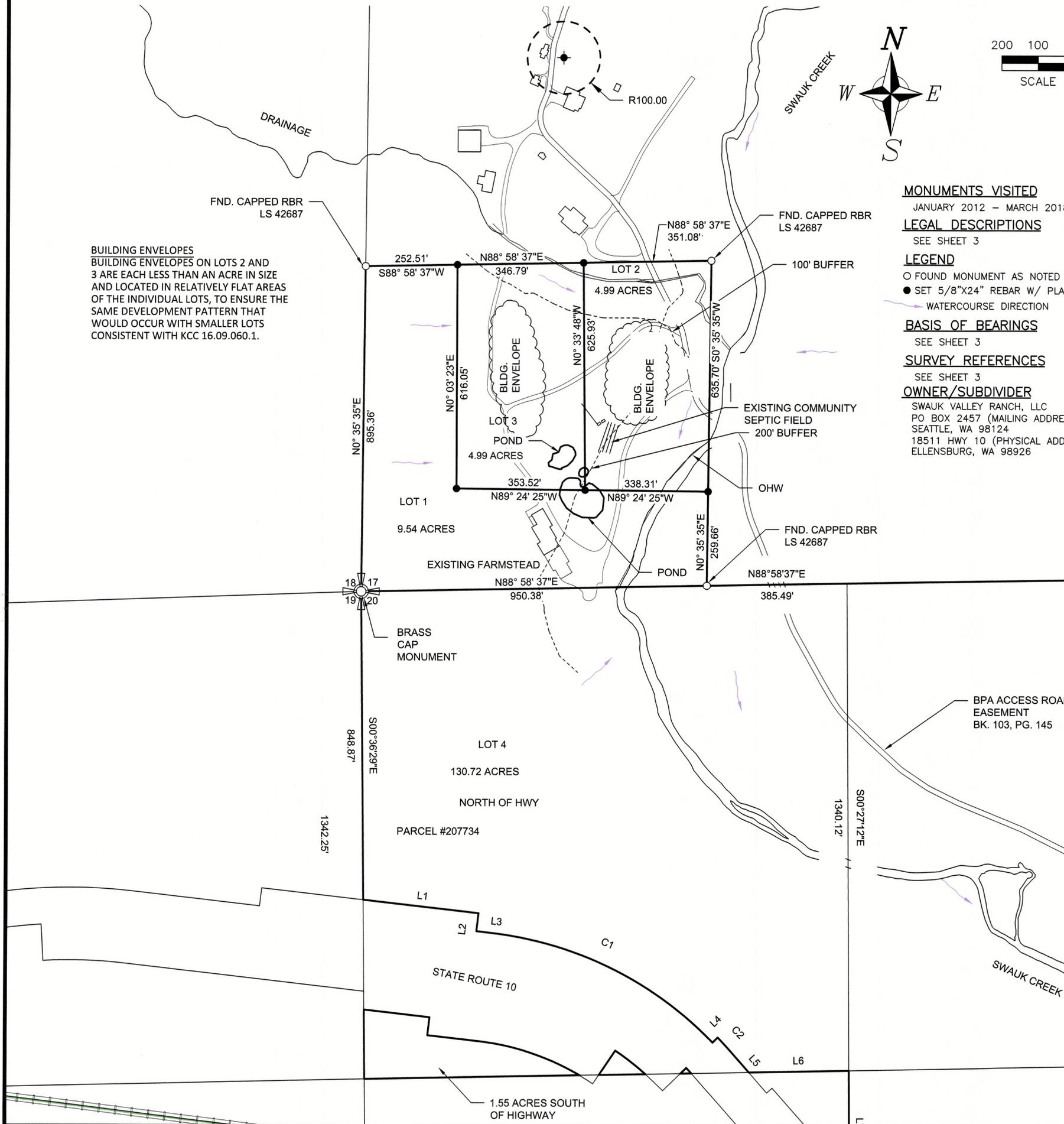


SWAUK RANCH CONSERVATION PLAT

IN SECTION 17 AND SECTION 20.
TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M.
TAX PARCELS 207734



BUILDING ENVELOPES
BUILDING ENVELOPES ON LOTS 2 AND 3 ARE EACH LESS THAN AN ACRE IN SIZE AND LOCATED IN RELATIVELY FLAT AREAS OF THE INDIVIDUAL LOTS, TO ENSURE THE SAME DEVELOPMENT PATTERN THAT WOULD OCCUR WITH SMALLER LOTS CONSISTENT WITH KCC 16.09.060.1.



MONUMENTS VISITED

JANUARY 2012 - MARCH 2018

LEGAL DESCRIPTIONS

SEE SHEET 3

LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8"X24" REBAR W/ PLASTIC CAP
- WATERCOURSE DIRECTION

BASIS OF BEARINGS

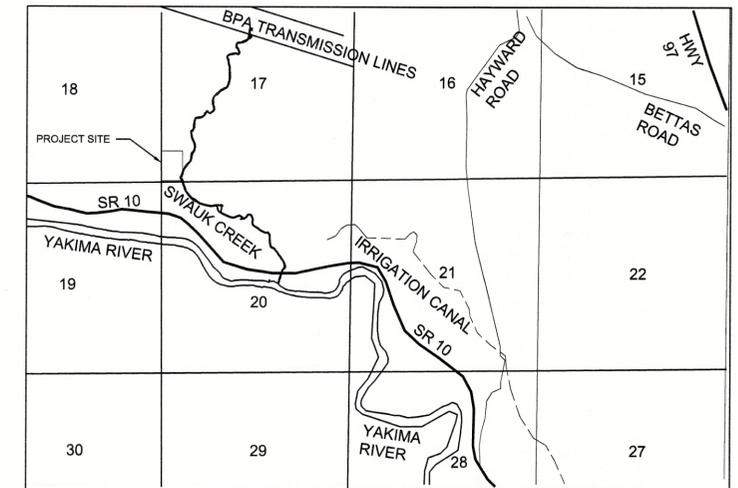
SEE SHEET 3

SURVEY REFERENCES

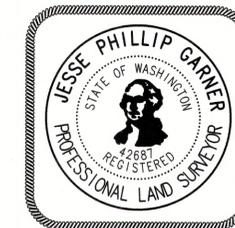
SEE SHEET 3

OWNER/SUBDIVIDER

SWAUK VALLEY RANCH, LLC
PO BOX 2457 (MAILING ADDRESS)
SEATTLE, WA 98124
18511 HWY 10 (PHYSICAL ADDRESS)
ELLENSBURG, WA 98926



VICINITY MAP
N.T.S.



Surveyor's Certificate

This Map correctly represents a Survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of

SWAUK VALLEY RANCH LLC in 08-16

Jesse P. Garner, PLS 42687 Date

Accuracy Statement (WAC 332-130)

This Survey was performed with a Topcon Hyper+ RTK surveying system with a relative accuracy greater than 1:5000. Mathematical analysis where required is by least squares.

Note

No warranties are made as to matters of encroachment, adverse possession, unwritten title, riparian changes or flood zones, etc.

Date: 3-28-18

Scale: 1"=200'

Drawn By: JG

Surveyed By: JG/TB

Checked By: JG

Sheet 1 Of 3

Job Number: 2016-SWK



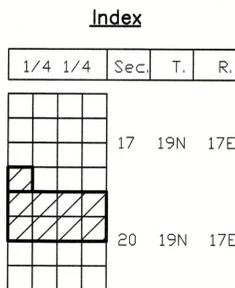
Survey For
SWAUK VALLEY RANCH, LLC.
Section 17, 20 T. 19 N, R. 17 E, W.M.
Kittitas, County, Washington

PSE Pioneer Surveying & Engineering, Inc.
Civil Engineering and Land Planning
125 Simcoe Drive
Goldendale, Washington 98620
Phone (509) 773-4945, Fax (509) 773-5888, E-Mail pse@gorge.net

Auditor's Certificate

Filed For Record This ___ Day of _____ 20___.
At _____ M.
In Book _____ Of Surveys At Page _____
At The Request Of Pioneer Surveying and Engineering, Inc.

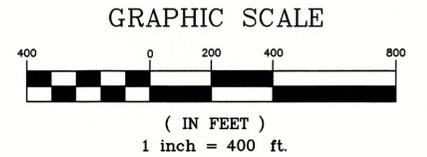
KITTITAS COUNTY AUDITOR _____ DEPUTY COUNTY AUDITOR _____



SHEET 1

SWAUK RANCH CONSERVATION PLAT

IN SECTION 17 AND SECTION 20,
TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M.
TAX PARCELS 207734



LEGEND

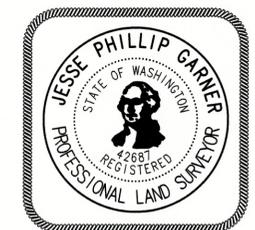
- FOUND MONUMENT AS NOTED
 - SET 5/8"X24" REBAR W/ PLASTIC CAP
- BASIS OF BEARINGS**
SEE SHEET 3
- SURVEY REFERENCES**
SEE SHEET 3

MONUMENTS VISITED

JANUARY 2012-MARCH 2018

LEGAL DESCRIPTIONS

SEE SHEET 3

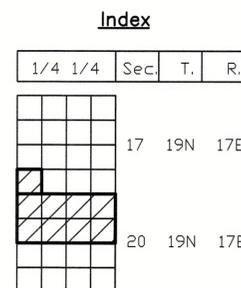


OWNER/SUBDIVIDER

SWAUK VALLEY RANCH, LLC
PO BOX 2457 (MAILING ADDRESS)
SEATTLE, WA 98124
18511 HWY 10 (PHYSICAL ADDRESS)
ELLENSBURG, WA 98926

LINE	LENGTH	BEARING
L1	319.62	S83°25'19"E
L2	50.00	S06°34'41"W
L3	43.40	S83°25'19"E
L4	20.00	N45°58'17"E
L5	81.73	S41°25'19"E
L6	274.88	N88°53'03"E
L7	289.22	S00°27'12"E
L8	177.48	S41°25'19"E
L9	20.00	N48°34'41"E
L10	404.10	S41°25'19"E
L11	20.00	S42°49'29"W
L12	40.00	S30°49'32"W
L13	489.80	S77°47'19"E
L14	50.00	N12°12'41"E
L15	373.80	S77°47'19"E
L16	52.37	S11°41'15"W
L17	59.78	S88°47'32"E
L18	92.79	N27°58'33"W
L19	200.00	N14°51'27"E
L20	146.00	N18°51'27"E
L21	177.00	N44°21'27"E
L22	266.00	S69°08'33"E
L23	336.89	S59°12'13"E
L24	201.70	S61°34'33"E
L25	231.68	S00°08'33"E

CURVE	LENGTH	RADIUS	CHORD	CHORD DIR
C1	690.98	1005.00	677.45	N63°43'31"W
C2	46.58	1025.00	46.58	N42°43'36"W
C3	84.85	845.00	84.82	S44°17'55"E
C4	181.15	865.00	180.82	S53°10'30"E
C5	293.96	905.00	292.67	S68°28'47"E
C6	25.29	2765.00	25.29	S78°03'02"E



Surveyor's Certificate

This Map correctly represents a Survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of

SWAUK VALLEY RANCH LLC in 08-16.

Jesse P. Garner, PLS 42687 Date

Accuracy Statement (WAC 332-130)

This Survey was performed with a Topcon Hyper+ RTK surveying system with a relative accuracy greater than 1:5000. Mathematical analysis where required is by least squares.

Note

No warranties are made as to matters of encroachment, adverse possession, unwritten title, riparian changes or flood zones, etc.

Date: 3-28-18

Scale: 1"=400'

Drawn By: JG

Surveyed By: JG/TB

Checked By: JG

Sheet 2 Of 3

Job Number: 2016-SWK

Survey For
SWAUK VALLEY RANCH, LLC.

Sections 17, 20, T. 19 N, R. 17 E, W.M.
Kittitas County, Washington

PSE Pioneer Surveying & Engineering, Inc.
Civil Engineering and Land Planning
125 Simcoe Drive
Goldendale, Washington 98620
Phone (509) 773-4945, Fax (509) 773-5888, E-Mail pse@gorge.net

Auditor's Certificate

Filed For Record This ____ Day of _____ 20____.
At _____ M.

In Book _____ Of Surveys At Page _____
At The Request Of Pioneer Surveying and Engineering, Inc.

KITTITAS COUNTY AUDITOR

DEPUTY COUNTY AUDITOR

SHEET 2

EXISTING LEGAL DESCRIPTIONS

The North Half of the Northwest Quarter, the Southeast Quarter of the Northwest Quarter, and the Southwest Quarter of the Northeast Quarter of Section 20, Township 19 North, Range 17 East, W.M., in the County of Kittitas, State of Washington;

TOGETHER WITH:

The South 895.00 feet of the West 950.00 feet of the Southwest Quarter of the Southwest of Section 17, Township 19 North, Range 17 East, W.M., in the County of Kittitas, State of Washington

EXCEPT:

1. A strip of land 100 feet in width across the Southeast Quarter of the Northwest Quarter of said Section 20, conveyed by M.C. Ballard and Minnie F. Ballard, his wife, to the Chicago, Milwaukee and St. Paul Railway Company, by deed recorded October 1, 1907 in Book 16 of Deeds, page 222, under Auditor's File No. 19639;

2. That portion of the Southwest Quarter of the Northeast Quarter of said Section 20 contained within the description of Deed recorded June 6, 1923, under Auditor's File No. 69790, Book 39 of Deeds, page 43, conveyed by Marion Moore and Frances Moore to Cascade Lumber Company.

3. That portion within the Southwest Quarter of the Northeast Quarter of said Section 20 conveyed to the United States of America by deed recorded September 16, 1931, in Book 49 of Deeds, page 549, under Auditor's file No. 106652, described as follows:

Beginning at a point within the Southwest Quarter of the Northeast Quarter of said Section 20, which point is South 37'38" West, 3348.0 feet from the Northeast corner of said Section 20; thence North 3'40" East, 398.0 feet; thence North 86'20" West, 198.6 feet; thence South 12'20" West, 275.0 feet; thence South 32'03" East, 173.0 feet; thence South 88'43" East, 126.1 feet to the point of beginning.

4. Those portions conveyed to the State of Washington for highway by deeds recorded November 16, 1928, October 27, 1930, May 12, 1931, July 10, 1939, and July 13, 1953 in Book 47 of Deeds, page 28; Book 49 of Deeds, page 60, Book 49 of Deeds, page 385, Book 61 of Deeds, page 231, and Book 92 of Deeds, pages 107 and 109, under Auditor's File No. 93163, 102841, 105134, 148158, 238539 and 238542, respectively

5. Right-of-way for Burlington Northern Railroad.

6. Any rights-of-way for Kittitas Reclamation District as indicated by acquisition blueprints for the Southwest Quarter of the Northeast Quarter

SURVEY REFERENCES

AUDITOR FILE NUMBERS:

BOOK	PAGE
27	194
6	39
27	195
29	208
23	22
19	97
J	201
30	171
17	167

GLO, STATE ROW PLATS, RAILROAD RIGHT OF WAY PLATS, PLAT OF SUNLIGHT WATERS, LAND CORNER RECORDS: 538257, 536672, 536667, 536669, 536674, 536670, 1959 HAUGE LCR'S, SAGEBRUSH POWER LLC RECORD OF SURVEY, AUDITOR FILE NO 201502260007, 201209190010, 201708160048

NOTES:

- METERING IS REQUIRED FOR ALL NEW USES OF DOMESTIC WATER FOR RESIDENTIAL WELL CONNECTIONS AND USAGE MUST BE RECORDED IN A MANNER CONSISTENT WITH KITTITAS COUNTY CODE CHAPTER 13.35.027 AND ECOLOGY REGULATIONS. AND
- THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUND WATER EXEMPTION (RCW 90.44.050) FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW (SETTLEMENT AGREEMENT)

SWAUK RANCH CONSERVATION PLAT

**IN SECTION 17 AND SECTION 20,
TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M.
TAX PARCELS 207734**

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

EXAMINED AND APPROVED THIS _____ DAY OF _____, A.D. 2018.

KITTITAS COUNTY ENGINEER

KITTITAS COUNTY HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE PLAT HAS BEEN EXAMINED AND CONFORMS WITH CURRENT KITTITAS COUNTY CODE CHAPTER 13.

DATED THIS _____ DAY OF _____ A.D., 2018

KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF KITTITAS COUNTY PLANNING COMMISSION.

DATED THIS _____ DAY OF _____ A.D., 2018

KITTITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITTITAS COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND ARE CURRENT AS OF THE DATE OF MY SIGNATURE BELOW.

DATED THIS _____ DAY OF _____ A.D., 2018

KITTITAS COUNTY TREASURER

CERTIFICATE OF KITTITAS COUNTY ASSESSOR

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING. PARCEL NO. 207734

DATED THIS _____ DAY OF _____ A.D., 2018

KITTITAS COUNTY ASSESSOR

KITTITAS COUNTY BOARD OF COMMISSIONERS

EXAMINED AND APPROVED THIS _____ DAY OF _____, A.D., 2018.

BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON

BY: _____
CHAIRMAN

ATTEST:

CLERK OF THE BOARD

Auditor's Certificate

Filed For Record This _____ Day of _____ 20____.
At _____ M.
In Book _____ Of Surveys At Page _____
At The Request Of Pioneer Surveying and Engineering, Inc.

KITTITAS COUNTY AUDITOR _____
DEPUTY COUNTY AUDITOR

Survey For
SWAUK VALLEY RANCH, LLC.
Sections 17, 20, T. 19 N, R. 17 E, W.M.
Kittitas, County, Washington

PSE Pioneer Surveying & Engineering, Inc.
Civil Engineering and Land Planning
125 Simcoe Drive
Goldendale, Washington 98620
Phone (509) 773-4945, Fax (509) 773-5888, E-Mail pse@gorge.net

Date: 3-28-18

Drawn By: JG

Surveyed By: JG/TB

Checked By: JG

Sheet 3 Of 3

Job Number: 2016-SWK

Surveyor's Certificate

This Map correctly represents a Survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of

_____ SWAUK VALLEY RANCH LLC _____ in _____ 08-16.

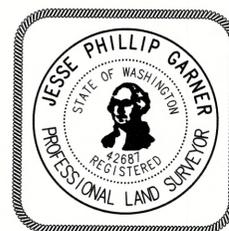
Jesse P. Garner, PLS 42687 Date

Accuracy Statement (WAC 332-130)

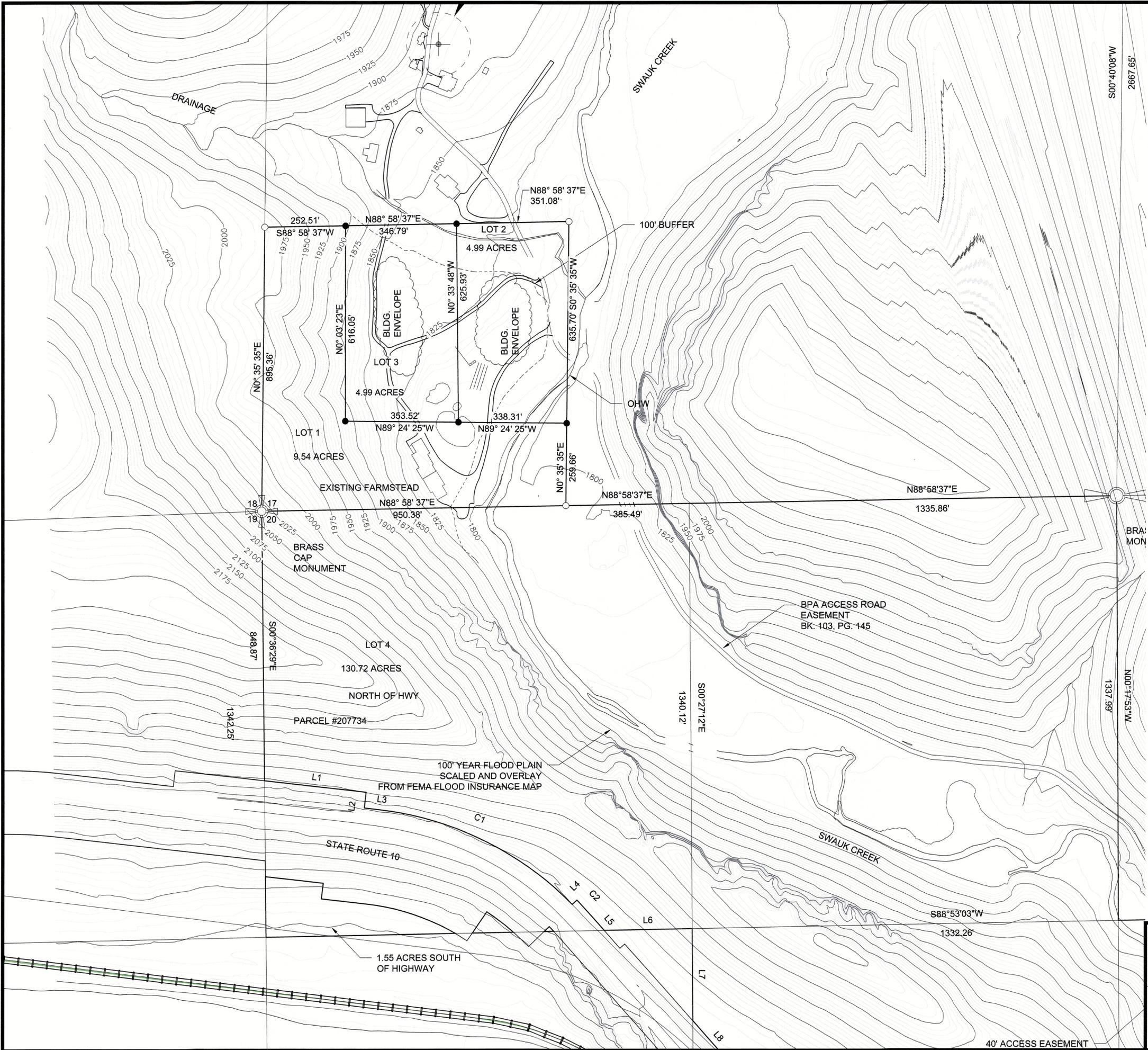
This Survey was performed with a Topcon Hyper+ RTK surveying system with a relative accuracy greater than 1:5000. Mathematical analysis where required is by least squares.

Note

No warranties are made as to matters of encroachment, adverse possession, unwritten title, riparian changes or flood zones, etc.



SHEET 3

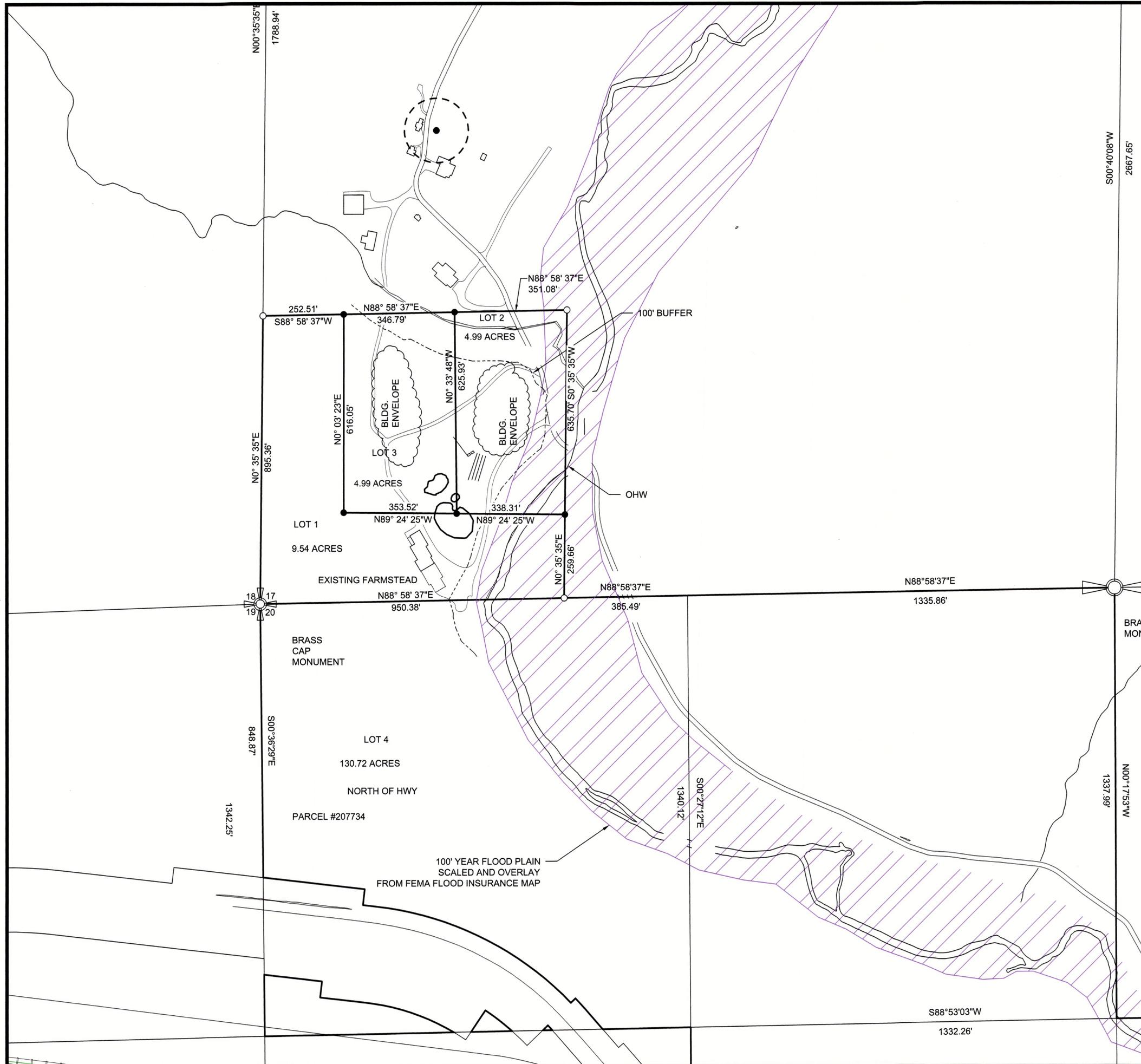


PSE Pioneer Surveying & Engineering, Inc.
Civil Engineering and Land Planning
125 Simcoe Drive
Goldendale, Washington 98620
Phone (509) 773-4945, Fax (509) 773-5888, E-Mail pse@gorge.net

SWAUK VALLEY RANCH, LLC.
Sections 17, 20, T. 19 N, R. 17 E, W.M.
Kittitas, County, Washington

DWG

40' ACCESS EASEMENT



PSE **Pioneer Surveying & Engineering, Inc.**
Civil Engineering and Land Planning
125 Simcoe Drive
Goldendale, Washington 98620
Phone (509) 773-4945, Fax (509) 773-5888, E-Mail pse@gorge.net

SWAUK VALLEY RANCH, LLC.
Sections 17, 20, T. 19 N, R. 17 E, W.M.
Kittitas, County, Washington

DWG



To Protect and Promote the Health and the Environment of Kittitas County

RECEIVED RECEIVED APR 11 2018 FEB 09 2018

Tracking #: WA-18-00040 Date Accepted: 2/9/18 Accepted By: KS

FORM L

ADEQUATE WATER SUPPLY DETERMINATION FOR BUILDING PERMITS: LIMITED REVIEW

Incomplete applications, including applications without the proper documentation, will not be accepted. KCPHD will return incomplete applications to the applicant. All applicable fees may be non-refundable.

OWNER OF RECORD: Swauk Valley Ranch LLC PHONE #: 206763-5403 MAILING ADDRESS: P.O. Box 24567 PARCEL #: 717734/19-17-17000-0001 CITY, STATE, ZIP: Seattle, WA 98124 E-MAIL: acordas@mckinstry.com PROJECT LOCATION: 18511 Hwy 10, Ellensburg, WA 98926 EXISTING UNIQUE WELL ID#: _____

Project Use: [X] Creation of a structure that adds additional fixtures and has a pre-existing water source... [] Replacement of a structure... [] Remodel of a structure... [X] Creation of a structure that has a pre-existing water source and does include creating a dwelling unit Please describe project: outbuilding cabana *A dwelling unit is defined as: "A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation."

Date when regular use of water began: 1998 The structure will be served by (please check one of the following options): [] Individual Well [] 2 Party Shared Well [] Group A Water System... [X] Group B Water System... Name of Water System: Swauk Valley Ranch AC733E

- Please provide the following : • Well log, if available (Individual/Shared well only) • 8 1/2" by 11" site plan following the Unified Site Plan Requirements. • Current passing nitrate (within 3 years) and bacteriological (within 1 year) well water tests (Individual, Shared, Group B well only) • If shared well, please provide a recorded shared well users agreement • Current operating permit from the Washington State Department of Health that is in green or yellow status. (Group A, Group A NTNC and A-TNC Water Systems Only)

***The adequate water supply determination approval remains valid only if the facts asserted and governing law do not change, and expires within 1 year of issuance. All applicable fees may be non-refundable. *** revised 05.2017

STATEMENTS OF UNDERSTANDING

<p><u>AC</u> (Initials)</p>	<p>I hereby certify that the information provided is accurate and I understand that if the project description should change that it is my responsibility to inform Kittitas County. I understand that if the project changes it may require different and/or additional requirements.</p>
<p><u>AC</u> (Initials)</p>	<p>I understand that approval by Kittitas County only verifies my intent and that it does not guarantee that there is a legal right to waters of the state, or that the pre-existing water source meets state or local requirements for potability and /or quantity for the proposed use, or that WAC 173-539A does not apply to the pre-existing water source. As the applicant, I assume all risk in its entirety and agree to indemnify defend and hold Kittitas County, its departments, elected and appointed officials, employees, and agents, harmless from and against any and all claims, damages, losses and expenses, including reasonable attorney's fees, for any bodily injury, sickness, disease, or death, or any damage to or reduction in value of property including the loss of use resulting therefrom which are alleged or proven to be caused in whole or in part by a negligent act or omission of its officers, directors, and employees. As the applicant, I understand that the purpose of this application has been made with the intention of seeking issuance of a building permit; I understand that I am legally and financially responsible for ensuring there is a legal right to the water to be used, and that all water supply systems are engineered, designed, constructed and maintained in accordance with federal, state and local requirements.</p>
<p><u>AC</u> (Initials)</p>	<p>I agree to comply with all sections of this document, federal, state, and local provisions, codes, and ordinances in regards to water use. I certify that the information provided is true and accurate and I understand that if the project description should change that it is my responsibility to inform Kittitas County Public Health Department (KCPHD) and that the department may require different and/or additional requirements. I also wholly understand that approval of this application does not warrant any guarantee of potable water or the legal right to use waters of the state and that I alone assume the calculated risk of developing a potable water supply. I understand that all applicable fees may be non-refundable and that KCPHD may have additional requirements to ensure that sufficient and adequate water supply is available for use and I shall comply with all requests made by KCPHD.</p>
<p><u>AC</u> (Initials)</p>	<p>I understand that the federal, state and local water quality requirements are a minimum requirement for water quality testing, and that local conditions may result in contaminants that are not detected by these tests. As the applicant, I assume all risk in its entirety and agree to indemnify, defend and hold Kittitas County, its departments, elected and appointed officials, employees, and agents, harmless from and against any and all claims, damages, losses and expenses, including reasonable attorney's fees, for any bodily injury, sickness, disease, or death, or any damage to or reduction in value of property including the loss of use resulting therefrom which are alleged or proven to be caused in whole or in part by a negligent act or omission of its officers, directors, and employees.</p>
<p><u>AC</u> (Initials)</p>	<p>I understand that adding a 2nd and/or additional residential connections to an individual well, including accessory dwelling units, categorizes the well as a Public or Shared Water System which requires submittal of a Public or Shared Water System application and approval by KCPHD or WA State Dept. of Health.</p>
<p><u>AC</u> (Initials)</p>	<p>I certify that I have read and understand the Adequate Water Supply Determination Instructions and Form.</p>

Property Owner Signature: Alex Cordas Date: 2-8-18
 Alex Cordas owners representative/agent

*****The adequate water supply determination approval remains valid only if the facts asserted and governing law do not change, and expires within 1 year of issuance. All applicable fees may be non-refundable.*****

NOTARIZED STATEMENT

I, Alex Cordas (the undersigned applicant) under penalty of perjury in the State of Washington agree to comply with all sections of this document, federal, state, and local provisions, codes, and ordinances in regards to water use. These covenants and agreements and shall be binding on all parties having or acquiring any right, title, or interest in this land described herein or any part hereof and it shall pass to and be for the benefit of each owner thereof. I certify that the information provided is true and accurate and I understand that if the project description should change that it is my responsibility to inform Kittitas County Public Health Department (KCPHD) and that the department may require different and/or additional requirements. As the applicant, I assume all risk in its entirety and agree to indemnify defend and hold Kittitas County, its departments, elected and appointed officials, employees, and agents, harmless from and against any and all claims, damages, losses and expenses, including reasonable attorney's fees, for any bodily injury, sickness, disease, or death, or any damage to or reduction in value of property including the loss of use resulting there from which are alleged or proven to be caused in whole or in part by a negligent act or omission of its officers, directors, and employees. As the applicant for a building permit, I understand that I am legally and financially responsible for ensuring there is a legal right to the water to be used, and that all water supply systems are engineered, designed, and constructed in accordance with federal, state and local requirements. I also wholly understand that approval of this application does not warrant any guarantee of potable water or the legal right to use waters of the state and that I alone assume the calculated risk of developing a potable water supply. I understand that all applicable fees may be non-refundable and that KCPHD may have additional requirements to ensure that sufficient and adequate water supply is available for use and I shall comply with all requests made by KCPHD. Should I as the property owner chose to use and appoint an authorized agent to represent my interest, I may do so, by having myself and the authorized agent sign this notarized statement.

Signed: [Signature] Property Owner(s)

Print Name: Alex Cordas

I, Sunrise Valley Ranch LLC Property Owner(s)
(the property owner) appoint,

Alex Cordas as an authorized agent to represent my interest.

Authorized Agent Signature (if applicable): [Signature] Print Name: Alex Cordas
Authorized Agent Authorized Agent

State of Washington)
County of King)ss

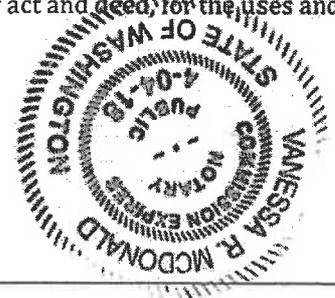
I, the undersigned, a Notary Public in and for the above named County and State, do hereby certify that on this 9th day of February 2018 personally appeared before me,

- who is personally known to me
- whose identity I proved on the basis of _____
- whose identity I proved on the oath/affirmation of _____, a creditable witness to be the signer of the above instrument, and he/she acknowledged that he/she signed it.

Alex Cordas to me known to be the person(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she signed the same as his/her voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed

Vanessa R McDonald
Notary Public in and for the State of Washington,
Residing in: Newcastle
My Commission Expires: 4-4-18



The adequate water supply determination approval remains valid only if the facts asserted and governing law do not change, and expires within 1 year of issuance. All applicable fees may be non-refundable.

OFFICIAL USE ONLY

Review of Application:

TRACKING #: WA-18-00040

Proposed project will maintain well or septic system setback requirements

Yes No

Proposed project qualifies under the limited review AWSD process

Yes No

Application materials for the proposed project are attached and complete:

- A copy of the well log.
- A current passing (within ≤ 1 year) bacteriological and nitrate (within ≤ 3 years) well water test.
- Site map identifying the location of the proposed project and well location.
- Current operating permit from the Washington State Department of Health that is in green or yellow status.

Yes No N/A

Yes No N/A

Yes No N/A

Yes No N/A

EVALUATION NOTES:

DATE: _____ NOTES: _____

DATE: _____ NOTES: _____

DATE: _____ NOTES: _____

FINAL EVALUATION:

REVIEWER: *[Signature]*

DATE: 2-14-18

Based on the information provided in this application and to the best of my knowledge and ability at this time:

Requirements for adequate water supply determination appear to be complete and satisfactory*[†]

The request for adequate water supply determination is not complete or unsatisfactory and therefore has been denied*[†]

Notes: _____

*The Building Official makes the final determination on the issuance of a building permit per RCW 19.27.097

[†] KCPHD does not make determinations regarding an applicant's legal right to ground water or the validity of WAC 173-539A nor does KCPHD have the authority to perform such actions.

ADEQUATE WATER SUPPLY DETERMINATION LIMITED REVIEW FEE \$145

Total Fee Due: = 145⁻

Receipt #: PH18-00110

***The adequate water supply determination approval remains valid only if the facts asserted and governing law do not change, and expires within 1 year of issuance. All applicable fees may be non-refundable. ***



LabTest

201 East D Street
Yakima, WA 98901
(509) 469 - TEST
Fax: (509) 352 - 1313

201 East D Street
Yakima, WA 98901
(509) 469 - TEST
Fax: (509) 352 - 1313



LabTest

Date Sample Collected 01/31/18 Month / Day / Year	Time Collected 10:00 AM	County KITTITAS
Type of Water System Group B Public Water Facilities Inventory (WFI)		
ID# AC733E	System name: Swauk Valley Ranch	
Contact Person: Alex Cordas	Day Phone: 800-669-6223 Cell:	
Eve. Phone:	Fax:	
Send results to: Swauk Valley Ranch PO Box 24567 Seattle, WA 98124		
SAMPLE INFORMATION		
Sample collected by: Eric Morris	Specific location: Well Head	
Comments: 18511 Hwy 10		
Type of Sample		
1. <input checked="" type="checkbox"/> Routine Distribution Sample Chlorinated: N Chlorine Residual: N/A	2. <input type="checkbox"/> Repeat Sample Unsatis. Lab #	
3. <input type="checkbox"/> Raw Water Source Sample Source Number:	Unsatis. Collect date	
4. <input type="checkbox"/> Sample Collected for Information Only		
Construction <input type="checkbox"/> Repairs <input type="checkbox"/> Private Residence <input type="checkbox"/> Other <input type="checkbox"/>		
DRINKING WATER RESULTS		LAB USE ONLY
<input type="checkbox"/> UNSATISFACTORY Total Coliform Bacteria Present and <input type="checkbox"/> E. coli present <input type="checkbox"/> E. coli absent		<input checked="" type="checkbox"/> SATISFACTORY Total Coliform Absent
<input type="checkbox"/> Replacement sample required		
Bacterial Density: Total Coliform _____ / 100 mL	Plate Count _____ / 100mL Fecal Coliform _____ / 100mL	<i>E. coli</i> _____ / 100mL
Method Code: MICR - 2720	Date Received: 01/31/18	Time Received: 4:00 PM
Date Analyzed/Reported: 01/31/18	02/01/18	
Sample Number: 230-03101		

LabTest

Date Sample Collected 01/31/18 Month / Day / Year	Time Collected 10:00 AM	County KITTITAS
Type of Water System Group B Public Water Facilities Inventory (WFI)		
ID# AC733E	System name: Swauk Valley Ranch	
Contact Person: Alex Cordas	Day Phone: 800-669-6223 Cell:	
Eve. Phone:	Fax:	
Send results to: Swauk Valley Ranch PO Box 24567 Seattle, WA 98124		
SAMPLE INFORMATION		
Sample collected by: Eric Morris	Specific location: Well Head	
Comments: 18511 Hwy 10		
Type of Sample		
1. <input checked="" type="checkbox"/> Routine Distribution Sample Chlorinated: N Chlorine Residual: N/A	2. <input type="checkbox"/> Repeat Sample Unsatis. Lab #	
3. <input type="checkbox"/> Raw Water Source Sample Source Number:	Unsatis. Collect date	
4. <input type="checkbox"/> Sample Collected for Information Only		
Construction <input type="checkbox"/> Repairs <input type="checkbox"/> Private Residence <input type="checkbox"/> Other <input type="checkbox"/>		
DRINKING WATER RESULTS		LAB USE ONLY
<input type="checkbox"/> UNSATISFACTORY Total Coliform Bacteria Present and <input type="checkbox"/> E. coli present <input type="checkbox"/> E. coli absent		<input checked="" type="checkbox"/> SATISFACTORY Total Coliform Absent
<input type="checkbox"/> Replacement sample required		
Bacterial Density: Total Coliform _____ / 100 mL	Plate Count _____ / 100mL Fecal Coliform _____ / 100mL	<i>E. coli</i> _____ / 100mL
Method Code: MICR - 2720	Date Received: 01/31/18	Time Received: 4:00 PM
Date Analyzed/Reported: 01/31/18	02/01/18	
Sample Number: 230-03101		

LabTest

SIMWAK CREEK
 18571 HIGHWAY 10
 ELLENSBURG, WA 98926

DATE: 01/11/2017
 DRAWN BY: SETH HAILE
 CHECKED BY: SETH HAILE
 PROJECT NO: 2016.004

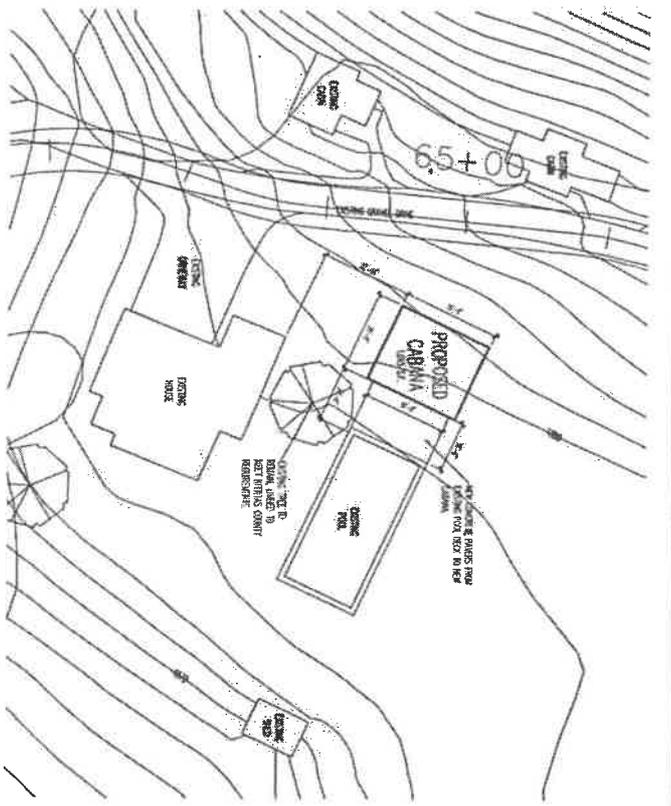


PROJECT NAME:
 SETH HAILE

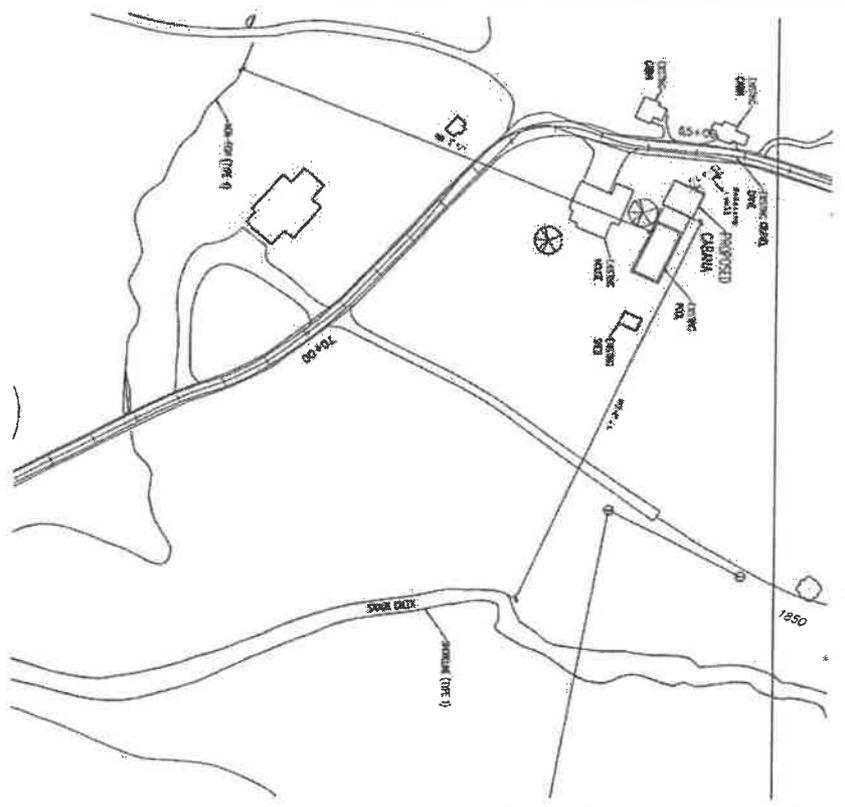
PROJECT NUMBER:
 2016.004

PROJECT NAME:
 ENLARGED SITE &
 ENLARGED SITE
 STREAM PLANS

A1.1

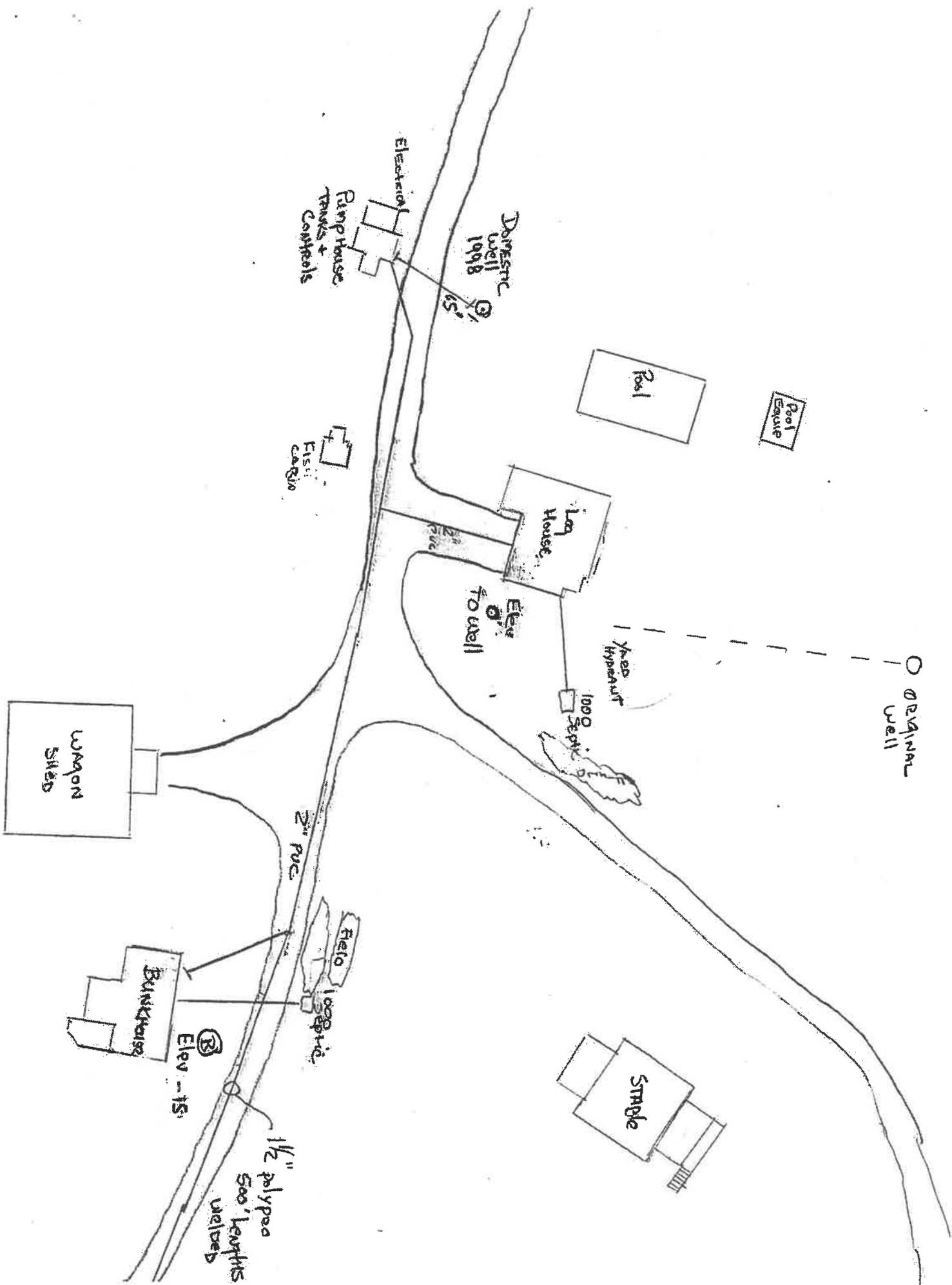


1 ENLARGED SITE PLAN
 SCALE: 1"=20'-0"



2 ENLARGED SITE STREAM PLAN
 SCALE: 1"=60'-0"





○ ORIGINAL Well

Pool Square

Pool

Domestic Well 1998
15'

Electrical
Pump House
Tanks &
Controls

Fish
Cabin

Log House

Elev
to well

Head
Hydrant

1000 Septic

WAGON
SHED

2" PUC

Field
1000 Septic

Bunkhouse

ⓑ
Elev - 15'

Stable

1 1/2" polypoa
500' lengths
welded

Swauk Valley Ranch LLC
P.O. Box 24567
Seattle, WA 98124

March 30, 2018

Kittitas County Community Development Services
Attention: Dusty Pilkington
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926



RE: Additional Requested Information for Swauk Valley Conservation Short Plat (LP-17-00007)
(Letter Dated February 28, 2018)

Dear Dusty:

In response to the above referenced letter, we provide the following additional information:

1. You have confirmation of applicant, Swauk Valley Ranch LLC, that the water connections referenced in the plat narrative are not new connections, and thus will not exceed the number of connections approved by the Washington State Department of Health (referenced in November 17, 2017 email of Russell Mau (DOH) to you).
2. Revised plat drawing showing shoreline buffers and ordinary high water marks, critical area buffers, and their locations in relation to the building envelopes attached.
3. We understand that Kittitas County Environmental Health can waive the requirement for such soil logs, as the structures on the Conservation Short Plat will be connected to an existing and approved on-site community septic system, and we request such waiver. The existing on-site community septic system (Eden permit number OS-10-00122) was designed for 8.3 bedrooms and currently has only one bedroom connected.

We are working on the items required for final plat and note the following:

1. The SMA contract is the hands of Kittitas County Public Health Department and we understand approved. We will provide to you once we get a copy of the approved contract.
2. Please see attached Kittitas County Public Health Department Adequate Water Supply Determination (accepted 2/9/2018). We also have a draw down test from 2010. Let us know if a more recent draw down test is required; otherwise we will submit the results from the 2010 draw down test.
3. Swauk Valley Ranch LLC is the water purveyor. By this letter, you have confirmation of Swauk Valley Ranch LLC that the purveyor has adequate water rights and will provide the necessary water for the new use. Let us know if a separate letter from Swauk Valley Ranch LLC is necessary or if this confirmation is sufficient for final plat approval.

4. You have confirmation of applicant, Swauk Valley Ranch LLC , that Swauk Valley Ranch is the owner of all “proximate” parcels surrounding developed Lot 1 (existing farmstead), Lot 2 and Lot 3 and the owner of the existing Class B water system that will be providing water to developed Lots 1 (existing farmstead), Lot 2 and Lot 3. As such, we do not believe the proposed new use will violate RCW 90.44.050 as currently existing or hereafter amended. Let us know if anything else is needed from us in this regard.

We look forward to confirmation that our application is complete and what if anything else is needed for final plat approval.

Sincerely,



Alex Cordas, Authorized Representative for Swauk Valley Ranch LLC

Enclosures:

*Revised plat drawings

*2/9/2018 KCC Public Health Department Adequate Water Supply Determination

11 2018

Kittitas County CDS
MIDSTATE IRRIGATION
911 W. UNIVERSITY WAY
P.O. BOX 480
ELLENSBURG, WA 98926
OFFICE: 509-925-6141
FAX: 509-962-3380

FAX TRANSMITTAL

DATE: 7/14/10

TO: ERIC

ATTENTION: ERIC

FAX #: 509-964-9144

FROM: John

NUMBER OF PAGES (including cover sheet) 2

Midstate Co-Op

P.O. Box 480
 Ellensburg, Wa 98926
 Phone (509) 925-3171
 Fax (509) 962-3380

Pump Test Data Sheet

Name: Eric Morris
 Address: 18511 Hwy 10
 Ellensburg, Wa 98926
 Use: Domestic

Date: 7/9/10

Measuring Point: Top Of Casing 2'
 Well Depth: ? Casing Installed: 6" Steel
 Discharge Rate: 48 gpm

Conducted By: Jerry
 Pump Used: 5HP 45 Gpm

Time	PSI	Pumping Level	Draw	GPM	Comments
10:35 AM	40	24	0	80	Clean
10:40 AM	55	51	26	55	Clean
11:00 AM	60	61	10	58	Clean
11:15 AM	60	62	1	10	Clean
11:30 AM	65	65	3	48	Clean
11:45 AM	65	65	0	48	Clean
12:00 PM	65	65	0	48	Clean
12:30 PM	65	65	0	48	Clean
1:00 PM	65	65	0	48	Clean
1:30 PM	65	65	0	48	Clean
2:00 PM	65	65	0	48	Clean
2:30 PM	65	65	0	48	Clean
3:00 PM	65	65	0	48	Clean
3:30 PM	65	65	0	48	Clean

Recovery: From 65' to 24' in 10 min

**Satellite Management Contract
For Management and Operations of
Swauk Ranch LLC**

Group B Community Water System in Kittitas County



THIS CONTRACT made and entered into this 24th day of January, 2018, by and between **Swauk Ranch LLC**, a Washington Limited Liability Company, (System Owner) the owner of a Group B Community public water system in the State of Washington, hereinafter called the Satellite Water System ("SWS"), whose address is PO Box 24567 Seattle WA 98124 and **LCU, Inc.** (dba Evergreen Valley Utilities, a Washington Corporation) ("LCU") approved by the Washington State Department of Health as an approved Satellite Management Agency ("SMA"), whose address is P.O. Box 394, Cle Elum WA 98922, hereinafter called the Satellite Management Agency (SMA).

Whereas, the SWS is owned by System Owner;

Whereas, System Owner is responsible for providing domestic water service to the property described on Exhibit A;

Whereas, the SWS owned by System Owner is operated as an independent water system;

Whereas, the SWS owned by System Owner is located within the SMA's Washington State Department of Health ("DOH") approved service area as identified in the Evergreen Valley Utilities SMA Plan and on file with Kittitas County;

Whereas, System Owner desires to contract with SMA to operate and maintain the SWS.

NOW, therefore, for and in consideration of the payment of fees and the mutual covenants set forth herein, the parties agree to the following:

1. **Definitions:** The following words, when used in this Contract, shall have the following meanings unless otherwise expressly provided herein:
 - 1.1. "Satellite Water System" (SWS) means a public water system owned by System Owner located in the State of Washington capable of being served by an approved SMA.
 - 1.2. "Satellite Management Agency" (SMA) means LCU, an entity that is approved by the Secretary of the Washington State Department of Health to own or operate more than one public water system on a regional or countywide basis, without the necessity for a physical connection between such systems.

- 1.3. "Fee Schedule" means those rates charged by the SMA to the System Owner and/or the Customers which may be modified from time to time by the SMA.
 - 1.4. "As Built" means a construction drawing that depicts the final installed configuration and location of components of the SWS.
 - 1.5. "Property" means a parcel of land served by or containing components of the SWS.
 - 1.6. "WFI" means the Water Facilities Inventory form # 331-011 from the DOH.
 - 1.7. "Initial Term" shall mean a term of sixty (60) months beginning at the signature of this Agreement
2. **Legal Description of Property Served:** The property served by the SWS is located within Kittitas County, Washington, and is legally described in Exhibit A attached hereto.
 3. **SMA Services:** The SMA shall provide the following services, identified as the Basic Service Package (BSP), to the System Owner:
 - 3.1. **Operation and Maintenance:** The SMA, shall conduct an initial review of the SWS. Based on the initial review, the SMA may create an Operation and Maintenance Plan (OMP). If created, the OMP will detail the routine operation of the SWS and provide a schedule for operations and basic maintenance of the SWS. If said OMP is completed, it will be attached as Exhibit B. The SMA shall thereafter operate and maintain the SWS for the benefit of the Customers served by the SWS according to instructions from the SWS and/or the OMP as it may be amended from time to time.
 - 3.2. **Administrative Services:** The SMA shall provide the following services to System Owner connected with the operation and maintenance of the SWS owned by System Owner:
 - 3.2.1. Respond to communications from System Owner regarding operation and maintenance of the SWS.
 - 3.2.2. Establish a Fee Schedule for services provided by the SMA to the System Owner. Said Fee Schedule is attached as Exhibit C.
 - 3.2.3. If expenses are incurred by the SMA that are billable to the SWS or system owner, the SMA shall maintain accurate records to verify said expenses.
 - 3.2.4. Create and maintain records of any operation and maintenance procedures performed by the SMA for the SWS.
 - 3.3. **Reporting Services:** The SMA shall provide the following reporting services:
 - 3.3.1. Prepare and file reports and other data (including water sample testing) required by governmental agencies including but not limited to the Satellite Water System's WFI form.
 - 3.3.2. Provide for and meet public notification requirements.
 - 3.4. **Plan Retention:** Keep on file copies of current As Builts (if provided by the SWS or engineer) of the SWS as required by new construction or other modifications to the existing SWS.

4. **Planning and Technical Assistance:** In addition to the BSP the SMA will also provide the following services *only if requested by System Owner*. The SMA will be compensated for these services based upon the Fee Schedule or as negotiated between System Owner and the SMA.
 - 4.1. Design annual maintenance strategies.
 - 4.2. Advise System Owner on development of capital improvement programs.
 - 4.3. Coordinate with the System Owner for implementation of any existing Capital Improvement Program.
 - 4.4. Advise System Owner on design of capital improvement projects.
 - 4.5. Coordinate the preparation of any required SWS Plan.
5. **SMA To Act as Agent:** The System Owner hereby appoints the SMA to act as its agent to the extent necessary for SMA to fulfill its obligations under this Contract.
6. **SMA Charges and Payments:**
 - 6.1. **Basic Service Charge:** System Owner agrees that SMA, as compensation for receipt of services included in the BSP, shall collect a fee from the System Owner as provided for in the Fee Schedule, which is attached as Exhibit C. Said Fee Schedule shall be established by the SMA and approved by System Owner and may be modified from time to time by the SMA.
 - 6.2. **Additional Services:** SMA will charge for any additional services not included in the Basic Service Package (BSP), on a time, materials, and administrative overhead basis at a rate mutually agreed to by the System Owner and SMA. *All additional services must be pre-approved by the System Owner.*
 - 6.3. **Administrative Fee:** System Owner will pay to the SMA within ten (10) days of signing this Contract \$ na for the SMA's initial administrative and record keeping setup charges.
7. **Emergency Repairs:** The SMA is authorized by the System Owner to perform emergency repairs the SMA considers necessary, and will be reimbursed according to the Fee Schedule.
8. **Terms and Conditions:** Without limiting the foregoing, it is further agreed as follows:
 - 8.1. The SMA does not own the SWS. The SMA's responsibility is limited to the services set forth above.
 - 8.2. The SMA has no responsibility in the event that the SWS water source is interrupted, the volume thereof is reduced, or the water is contaminated, unless through SMA's negligence, or if the water source is insufficient to meet demand.
 - 8.3. The System Owner hereby grants the SMA a license and access for so long as this Contract is in full force and effect to enter onto the well site and any properties that

contain any and all SWS treatment, distribution, or other water system facilities in performance of the SMA's responsibilities. The System Owner grants to the SMA the rights to enter all locations where SWS facilities are located for the purpose of operating and maintaining the SWS.

- 8.4. System Owner shall indemnify, protect and hold SMA, and its respective agents, employees, invitees, heirs, successors and assigns (collectively, the "SMA Indemnitees"), harmless from and against any and all Claims arising as a result of the design, construction and installation of the SWS and the operation of the SWS prior to the effective date of this agreement. "Claims" shall include all claims, causes of action, damages, including all costs and attorney's fees, arising from the design, construction and installation of the SWS and the operation of the SWS, prior to the effective date of this agreement, by System Owner and System Owner's contactors, sub contractors and employees and System Owner's Predecessors in interest and their contactors, sub contractors and employees. In the event that any action or proceeding is brought against any SMA Indemnatee by reason of such Claim, System Owner upon notice from such SMA Indemnatee, shall defend the same at System Owner's expense by Owner's counsel satisfactory to such SMA Indemnatee in SMA Indemnatee's reasonable discretion.
 - 8.5. Each Party to this agreement and their successors and assigns respectively agree to defend, indemnify and hold each other harmless from and against any claim, cause of action, or other assertions of liability, including attorney fees and costs, arising as a result of their negligence or intentional acts or omissions or the negligent or intentional act or omission of their authorized agents, employees, or contractors relating to or arising out of this agreement or either parties performance of their duties and obligations pursuant to this agreement. Notwithstanding the indemnity provisions of this section, in the event of the concurrent negligence of any party hereto, their successor, and/or their agents, employees, or contractors which concurrent negligence results in injury or damage to persons or property relating to or arising out of this agreement or either parties performance of their duties and obligations pursuant to this agreement, each such party's obligation to defend, indemnify and hold harmless the other shall be limited to the extent of such party's own negligence, and that of its agents', employees', or contractors' damage.
9. **Duration:** This Contract shall remain in force and effect for an initial term of thirty-six (36) months and shall remain in effect thereafter until terminated in writing by either party as provided herein.
- 9.1. **Termination by SMA during Initial Term:** If an action is commenced under Section 10 of this document the SMA may, at its sole discretion, terminate this contract after providing the System Owner sixty (60) business days notice. Service will expire after sixty (60) business days from the date the notice is mailed unless other mutually agreed upon arrangements have been made and confirmed in writing by the SMA. If mutually accepted arrangements are not kept, the SMA may discontinue service without further notice.

- 9.2. **Termination by SMA after Initial Term:** A minimum of sixty (60) business days written notice will be given by the SMA before service is discontinued. Service will expire after sixty (60) business days from the date the notice is mailed unless other mutually agreed upon arrangements have been made and confirmed in writing by the SMA. If mutually accepted arrangements are not kept, the SMA may discontinue service without further notice.
- 9.3. **Termination by System Owner after Initial Term:** The System Owner must give written notice one-year prior to terminating the Contract with the SMA. The SMA shall forward a copy of the Contract termination notification to DOH.

10. **Miscellaneous Terms:**

- 10.1. **Resolution of Disputes:** If any dispute arises between the parties, the parties agree to the following dispute resolution procedures:
- 10.1.1. A director or other senior representative of each party will first, at the request of either party, meet in a good faith effort to resolve the dispute. If the dispute is not resolved at that meeting or if no such meeting takes place within ten (10) days of it being requested, either party may propose in writing that the dispute be referred to mediation and the other party will consider this proposal in good faith. The mediator shall be appointed by agreement between the parties. The rules of procedure for the mediation shall be determined by the mediator in consultation with the parties. The cost of the mediation shall be paid by the substantially prevailing party.
- 10.1.2. If no mediation occurs within thirty (30) days of a written request for mediation or if the dispute is not resolved within thirty (30) days of the conclusion of the mediation, either party may then pursue resolution of the dispute through legal process.
- 10.2. **Attorney Fees:** If either party hereto is required to retain an attorney to enforce any provision of this Agreement, whether or not a legal proceeding is commenced, the substantially prevailing party shall be entitled to reasonable attorneys' fees regardless of whether at trial, on appeal, in any bankruptcy proceeding, arbitration matter or without resort to suit.
- 10.3. **Governing Law:** This Contract shall be interpreted, construed and enforced according to the laws of the State of Washington of any disputes arising out of or as a result of this agreement in Kittitas County, Washington.
- 10.4. **Notices:** Subject to the requirements of any applicable statute, any notices required or permitted by law or under this Agreement shall be in writing and shall be (i) personally delivered, (ii) sent by first class certified or registered mail, return receipt requested, with postage prepaid, or (iii) dispatched by facsimile transmission (accompanied with reasonable evidence of receipt of transmission and with a confirmation copy mailed no later than the day after transmission) to the parties'

addresses set forth above. Either party may change such address for notice. All notices which are so addressed and paid for shall be deemed effective when personally delivered, or, if mailed, on the earlier of receipt or two (2) days after deposit thereof in the U.S. mail.

- 10.5. **Time of Performance:** Time is of the essence of this Agreement and of all acts required to be done and performed by the parties hereto, including, but not limited to, the proper tender of each of the sums required by the terms hereof to be paid.
- 10.6. **Section Headings:** The word or words appearing at the commencement of sections and subsections of this Agreement are included only as a guide to the contents thereof and are not to be considered as controlling, enlarging or restricting the language or meaning of those sections or subsections.
- 10.7. **Invalidity:** In the event any portion of this Agreement should be held to be invalid by any court of competent jurisdiction, such holding shall not affect the remaining provisions hereof unless the court's ruling includes a determination that the principal purpose and intent of this Agreement are thereby defeated.
- 10.8. **Legal Relationships:** No partnership, joint venture or joint undertaking shall be construed from these presents, and except as herein specifically provided, neither party shall have the right to make any representation for, act on behalf of, or be liable for the debts of the other. All terms, covenants and conditions to be observed and performed by either of the parties hereto shall be joining and several if entered into by more than one person on behalf of such party, and a default by any one or more of such persons shall be deemed a default on the part of the party with whom said personal or personas are identified. Any married person executing this Agreement hereby pledges his or her separate property and such person's and his or her spouse's marital communities in satisfaction hereof.
- 10.9. **Assignment; Successors:** Neither the SMA nor System Owner may sell, transfer, assign, pledge or encumber its interest in this Agreement without the prior written consent of the other party, which consent shall not be unreasonably withheld. Subject to the restrictions contained herein, the rights and obligations of the parties shall inure to the benefit of and be binding upon their respective estates, heirs, executors administrators, successors, successors-in-trust and assigns.
- 10.10. **Entire Agreement:** All understandings and agreements previously existing between the parties, if any, are merged into this Agreement, which alone fully and completely expresses their agreement, and the same is entered into after full investigation, neither party relying upon any statement or representation made by the other not embodied herein. This Agreement may be modified only by a written amendment executed by all parties.
- 10.11. **Interpretation.** This Agreement has been reviewed by both parties and each party has had the opportunity to consult with independent counsel with respect to the terms hereof and has done so to the extent that such party desired. No strict

construction or interpretation of the terms hereof shall be applied against either party as the drafter hereof.

10.12. **Counterparts.** This Agreement may be executed in counterparts, each of which shall be deemed to be an original instrument. All such counterparts together shall constitute a fully executed Agreement.

10.13. **Amendment.** This Agreement may not be modified or amended except by the written agreement of the parties.

IN WITNESS WHEREOF, We have executed this Contract effective the day and year first written above.

LCU, Inc., dba Evergreen Valley Utilities

Swauk Ranch LLC

Satellite Management Agency Name

Satellite Water System Name

By: 

By: 
ALEX CORDAS

Title: Manager

Title: OWNERS REPRESENTATIVE

Date: 1/24/2018

Date: 1-29-18

Start Date 2-1-2018

NO CHANGES OR MODIFICATIONS MADE ON PAGES 1-6 OR 8-11.

AR

Exhibit A
Legal Description Of Property Served By Water System

717734 18511 Hwy 10

Exhibit B

Operation and Maintenance Plan		
Swauk Ranch LLC Water System		
January 24, 2018		
Water Sampling		
Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Take Bacteriological Water Samples as mandated by the State Department of Health
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Take follow-up Bacteriological Water Samples as needed
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Take additional water test samples as required by DOH
Wellhouse/Pumphouse		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Check for proper operation, vandalism, leaks, building temperature, oil levels in motors and discharge pressure. Frequency: _____ times per _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Monitor storage tank levels if applicable Frequency: _____ times per _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Check indicator lamps on control panels if applicable Frequency: _____ times per _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Check and record readings of static level monitors for well if applicable Frequency: _____ times per _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Calculate and record total system production Frequency: _____ times per _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Check water storage tanks for leaks and security if applicable Frequency: _____ times per _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Check pump house heaters for proper operation and settings Frequency: _____ times per _____ in _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Read and record source meter readings Frequency: _____ times per _____ in _____
Distribution System		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Read service meters if applicable. Frequency: _____ times per _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Check for nonworking meters if applicable. Frequency: _____ times per _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Check for leaks Frequency: _____ times per _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Check for broken meter box or other distribution system components Frequency: _____ times per _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Exercise all critical valves through a full close and full open cycle. Record data for each valve including number of turns to open and ease of operation. Frequency: _____ times per _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Exercise all non-critical valves. Record data for each valve including number of turns to open and ease of operation. Frequency: _____ times per _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Exercise all hydrants through a full open and full close cycle and check for leaks

		and proper drainage of hydrant barrels if applicable. Record data including any maintenance work that needs to be done. Frequency: times per .
<input type="checkbox"/>	<input checked="" type="checkbox"/>	On metered systems, at the end of each year, summarize consumption records and compare with production records to determine unaccounted for water. Frequency: times per .
<input type="checkbox"/>	<input checked="" type="checkbox"/>	On metered systems check insulation of shallow meters . Frequency: times per in .
<input type="checkbox"/>	<input checked="" type="checkbox"/>	On metered systems test service meters suspected, either by the Customer or by SMA, of reading inaccurately. Limit meters per .
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Flush distribution system through hydrants and blowoffs if applicable Frequency: times per .
Pressure Reducing Stations		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Check pressure settings Frequency: times per .
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Check pressure reducing valve operation including inspecting the disc retainers in the CRD pilot controls, exercising the main valves, checking and cleaning the strainers, and recalibration of the valve. Frequency: times per .
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Rebuild main valve and pilot Frequency: times per .
Storage Reservoirs		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Visually inspect reservoir for leakage, vandalism, or exterior irregularities Frequency: times per .
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Visually inspect the interior of each reservoir above the water surface for corrosion or spawling concrete. Check water surface for signs of contamination or debris. Inspect vent screen and roof hatch integrity Frequency: times per .
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drain, clean and inspect Frequency: times per .
Other		
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	

Exhibit C

Evergreen Valley Utilities Satellite Management Agency #149 Group B Community Water System Fee Schedule

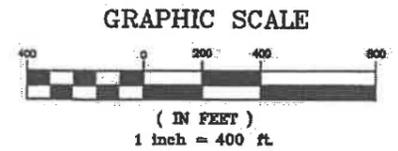
Basic Service Package (BSP) Fee

Fee to System Owner (due and payable at \$ 100.00 per year
the time of signing of this contract and
annually thereafter)

*Note: This rate does not include the monthly power bill
for the pump-house or laboratory costs for any water
tests other than the annual bacteriological coliform
test.*

RECORD OF SURVEY BOUNDARY LINE ADJUSTMENT

**IN SECTION 17 AND SECTION 20,
TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M.
TAX PARCELS 717734 AND 207734**



LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8"X24" REBAR W/ PLASTIC CAP
- BASIS OF BEARINGS**
SEE SHEET 3
- SURVEY REFERENCES**
SEE SHEET 3

MONUMENTS VISITED

JANUARY 2012

LEGAL DESCRIPTIONS

SEE SHEET 3



Surveyor's Certificate

This Map correctly represents a Survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of

SWAUK VALLEY RANCH LLC in 08-16.

Jesse P. Garner, PLS 42687 Date

Accuracy Statement (WAC 332-130)

This survey was performed using a Lietz Set-4 Total Station, by Field Traverse with Relative Accuracy greater than 1:5000, Mathematical Analysis is by Compass Rule

Note

No warranties are made as to matters of encroachment, adverse possession, unwritten title, riparian changes or flood zones, etc.

Date: 08-11-16

Scale: 1"=400'

Drawn By: JG

Surveyed By: JG/RB

Checked By: JG

Sheet 1 Of 2

Job Number: 2016-SWK

Survey For

SWAUK VALLEY RANCH, LLC.

Sections 17, 20, T. 19 N, R. 17 E, W.M.
Kittitas, County, Washington



Pioneer Surveying & Engineering, Inc.

Civil Engineering and Land Planning
125 Simons Drive
Goldendale, Washington 98620
Phone (509) 773-4945, Fax (509) 773-5888, E-Mail pso@pse.net

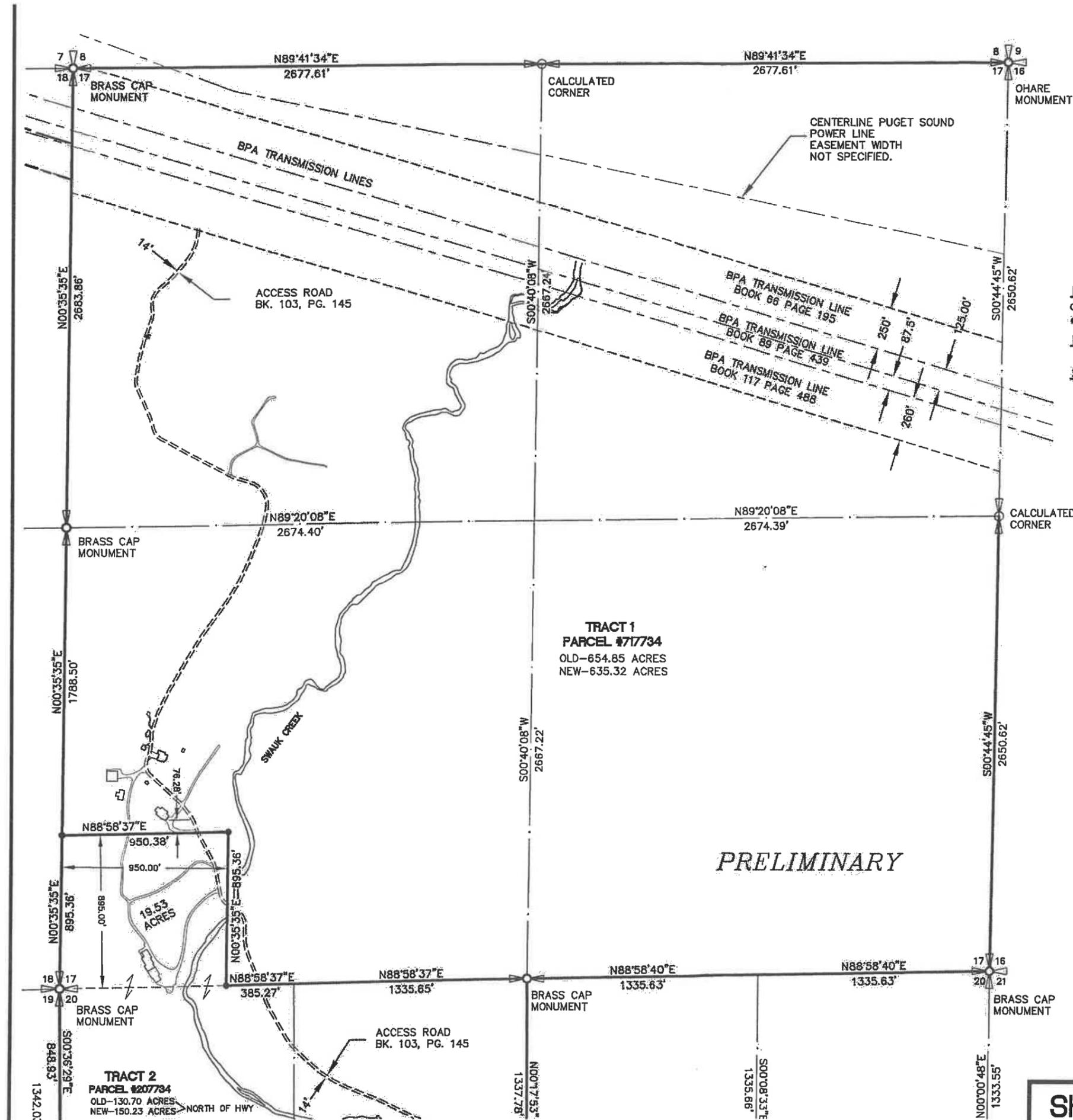
Recorder's Certificate

Filed For Record This ___ Day of _____ 20__.
At _____ M.

In Book ___ Of Surveys At Page ___
At The Request Of Pioneer Surveying and Engineering, Inc.

KITTITAS COUNTY AUDITOR

DEPUTY COUNTY AUDITOR



PRELIMINARY

SHEET 1

SWAUK CREEK
18511 HIGHWAY 10
ELLENSBURG, WA 98926

MARK	REVISION	DATE
	REVIEW	01/11/2017
	SITE PLAN SUBMITTAL	01/20/2017
	PERMIT SET	02/15/2017



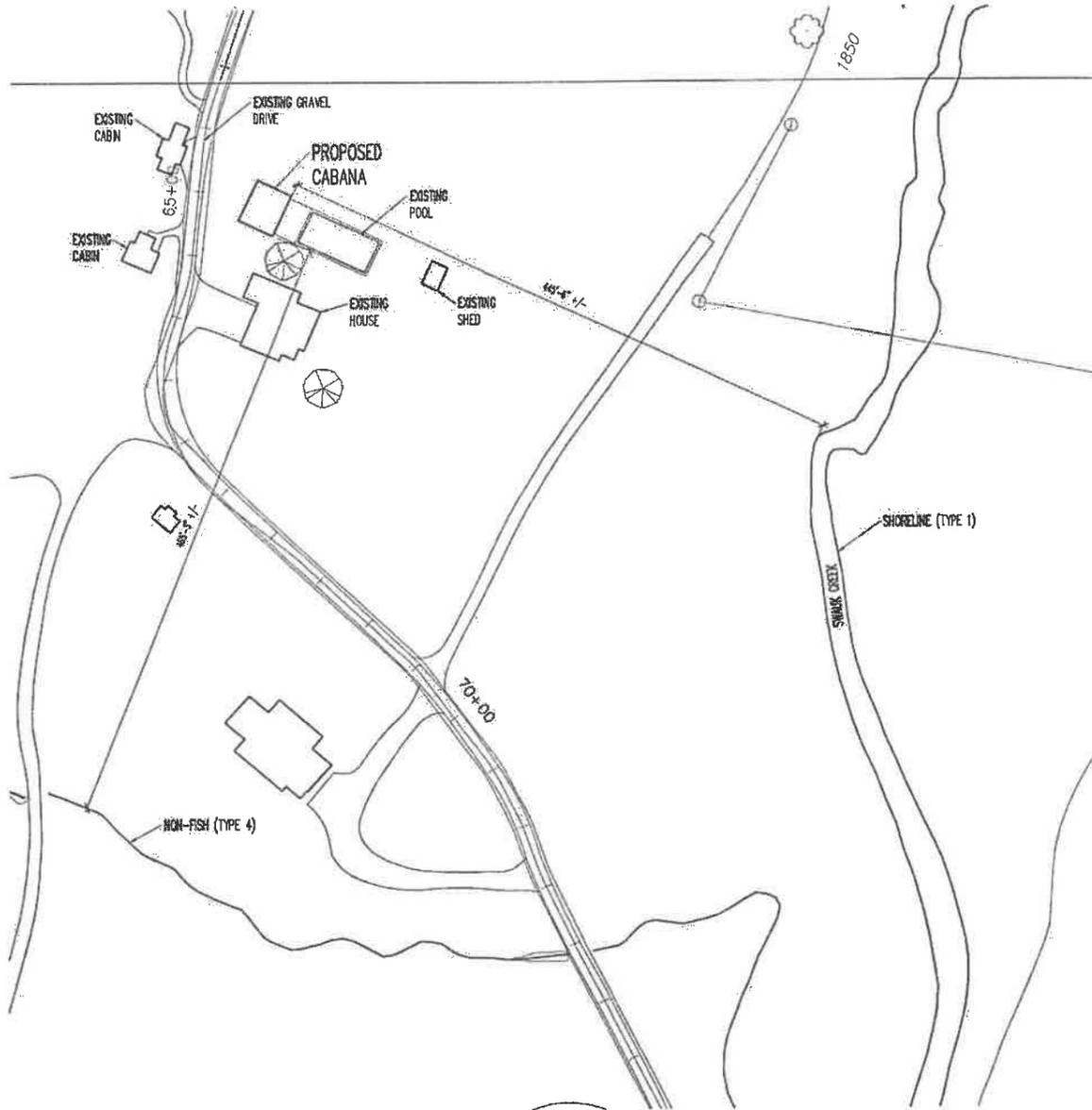
PROJECT TEAM:
SETH HALE

PROJECT NUMBER:
2016.004

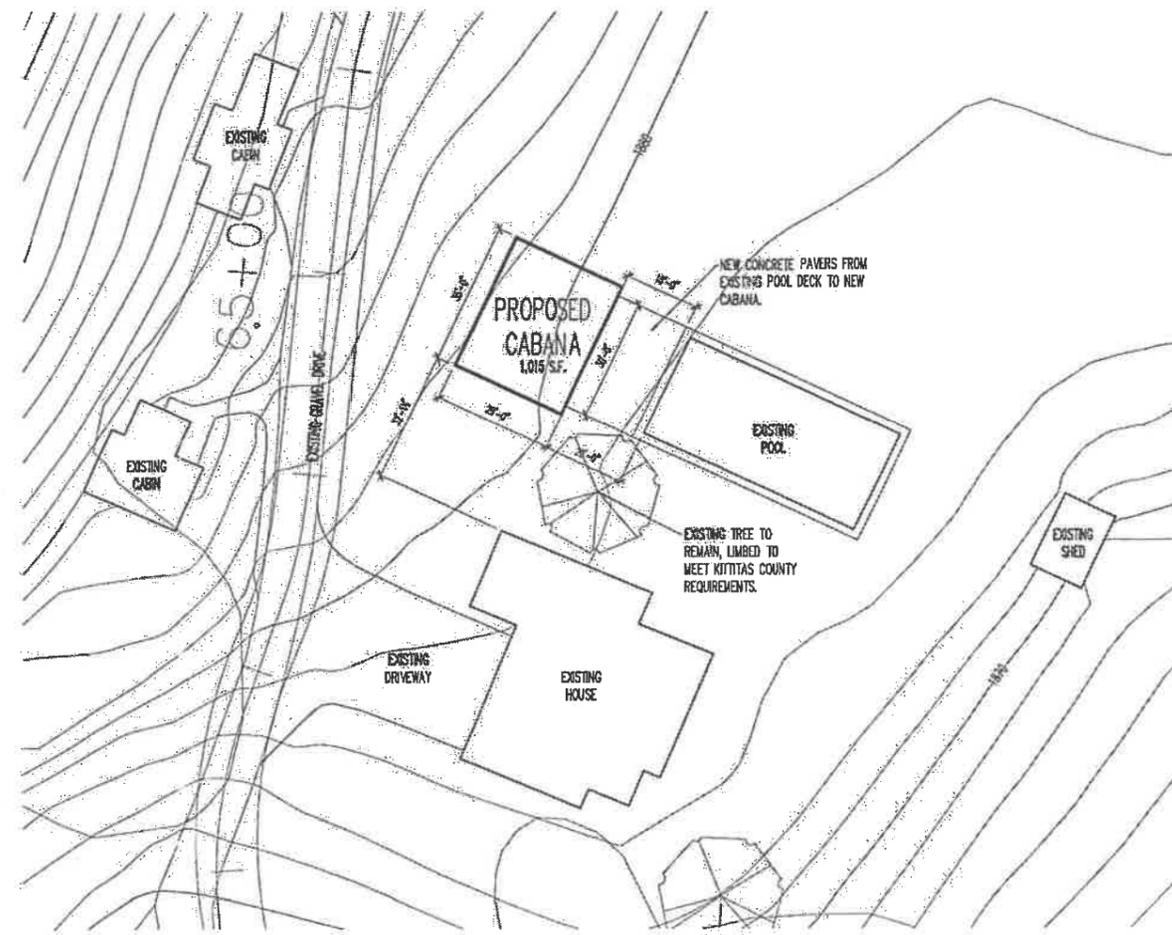
SHEET TITLE:
ENLARGED SITE &
ENLARGED SITE
STREAM PLANS

SHEET NUMBER:

A1.1

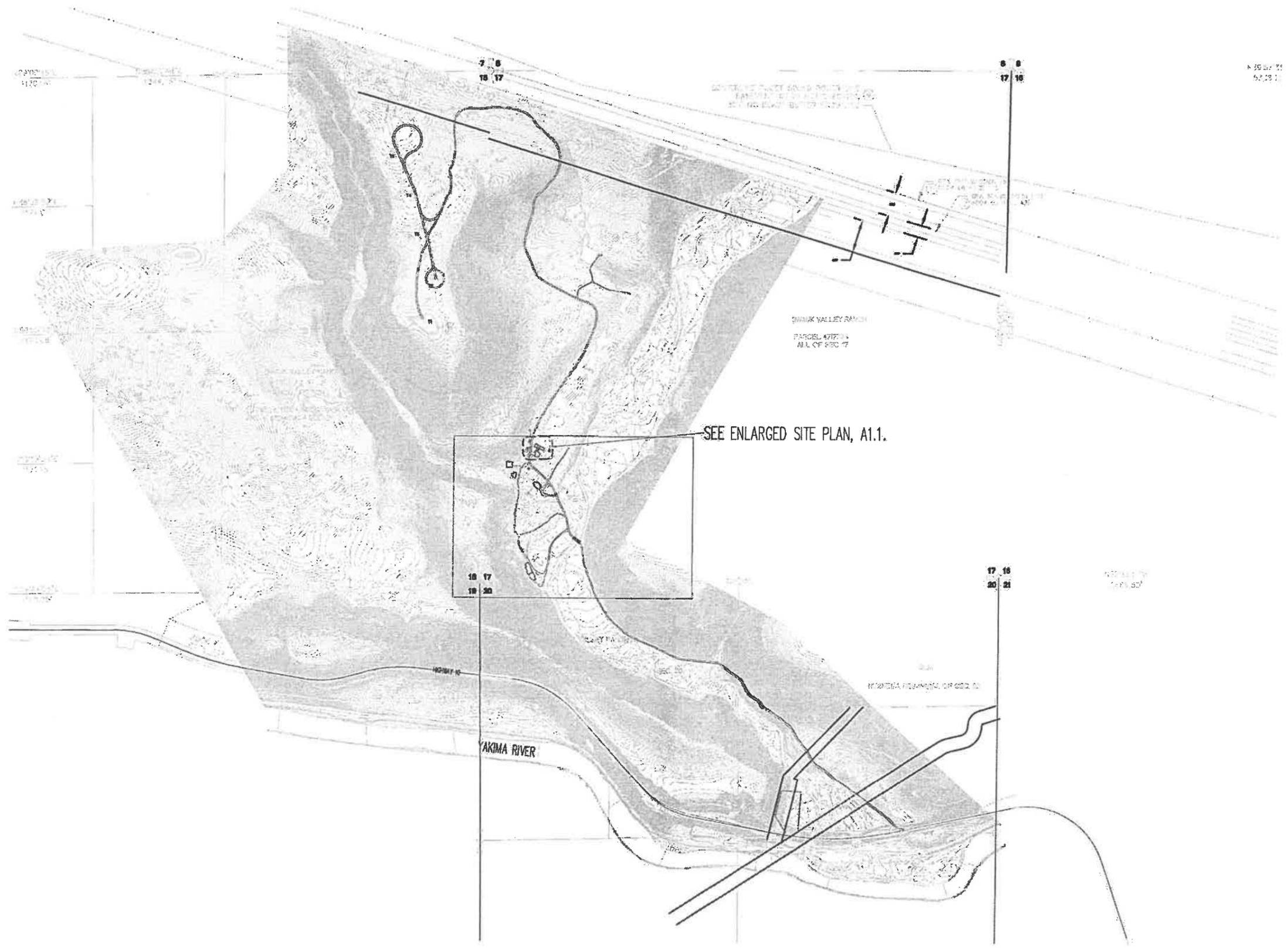


2 ENLARGED SITE STREAM PLAN
SCALE: 1"=60'-0"



1 ENLARGED SITE PLAN
SCALE: 1"=20'-0"





SWAUK CREEK
18511 HIGHWAY 10
ELLENSBURG, WA 98926

MARK	REVISION	DATE
	REVIEW	01/11/2017
	SITE PLAN SUBMITTAL	01/20/2017
	PERMIT SET	02/15/2017



PROJECT TEAM
SETH HALE

PROJECT NUMBER:
2016.004

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:

1 OVERALL SITE PLAN
SCALE: 1"=500'-0"



A1.0



To Protect and Promote the Health and the Environment of Kittitas County

RECEIVED RECEIVED APR 11 2018 FEB 09 2018

Tracking #: WA-18-00040 Date Accepted: 2/9/18 Accepted By: KS

FORM L

ADEQUATE WATER SUPPLY DETERMINATION FOR BUILDING PERMITS: LIMITED REVIEW

Incomplete applications, including applications without the proper documentation, will not be accepted. KCPHD will return incomplete applications to the applicant. All applicable fees may be non-refundable.

OWNER OF RECORD: Swauk Valley Ranch LLC PHONE #: 206763-5403 MAILING ADDRESS: P.O. Box 24567 PARCEL #: 717734/19-17-17000-0001 CITY, STATE, ZIP: Seattle, WA 98124 E-MAIL: acordas@mckinstry.com PROJECT LOCATION: 18511 Hwy 10, Ellensburg, WA 98926 EXISTING UNIQUE WELL ID#: _____

Project Use: [X] Creation of a structure that adds additional fixtures and has a pre-existing water source... [] Replacement of a structure... [] Remodel of a structure... [X] Creation of a structure that has a pre-existing water source and does include creating a dwelling unit Please describe project: outbuilding cabana *A dwelling unit is defined as: "A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation."

Date when regular use of water began: 1998 The structure will be served by (please check one of the following options): [] Individual Well [] 2 Party Shared Well [] Group A Water System... [X] Group B Water System... Name of Water System: Swauk Valley Ranch AC733E

- Please provide the following : • Well log, if available (Individual/Shared well only) • 8 1/2" by 11" site plan following the Unified Site Plan Requirements. • Current passing nitrate (within 3 years) and bacteriological (within 1 year) well water tests (Individual, Shared, Group B well only) • If shared well, please provide a recorded shared well users agreement • Current operating permit from the Washington State Department of Health that is in green or yellow status. (Group A, Group A NTNC and A-TNC Water Systems Only)

***The adequate water supply determination approval remains valid only if the facts asserted and governing law do not change, and expires within 1 year of issuance. All applicable fees may be non-refundable. *** revised 05.2017

STATEMENTS OF UNDERSTANDING

<p><u>AC</u> (Initials)</p>	<p>I hereby certify that the information provided is accurate and I understand that if the project description should change that it is my responsibility to inform Kittitas County. I understand that if the project changes it may require different and/or additional requirements.</p>
<p><u>AC</u> (Initials)</p>	<p>I understand that approval by Kittitas County only verifies my intent and that it does not guarantee that there is a legal right to waters of the state, or that the pre-existing water source meets state or local requirements for potability and /or quantity for the proposed use, or that WAC 173-539A does not apply to the pre-existing water source. As the applicant, I assume all risk in its entirety and agree to indemnify defend and hold Kittitas County, its departments, elected and appointed officials, employees, and agents, harmless from and against any and all claims, damages, losses and expenses, including reasonable attorney's fees, for any bodily injury, sickness, disease, or death, or any damage to or reduction in value of property including the loss of use resulting therefrom which are alleged or proven to be caused in whole or in part by a negligent act or omission of its officers, directors, and employees. As the applicant, I understand that the purpose of this application has been made with the intention of seeking issuance of a building permit; I understand that I am legally and financially responsible for ensuring there is a legal right to the water to be used, and that all water supply systems are engineered, designed, constructed and maintained in accordance with federal, state and local requirements.</p>
<p><u>AC</u> (Initials)</p>	<p>I agree to comply with all sections of this document, federal, state, and local provisions, codes, and ordinances in regards to water use. I certify that the information provided is true and accurate and I understand that if the project description should change that it is my responsibility to inform Kittitas County Public Health Department (KCPHD) and that the department may require different and/or additional requirements. I also wholly understand that approval of this application does not warrant any guarantee of potable water or the legal right to use waters of the state and that I alone assume the calculated risk of developing a potable water supply. I understand that all applicable fees may be non-refundable and that KCPHD may have additional requirements to ensure that sufficient and adequate water supply is available for use and I shall comply with all requests made by KCPHD.</p>
<p><u>AC</u> (Initials)</p>	<p>I understand that the federal, state and local water quality requirements are a minimum requirement for water quality testing, and that local conditions may result in contaminants that are not detected by these tests. As the applicant, I assume all risk in its entirety and agree to indemnify, defend and hold Kittitas County, its departments, elected and appointed officials, employees, and agents, harmless from and against any and all claims, damages, losses and expenses, including reasonable attorney's fees, for any bodily injury, sickness, disease, or death, or any damage to or reduction in value of property including the loss of use resulting therefrom which are alleged or proven to be caused in whole or in part by a negligent act or omission of its officers, directors, and employees.</p>
<p><u>AC</u> (Initials)</p>	<p>I understand that adding a 2nd and/or additional residential connections to an individual well, including accessory dwelling units, categorizes the well as a Public or Shared Water System which requires submittal of a Public or Shared Water System application and approval by KCPHD or WA State Dept. of Health.</p>
<p><u>AC</u> (Initials)</p>	<p>I certify that I have read and understand the Adequate Water Supply Determination Instructions and Form.</p>

Property Owner Signature: Alex Cordas Date: 2-8-18
 Alex Cordas owners representative/agent

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NOTARIZED STATEMENT

I, Alex Cordas (the undersigned applicant) under penalty of perjury in the State of Washington agree to comply with all sections of this document, federal, state, and local provisions, codes, and ordinances in regards to water use. These covenants and agreements shall be binding on all parties having or acquiring any right, title, or interest in this land described herein or any part hereof and it shall pass to and be for the benefit of each owner thereof. I certify that the information provided is true and accurate and I understand that if the project description should change that it is my responsibility to inform Kittitas County Public Health Department (KCPHD) and that the department may require different and/or additional requirements. As the applicant, I assume all risk in its entirety and agree to indemnify defend and hold Kittitas County, its departments, elected and appointed officials, employees, and agents, harmless from and against any and all claims, damages, losses and expenses, including reasonable attorney's fees, for any bodily injury, sickness, disease, or death, or any damage to or reduction in value of property including the loss of use resulting there from which are alleged or proven to be caused in whole or in part by a negligent act or omission of its officers, directors, and employees. As the applicant for a building permit, I understand that I am legally and financially responsible for ensuring there is a legal right to the water to be used, and that all water supply systems are engineered, designed, and constructed in accordance with federal, state and local requirements. I also wholly understand that approval of this application does not warrant any guarantee of potable water or the legal right to use waters of the state and that I alone assume the calculated risk of developing a potable water supply. I understand that all applicable fees may be non-refundable and that KCPHD may have additional requirements to ensure that sufficient and adequate water supply is available for use and I shall comply with all requests made by KCPHD. Should I as the property owner chose to use and appoint an authorized agent to represent my interest, I may do so, by having myself and the authorized agent sign this notarized statement.

Signed: [Signature] Property Owner(s)

Print Name: Alex Cordas

I, Sunrise Valley Ranch LLC Property Owner(s)
(the property owner) appoint,

Alex Cordas as an authorized agent to represent my interest.

Authorized Agent Signature (if applicable): [Signature] Print Name: Alex Cordas
Authorized Agent Authorized Agent

State of Washington)
)ss
County of King)

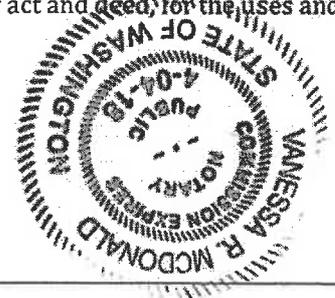
I, the undersigned, a Notary Public in and for the above named County and State, do hereby certify that on this 9th day of February 2018 personally appeared before me,

- who is personally known to me
- whose identity I proved on the basis of _____
- whose identity I proved on the oath/affirmation of _____, a creditable witness to be the signer of the above instrument, and he/she acknowledged that he/she signed it.

Alex Cordas to me known to be the person(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she signed the same as his/her voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed

Vanessa R McDonald
Notary Public in and for the State of Washington,
Residing in: Newcastle
My Commission Expires: 4-4-18



The adequate water supply determination approval remains valid only if the facts asserted and governing law do not change, and expires within 1 year of issuance. All applicable fees may be non-refundable.

OFFICIAL USE ONLY

Review of Application:

TRACKING #: WA-18-00040

Proposed project will maintain well or septic system setback requirements

Yes No

Proposed project qualifies under the limited review AWSD process

Yes No

Application materials for the proposed project are attached and complete:

- A copy of the well log.
- A current passing (within ≤ 1 year) bacteriological and nitrate (within ≤ 3 years) well water test.
- Site map identifying the location of the proposed project and well location.
- Current operating permit from the Washington State Department of Health that is in green or yellow status.

Yes No N/A

Yes No N/A

Yes No N/A

Yes No N/A

EVALUATION NOTES:

DATE: _____ NOTES: _____

DATE: _____ NOTES: _____

DATE: _____ NOTES: _____

FINAL EVALUATION:

REVIEWER: *[Signature]*

DATE: 2-14-18

Based on the information provided in this application and to the best of my knowledge and ability at this time:

Requirements for adequate water supply determination appear to be complete and satisfactory*[†]

The request for adequate water supply determination is not complete or unsatisfactory and therefore has been denied*[†]

Notes: _____

*The Building Official makes the final determination on the issuance of a building permit per RCW 19.27.097

† KCPHD does not make determinations regarding an applicant's legal right to ground water or the validity of WAC 173-539A nor does KCPHD have the authority to perform such actions.

ADEQUATE WATER SUPPLY DETERMINATION LIMITED REVIEW FEE \$145

Total Fee Due: = 145⁻

Receipt #: PH18-00110

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LabTest

201 East D Street
Yakima, WA 98901
(509) 469 - TEST
Fax: (509) 352 - 1313

201 East D Street
Yakima, WA 98901
(509) 469 - TEST
Fax: (509) 352 - 1313



LabTest

Date Sample Collected 01/31/18 Month / Day / Year	Time Collected 10:00 AM	County KITTITAS
Type of Water System Group B Public Water Facilities Inventory (WFI)		
ID#	AC733E	
System name:	Swauk Valley Ranch	
Contact Person:	Alex Cordas	
Day Phone:	800-669-6223	Cell:
Eve. Phone:		Fax:
Send results to: Swauk Valley Ranch PO Box 24567 Seattle, WA 98124		
SAMPLE INFORMATION		
Sample collected by:	Eric Morris	
Specific location:	Well Head	
Comments:	18511 Hwy 10	
Type of Sample		
1. <input checked="" type="checkbox"/> Routine Distribution Sample Chlorinated: N Chlorine Residual: N/A	2. <input type="checkbox"/> Repeat Sample Unsatis. Lab #	
3. <input type="checkbox"/> Raw Water Source Sample Source Number:	Unsatis. Collect date	
4. <input type="checkbox"/> Sample Collected for Information Only		
Construction <input type="checkbox"/> Repairs <input type="checkbox"/> Private Residence <input type="checkbox"/> Other <input type="checkbox"/>		
DRINKING WATER RESULTS		LAB USE ONLY
<input type="checkbox"/> UNSATISFACTORY Total Coliform Bacteria Present and <input type="checkbox"/> E. coli present <input type="checkbox"/> E. coli absent		<input checked="" type="checkbox"/> SATISFACTORY Total Coliform Absent
<input type="checkbox"/> Replacement sample required		
Bacterial Density:	Plate Count _____ / 100mL	
Total Coliform _____ / 100 mL	Fecal Coliform _____ / 100mL	E. coli _____ / 100mL
Method Code:	Date Received:	Time Received:
MICR - 2720	01/31/18	4:00 PM
Date Analyzed/Reported:	01/31/18	02/01/18
Sample Number: 230-03101		

LabTest

Date Sample Collected 01/31/18 Month / Day / Year	Time Collected 10:00 AM	County KITTITAS
Type of Water System Group B Public Water Facilities Inventory (WFI)		
ID#	AC733E	
System name:	Swauk Valley Ranch	
Contact Person:	Alex Cordas	
Day Phone:	800-669-6223	Cell:
Eve. Phone:		Fax:
Send results to: Swauk Valley Ranch PO Box 24567 Seattle, WA 98124		
SAMPLE INFORMATION		
Sample collected by:	Eric Morris	
Specific location:	Well Head	
Comments:	18511 Hwy 10	
Type of Sample		
1. <input checked="" type="checkbox"/> Routine Distribution Sample Chlorinated: N Chlorine Residual: N/A	2. <input type="checkbox"/> Repeat Sample Unsatis. Lab #	
3. <input type="checkbox"/> Raw Water Source Sample Source Number:	Unsatis. Collect date	
4. <input type="checkbox"/> Sample Collected for Information Only		
Construction <input type="checkbox"/> Repairs <input type="checkbox"/> Private Residence <input type="checkbox"/> Other <input type="checkbox"/>		
DRINKING WATER RESULTS		LAB USE ONLY
<input type="checkbox"/> UNSATISFACTORY Total Coliform Bacteria Present and <input type="checkbox"/> E. coli present <input type="checkbox"/> E. coli absent		<input checked="" type="checkbox"/> SATISFACTORY Total Coliform Absent
<input type="checkbox"/> Replacement sample required		
Bacterial Density:	Plate Count _____ / 100mL	
Total Coliform _____ / 100 mL	Fecal Coliform _____ / 100mL	E. coli _____ / 100mL
Method Code:	Date Received:	Time Received:
MICR - 2720	01/31/18	4:00 PM
Date Analyzed/Reported:	01/31/18	02/01/18
Sample Number: 230-03101		

LabTest

WATER WELL REPORT

STATE OF WASHINGTON

Start Card No. _____

UNIQUE WELL I.D.# _____

Water Right Permit No. _____

(1) OWNER: Name Swank Creek Address _____

(2) LOCATION OF WELL: County Kittitas 1/4 _____ 1/4 Sec _____ T. _____ N. R. _____ W.M. _____

(2a) STREET ADDRESS OF WELL (or nearest address) _____

(3) PROPOSED USE: Domestic Industrial Municipal
 Irrigation Test Well Other
 DeWater

(4) TYPE OF WORK: Owner's number of well (if more than one) _____
 Abandoned New well Method: Dug Bored
 Deepened Cable Driven
 Reconditioned Rotary Jetted

(5) DIMENSIONS: Diameter of well 8 inches.
 Drilled 255 feet. Depth of completed well 255 ft.

(6) CONSTRUCTION DETAILS:
 Casing installed 6 ft. Diam. from 2 ft. to 255 ft.
 Welded Diam. from _____ ft. to _____ ft.
 Liner installed Diam. from _____ ft. to _____ ft.
 Threaded Diam. from _____ ft. to _____ ft.

Perforations: Yes No
 Type of perforator used Touch
 SIZE of perforations 18 in. by 6" in.
100 perforations from 210 ft. to 240 ft.
 _____ perforations from _____ ft. to _____ ft.
 _____ perforations from _____ ft. to _____ ft.

Screens: Yes No
 Manufacturer's Name _____
 Type _____ Model No. _____
 Diam. _____ Slot size _____ from _____ ft. to _____ ft.
 Diam. _____ Slot size _____ from _____ ft. to _____ ft.

Gravel packed: Yes No Size of gravel _____
 Gravel placed from _____ ft. to _____ ft.

Surface seal: Yes No To what depth? 20 ft.
 Material used in seal BENTONITE
 Did any strata contain unusable water? Yes No
 Type of water? _____ Depth of strata _____
 Method of sealing strata off _____

(7) PUMP: Manufacturer's Name _____ H.P. _____
 Type: _____

(8) WATER LEVELS: Land surface elevation _____ ft.
 Static level 20 ft. below top of well Date _____
 Artesian pressure _____ lbs. per square inch Date _____
 Artesian water is controlled by _____ (Cap, valve, etc.)

(9) WELL TESTS: Drawdown is amount water level is lowered below static level
 Was a pump test made? Yes No If yes, by whom? _____
 Yield: _____ gal./min. with _____ ft. drawdown after _____ hrs.

Time	Water Level	Time	Water Level	Time	Water Level

Recovery data (time taken as zero when pump turned off) (water level measured from well top to water level)

Date of test _____
 Boiler test _____ gal./min. with _____ ft. drawdown after _____ hrs.
 Airstart 25 gal./min. with stem set at 255 ft. for 1 hrs.
 Artesian flow _____ g.p.m. Date _____
 Temperature of water _____ Was a chemical analysis made? Yes No

(10) WELL LOG or ABANDONMENT PROCEDURE DESCRIPTION

Formation: Describe by color, character, size of material and structure, and show thickness of aquifers and the kind and nature of the material in each stratum penetrated, with at least one entry for each change of information:

MATERIAL	FROM	TO
Dirt - cobbles	0	5
MEDIUM BASALT	5	130
SANDSTONE	130	180
MEDIUM BASALT	180	210
SANDSTONE	210	245
MEDIUM BASALT	245	255

Work Started 12-1 19____ Completed 12-5 1998

WELL CONSTRUCTOR CERTIFICATION:

I constructed and/or accept responsibility for construction of this well, and its compliance with all Washington well construction standards. Materials used and the information reported above are true to my best knowledge and belief.

NAME BACH Drilling Co
(PERSON, FIRM, OR CORPORATION) (TYPE OR PRINT)

Address 3340 WILSON C.R. Rd. Ellensburg

(Signed) Wielo Bach License No. 27
(WELL DRILLER)

Contractor's Registration No. MIKEBDC1234 Date 12-5 1998

(USE ADDITIONAL SHEETS IF NECESSARY)

Ecology is an Equal Opportunity and Affirmative Action employer. For special accommodation needs, contact the Water Resources Program at (206) 407-6600. The TDD number is (206) 407-6006.

SWMAK CREEK
 18571 HIGHWAY 10
 ELLENSBURG, WA 98926

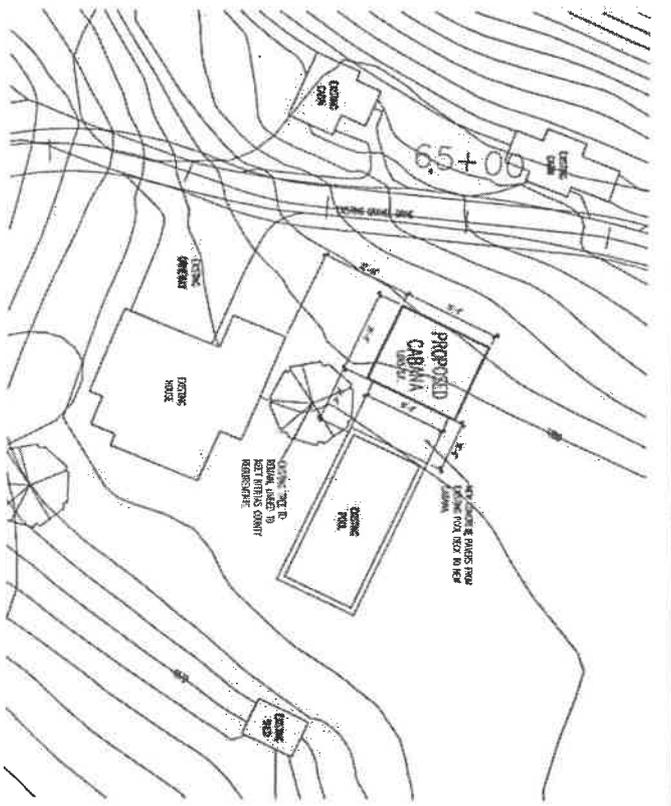
PROJECT NAME: SWMAK CREEK
DESIGNER: MAS ARCHITECTURE
DATE: 01/11/2017
PROJECT NO.: 2016.004



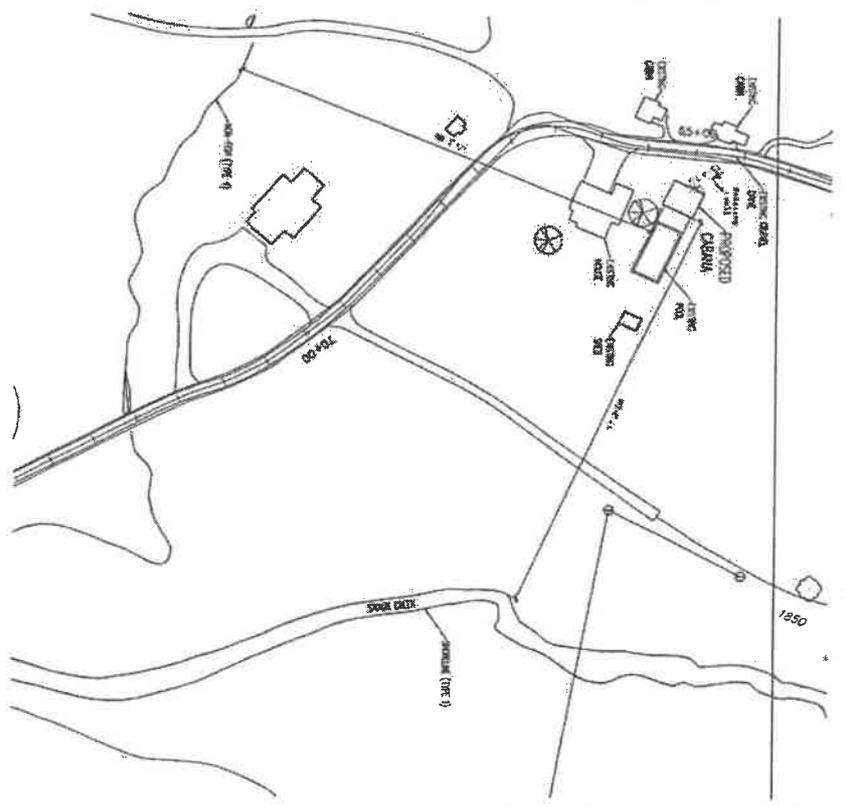
PROJECT NAME: SWMAK CREEK
DESIGNER: MAS ARCHITECTURE

PROJECT NO.: 2016.004
PROJECT NAME: SWMAK CREEK
PROJECT TYPE: ENLARGED SITE & ENLARGED SITE STREAM PLANS

A1.1

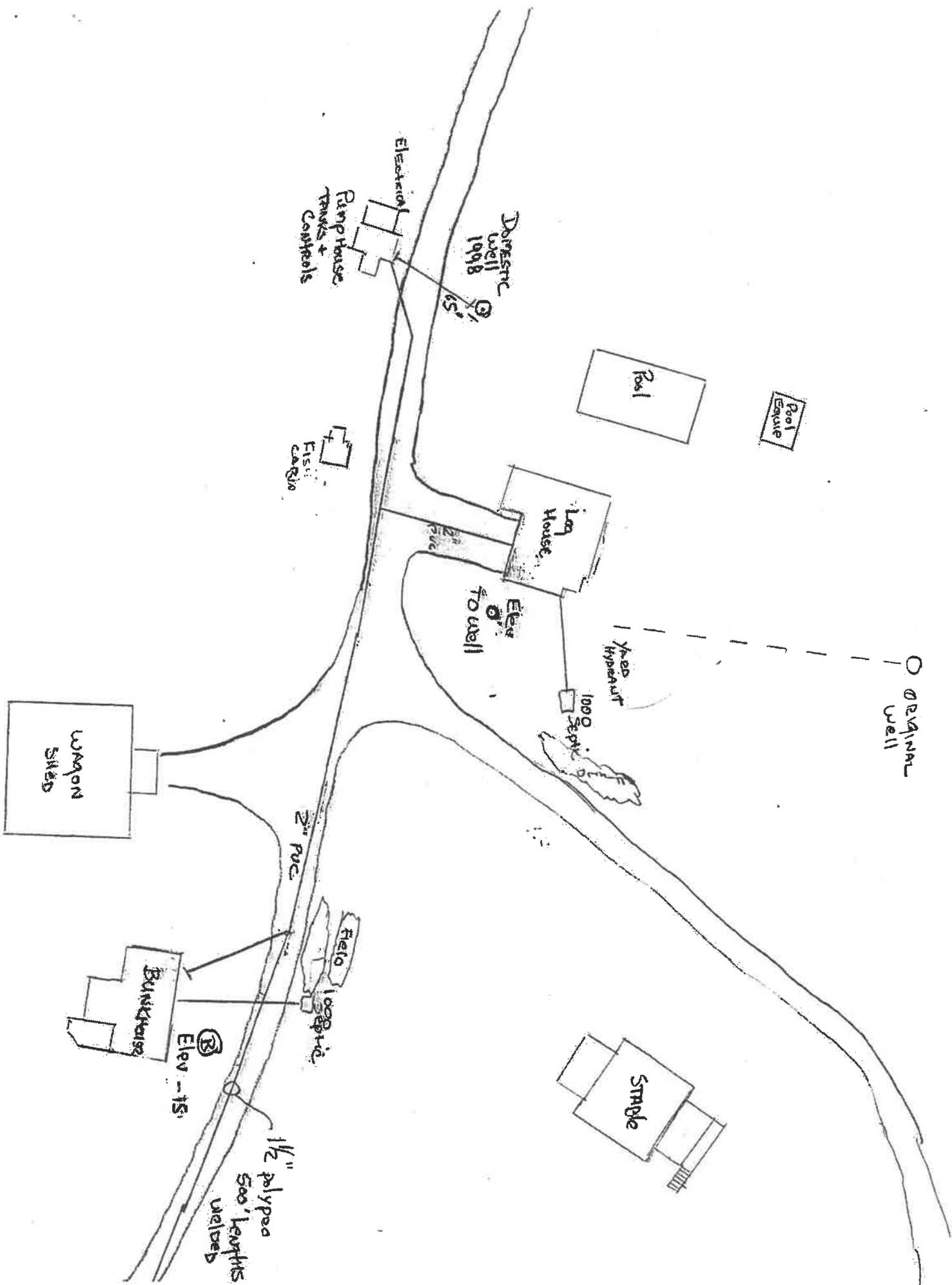


1 ENLARGED SITE PLAN
 SCALE: 1"=20'-0"



2 ENLARGED SITE STREAM PLAN
 SCALE: 1"=60'-0"





Original Well

Pool Square

Pool

Domestic Well 1998

Electric

Pump House Tanks & Controls

Log House

Elev to well

1000 Septic

1000 Septic

Fish Cabin

Wagon Shed

2" PVC

Field

1000 Septic

Bunkhouse

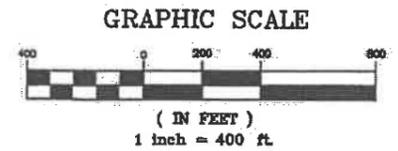
Elev -15'

Stable

1/2" polypnea 500' length welded

RECORD OF SURVEY BOUNDARY LINE ADJUSTMENT

**IN SECTION 17 AND SECTION 20,
TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M.
TAX PARCELS 717734 AND 207734**



LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8"X24" REBAR W/ PLASTIC CAP
- BASIS OF BEARINGS**
SEE SHEET 3
- SURVEY REFERENCES**
SEE SHEET 3

MONUMENTS VISITED

JANUARY 2012

LEGAL DESCRIPTIONS

SEE SHEET 3



Surveyor's Certificate

This Map correctly represents a Survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of

SWAUK VALLEY RANCH LLC in 08-16.

Jesse P. Garner, PLS 42687 Date

Accuracy Statement (WAC 332-130)

This survey was performed using a Lietz Set-4 Total Station, by Field Traverse with Relative Accuracy greater than 1:5000, Mathematical Analysis is by Compass Rule

Note

No warranties are made as to matters of encroachment, adverse possession, unwritten title, riparian changes or flood zones, etc.

Date: 08-11-16

Scale: 1"=400'

Drawn By: JG

Surveyed By: JG/RB

Checked By: JG

Sheet 1 Of 2

Job Number: 2016-SWK

Survey For

SWAUK VALLEY RANCH, LLC.

Sections 17, 20, T. 19 N, R. 17 E, W.M.
Kittitas, County, Washington



Pioneer Surveying & Engineering, Inc.

Civil Engineering and Land Planning

125 Simons Drive
Goldendale, Washington 98620
Phone (509) 773-4945, Fax (509) 773-5888, E-Mail pso@pse.net

Recorder's Certificate

Filed For Record This ___ Day of _____ 20__.

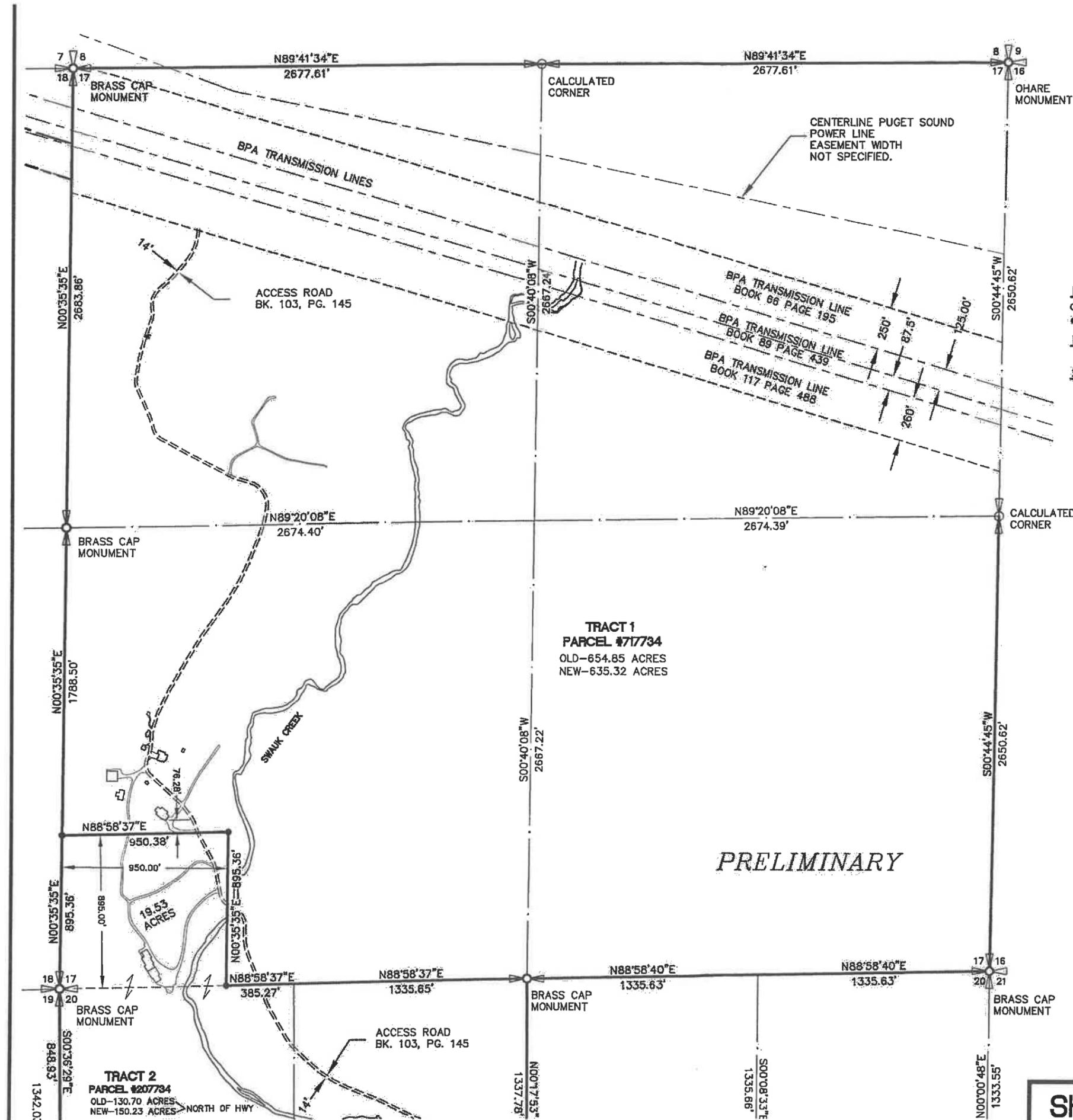
At _____ M.

In Book ___ Of Surveys At Page ___

At The Request Of Pioneer Surveying and Engineering, Inc.

KITTITAS COUNTY AUDITOR

DEPUTY COUNTY AUDITOR



SHEET 1

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18511 HIGHWAY 10
ELLENSBURG, WA 98926

MARK	REVISION	DATE
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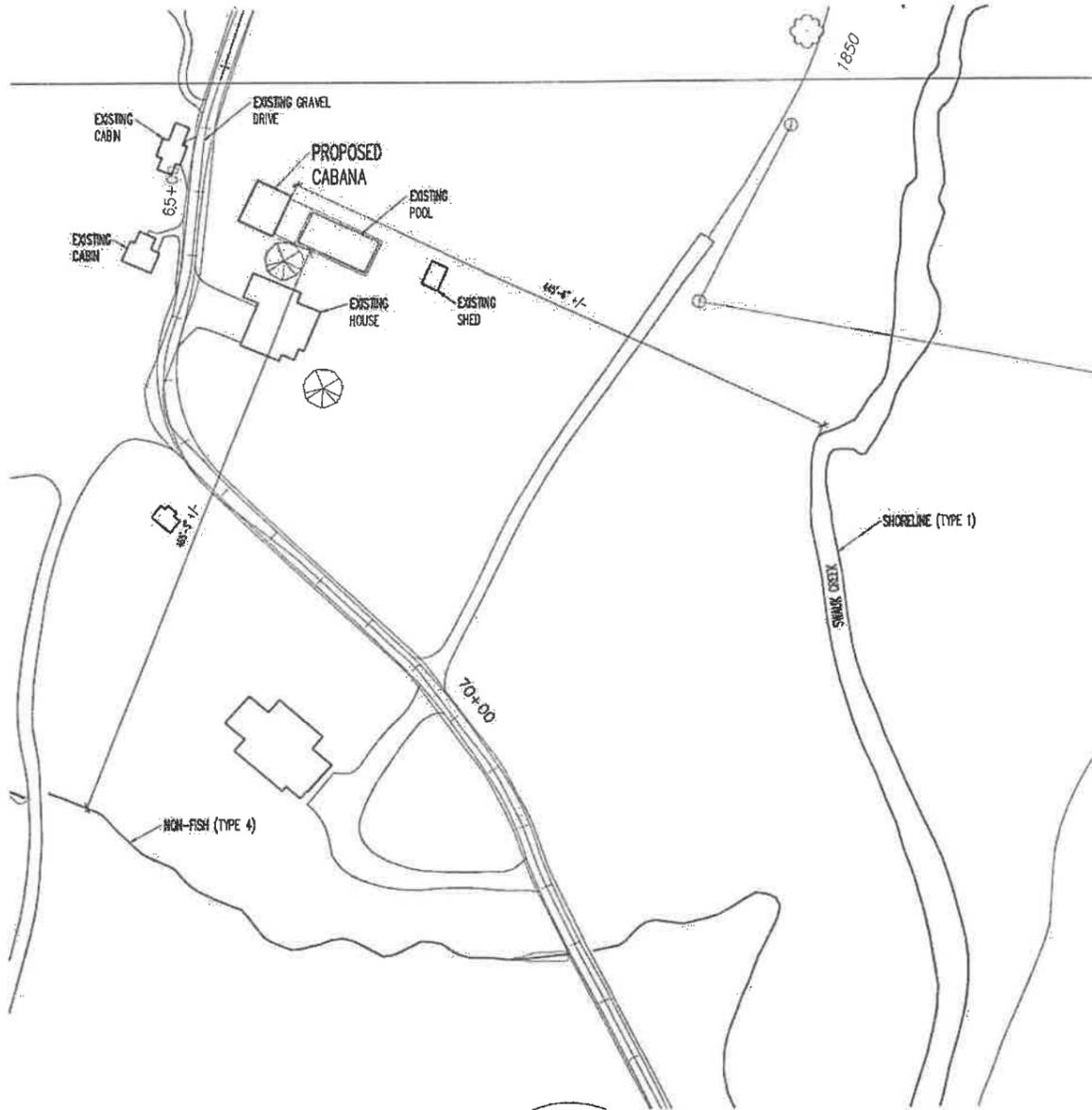
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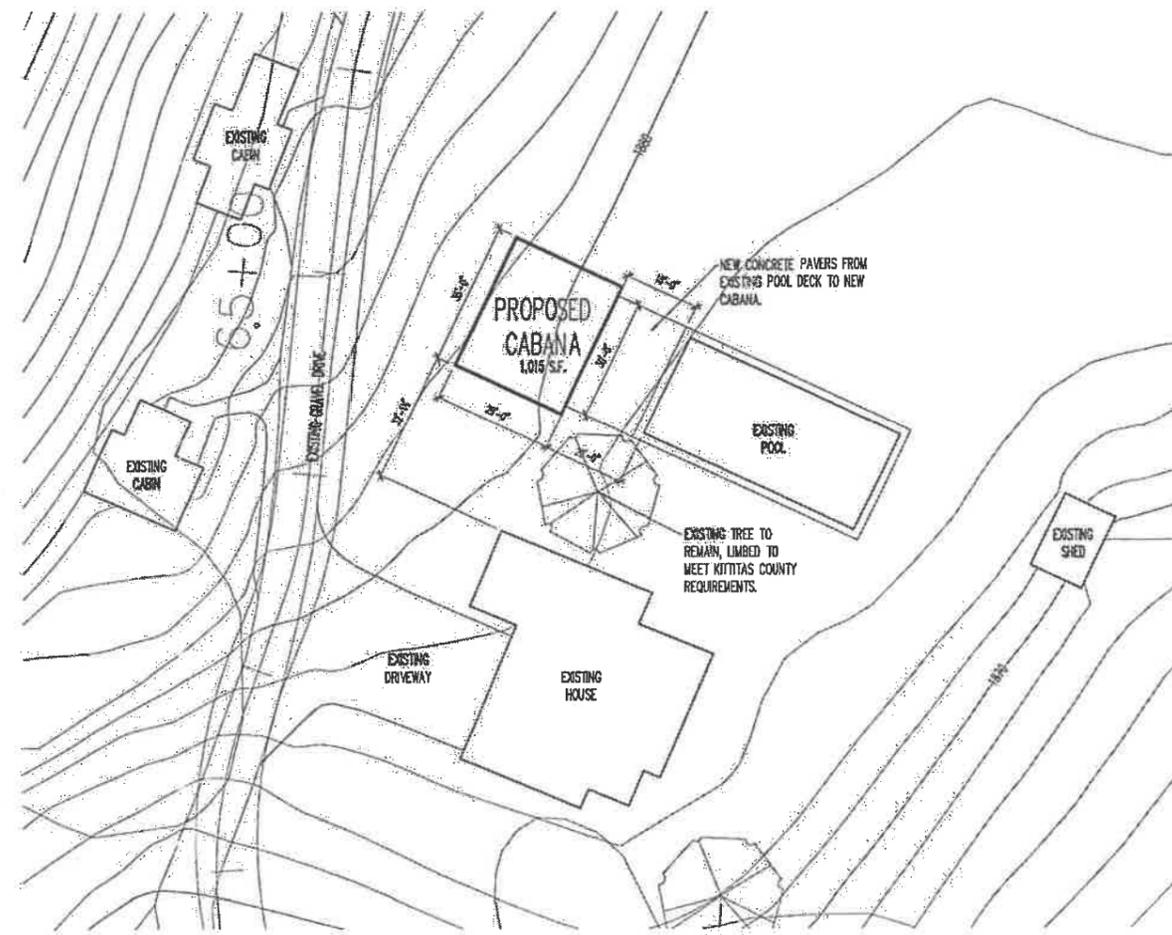
SHEET TITLE:
ENLARGED SITE &
ENLARGED SITE
STREAM PLANS

SHEET NUMBER:

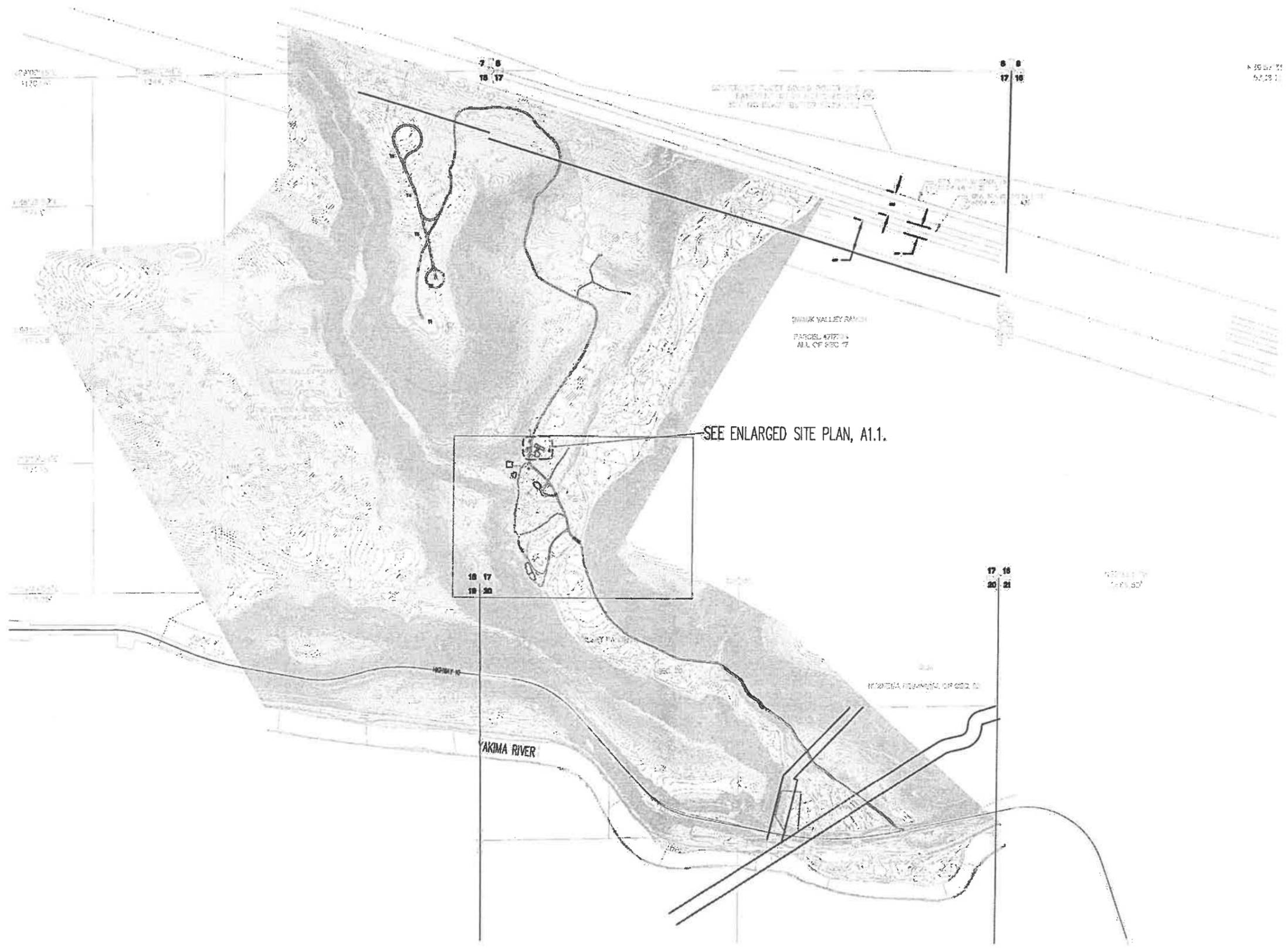
A1.1



2 ENLARGED SITE STREAM PLAN
SCALE: 1"=60'-0"



1 ENLARGED SITE PLAN
SCALE: 1"=20'-0"



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18511 HIGHWAY 10
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PROJECT TEAM
SETH HALE

PROJECT NUMBER:
2016.004

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:

① OVERALL SITE PLAN
SCALE: 1"=500'-0"

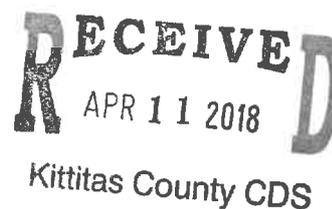


A1.0

Swauk Valley Ranch LLC
P.O. Box 24567
Seattle, WA 98124

March 30, 2018

Kittitas County Community Development Services
Attention: Dusty Pilkington
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926



RE: Additional Requested Information for Swauk Valley Conservation Short Plat (LP-17-00007)
(Letter Dated February 28, 2018)

Dear Dusty:

In response to the above referenced letter, we provide the following additional information:

1. You have confirmation of applicant, Swauk Valley Ranch LLC, that the water connections referenced in the plat narrative are not new connections, and thus will not exceed the number of connections approved by the Washington State Department of Health (referenced in November 17, 2017 email of Russell Mau (DOH) to you).
2. Revised plat drawing showing shoreline buffers and ordinary high water marks, critical area buffers, and their locations in relation to the building envelopes attached.
3. We understand that Kittitas County Environmental Health can waive the requirement for such soil logs, as the structures on the Conservation Short Plat will be connected to an existing and approved on-site community septic system, and we request such waiver. The existing on-site community septic system (Eden permit number OS-10-00122) was designed for 8.3 bedrooms and currently has only one bedroom connected.

We are working on the items required for final plat and note the following:

1. The SMA contract is the hands of Kittitas County Public Health Department and we understand approved. We will provide to you once we get a copy of the approved contract.
2. Please see attached Kittitas County Public Health Department Adequate Water Supply Determination (accepted 2/9/2018). We also have a draw down test from 2010. Let us know if a more recent draw down test is required; otherwise we will submit the results from the 2010 draw down test.
3. Swauk Valley Ranch LLC is the water purveyor. By this letter, you have confirmation of Swauk Valley Ranch LLC that the purveyor has adequate water rights and will provide the necessary water for the new use. Let us know if a separate letter from Swauk Valley Ranch LLC is necessary or if this confirmation is sufficient for final plat approval.

4. You have confirmation of applicant, Swauk Valley Ranch LLC , that Swauk Valley Ranch is the owner of all “proximate” parcels surrounding developed Lot 1 (existing farmstead), Lot 2 and Lot 3 and the owner of the existing Class B water system that will be providing water to developed Lots 1 (existing farmstead), Lot 2 and Lot 3. As such, we do not believe the proposed new use will violate RCW 90.44.050 as currently existing or hereafter amended. Let us know if anything else is needed from us in this regard.

We look forward to confirmation that our application is complete and what if anything else is needed for final plat approval.

Sincerely,

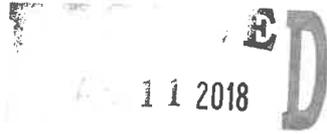


Alex Cordas, Authorized Representative for Swauk Valley Ranch LLC

Enclosures:

*Revised plat drawings

*2/9/2018 KCC Public Health Department Adequate Water Supply Determination



Kititas County CDS
MIDSTATE IRRIGATION
 911 W. UNIVERSITY WAY
 P.O. BOX 480
 ELLENSBURG, WA 98926
 OFFICE: 509-925-6141
 FAX: 509-962-3380

FAX TRANSMITTAL

DATE: 7/14/10

TO: ERIC

ATTENTION: ERIC

FAX #: 509-964-9144

FROM: John

NUMBER OF PAGES (including cover sheet) 2

Midstate Co-Op

P.O. Box 480
 Ellensburg, Wa 98926
 Phone (509) 925-3171
 Fax (509) 962-3380

Pump Test Data Sheet

Name: Eric Morris
 Address: 18511 Hwy 10
 Ellensburg, Wa 98926
 Use: Domestic

Date: 7/9/10

Measuring Point: Top Of Casing 2'
 Well Depth: ? Casing Installed: 6" Steel
 Discharge Rate: 48 gpm

Conducted By: Jerry
 Pump Used: 5HP 45 Gpm

Time	PSI	Pumping Level	Draw	GPM	Comments
10:35 AM	40	24	0	80	Clean
10:40 AM	55	51	26	55	Clean
11:00 AM	60	61	10	58	Clean
11:15 AM	60	62	1	10	Clean
11:30 AM	65	65	3	48	Clean
11:45 AM	65	65	0	48	Clean
12:00 PM	65	65	0	48	Clean
12:30 PM	65	65	0	48	Clean
1:00 PM	65	65	0	48	Clean
1:30 PM	65	65	0	48	Clean
2:00 PM	65	65	0	48	Clean
2:30 PM	65	65	0	48	Clean
3:00 PM	65	65	0	48	Clean
3:30 PM	65	65	0	48	Clean

Recovery: From 65' to 24' in 10 min

**Satellite Management Contract
For Management and Operations of
Swauk Ranch LLC**

RECEIVED
APR 11 2018
Kittitas County CDS

Group B Community Water System in Kittitas County

THIS CONTRACT made and entered into this 24th day of January, 2018, by and between **Swauk Ranch LLC**, a Washington Limited Liability Company, (System Owner) the owner of a Group B Community public water system in the State of Washington, hereinafter called the Satellite Water System ("SWS"), whose address is PO Box 24567 Seattle WA 98124 and **LCU, Inc.** (dba Evergreen Valley Utilities, a Washington Corporation) ("LCU") approved by the Washington State Department of Health as an approved Satellite Management Agency ("SMA"), whose address is P.O. Box 394, Cle Elum WA 98922, hereinafter called the Satellite Management Agency (SMA).

Whereas, the SWS is owned by System Owner;

Whereas, System Owner is responsible for providing domestic water service to the property described on Exhibit A;

Whereas, the SWS owned by System Owner is operated as an independent water system;

Whereas, the SWS owned by System Owner is located within the SMA's Washington State Department of Health ("DOH") approved service area as identified in the Evergreen Valley Utilities SMA Plan and on file with Kittitas County;

Whereas, System Owner desires to contract with SMA to operate and maintain the SWS.

NOW, therefore, for and in consideration of the payment of fees and the mutual covenants set forth herein, the parties agree to the following:

1. **Definitions:** The following words, when used in this Contract, shall have the following meanings unless otherwise expressly provided herein:
 - 1.1. "Satellite Water System" (SWS) means a public water system owned by System Owner located in the State of Washington capable of being served by an approved SMA.
 - 1.2. "Satellite Management Agency" (SMA) means LCU, an entity that is approved by the Secretary of the Washington State Department of Health to own or operate more than one public water system on a regional or countywide basis, without the necessity for a physical connection between such systems.

- 1.3. "Fee Schedule" means those rates charged by the SMA to the System Owner and/or the Customers which may be modified from time to time by the SMA.
 - 1.4. "As Built" means a construction drawing that depicts the final installed configuration and location of components of the SWS.
 - 1.5. "Property" means a parcel of land served by or containing components of the SWS.
 - 1.6. "WFI" means the Water Facilities Inventory form # 331-011 from the DOH.
 - 1.7. "Initial Term" shall mean a term of sixty (60) months beginning at the signature of this Agreement
2. **Legal Description of Property Served:** The property served by the SWS is located within Kittitas County, Washington, and is legally described in Exhibit A attached hereto.
 3. **SMA Services:** The SMA shall provide the following services, identified as the Basic Service Package (BSP), to the System Owner:
 - 3.1. **Operation and Maintenance:** The SMA, shall conduct an initial review of the SWS. Based on the initial review, the SMA may create an Operation and Maintenance Plan (OMP). If created, the OMP will detail the routine operation of the SWS and provide a schedule for operations and basic maintenance of the SWS. If said OMP is completed, it will be attached as Exhibit B. The SMA shall thereafter operate and maintain the SWS for the benefit of the Customers served by the SWS according to instructions from the SWS and/or the OMP as it may be amended from time to time.
 - 3.2. **Administrative Services:** The SMA shall provide the following services to System Owner connected with the operation and maintenance of the SWS owned by System Owner:
 - 3.2.1. Respond to communications from System Owner regarding operation and maintenance of the SWS.
 - 3.2.2. Establish a Fee Schedule for services provided by the SMA to the System Owner. Said Fee Schedule is attached as Exhibit C.
 - 3.2.3. If expenses are incurred by the SMA that are billable to the SWS or system owner, the SMA shall maintain accurate records to verify said expenses.
 - 3.2.4. Create and maintain records of any operation and maintenance procedures performed by the SMA for the SWS.
 - 3.3. **Reporting Services:** The SMA shall provide the following reporting services:
 - 3.3.1. Prepare and file reports and other data (including water sample testing) required by governmental agencies including but not limited to the Satellite Water System's WFI form.
 - 3.3.2. Provide for and meet public notification requirements.
 - 3.4. **Plan Retention:** Keep on file copies of current As Builts (if provided by the SWS or engineer) of the SWS as required by new construction or other modifications to the existing SWS.

4. **Planning and Technical Assistance:** In addition to the BSP the SMA will also provide the following services *only if requested by System Owner*. The SMA will be compensated for these services based upon the Fee Schedule or as negotiated between System Owner and the SMA.
 - 4.1. Design annual maintenance strategies.
 - 4.2. Advise System Owner on development of capital improvement programs.
 - 4.3. Coordinate with the System Owner for implementation of any existing Capital Improvement Program.
 - 4.4. Advise System Owner on design of capital improvement projects.
 - 4.5. Coordinate the preparation of any required SWS Plan.
5. **SMA To Act as Agent:** The System Owner hereby appoints the SMA to act as its agent to the extent necessary for SMA to fulfill its obligations under this Contract.
6. **SMA Charges and Payments:**
 - 6.1. **Basic Service Charge:** System Owner agrees that SMA, as compensation for receipt of services included in the BSP, shall collect a fee from the System Owner as provided for in the Fee Schedule, which is attached as Exhibit C. Said Fee Schedule shall be established by the SMA and approved by System Owner and may be modified from time to time by the SMA.
 - 6.2. **Additional Services:** SMA will charge for any additional services not included in the Basic Service Package (BSP), on a time, materials, and administrative overhead basis at a rate mutually agreed to by the System Owner and SMA. *All additional services must be pre-approved by the System Owner.*
 - 6.3. **Administrative Fee:** System Owner will pay to the SMA within ten (10) days of signing this Contract \$ na for the SMA's initial administrative and record keeping setup charges.
7. **Emergency Repairs:** The SMA is authorized by the System Owner to perform emergency repairs the SMA considers necessary, and will be reimbursed according to the Fee Schedule.
8. **Terms and Conditions:** Without limiting the foregoing, it is further agreed as follows:
 - 8.1. The SMA does not own the SWS. The SMA's responsibility is limited to the services set forth above.
 - 8.2. The SMA has no responsibility in the event that the SWS water source is interrupted, the volume thereof is reduced, or the water is contaminated, unless through SMA's negligence, or if the water source is insufficient to meet demand.
 - 8.3. The System Owner hereby grants the SMA a license and access for so long as this Contract is in full force and effect to enter onto the well site and any properties that

contain any and all SWS treatment, distribution, or other water system facilities in performance of the SMA's responsibilities. The System Owner grants to the SMA the rights to enter all locations where SWS facilities are located for the purpose of operating and maintaining the SWS.

- 8.4. System Owner shall indemnify, protect and hold SMA, and its respective agents, employees, invitees, heirs, successors and assigns (collectively, the "SMA Indemnitees"), harmless from and against any and all Claims arising as a result of the design, construction and installation of the SWS and the operation of the SWS prior to the effective date of this agreement. "Claims" shall include all claims, causes of action, damages, including all costs and attorney's fees, arising from the design, construction and installation of the SWS and the operation of the SWS, prior to the effective date of this agreement, by System Owner and System Owner's contactors, sub contractors and employees and System Owner's Predecessors in interest and their contactors, sub contractors and employees. In the event that any action or proceeding is brought against any SMA Indemnatee by reason of such Claim, System Owner upon notice from such SMA Indemnatee, shall defend the same at System Owner's expense by Owner's counsel satisfactory to such SMA Indemnatee in SMA Indemnatee's reasonable discretion.
 - 8.5. Each Party to this agreement and their successors and assigns respectively agree to defend, indemnify and hold each other harmless from and against any claim, cause of action, or other assertions of liability, including attorney fees and costs, arising as a result of their negligence or intentional acts or omissions or the negligent or intentional act or omission of their authorized agents, employees, or contractors relating to or arising out of this agreement or either parties performance of their duties and obligations pursuant to this agreement. Notwithstanding the indemnity provisions of this section, in the event of the concurrent negligence of any party hereto, their successor, and/or their agents, employees, or contractors which concurrent negligence results in injury or damage to persons or property relating to or arising out of this agreement or either parties performance of their duties and obligations pursuant to this agreement, each such party's obligation to defend, indemnify and hold harmless the other shall be limited to the extent of such party's own negligence, and that of its agents', employees', or contractors' damage.
9. **Duration:** This Contract shall remain in force and effect for an initial term of thirty-six (36) months and shall remain in effect thereafter until terminated in writing by either party as provided herein.
- 9.1. **Termination by SMA during Initial Term:** If an action is commenced under Section 10 of this document the SMA may, at its sole discretion, terminate this contract after providing the System Owner sixty (60) business days notice. Service will expire after sixty (60) business days from the date the notice is mailed unless other mutually agreed upon arrangements have been made and confirmed in writing by the SMA. If mutually accepted arrangements are not kept, the SMA may discontinue service without further notice.

- 9.2. **Termination by SMA after Initial Term:** A minimum of sixty (60) business days written notice will be given by the SMA before service is discontinued. Service will expire after sixty (60) business days from the date the notice is mailed unless other mutually agreed upon arrangements have been made and confirmed in writing by the SMA. If mutually accepted arrangements are not kept, the SMA may discontinue service without further notice.
- 9.3. **Termination by System Owner after Initial Term:** The System Owner must give written notice one-year prior to terminating the Contract with the SMA. The SMA shall forward a copy of the Contract termination notification to DOH.

10. **Miscellaneous Terms:**

- 10.1. **Resolution of Disputes:** If any dispute arises between the parties, the parties agree to the following dispute resolution procedures:
- 10.1.1. A director or other senior representative of each party will first, at the request of either party, meet in a good faith effort to resolve the dispute. If the dispute is not resolved at that meeting or if no such meeting takes place within ten (10) days of it being requested, either party may propose in writing that the dispute be referred to mediation and the other party will consider this proposal in good faith. The mediator shall be appointed by agreement between the parties. The rules of procedure for the mediation shall be determined by the mediator in consultation with the parties. The cost of the mediation shall be paid by the substantially prevailing party.
- 10.1.2. If no mediation occurs within thirty (30) days of a written request for mediation or if the dispute is not resolved within thirty (30) days of the conclusion of the mediation, either party may then pursue resolution of the dispute through legal process.
- 10.2. **Attorney Fees:** If either party hereto is required to retain an attorney to enforce any provision of this Agreement, whether or not a legal proceeding is commenced, the substantially prevailing party shall be entitled to reasonable attorneys' fees regardless of whether at trial, on appeal, in any bankruptcy proceeding, arbitration matter or without resort to suit.
- 10.3. **Governing Law:** This Contract shall be interpreted, construed and enforced according to the laws of the State of Washington of any disputes arising out of or as a result of this agreement in Kittitas County, Washington.
- 10.4. **Notices:** Subject to the requirements of any applicable statute, any notices required or permitted by law or under this Agreement shall be in writing and shall be (i) personally delivered, (ii) sent by first class certified or registered mail, return receipt requested, with postage prepaid, or (iii) dispatched by facsimile transmission (accompanied with reasonable evidence of receipt of transmission and with a confirmation copy mailed no later than the day after transmission) to the parties'

addresses set forth above. Either party may change such address for notice. All notices which are so addressed and paid for shall be deemed effective when personally delivered, or, if mailed, on the earlier of receipt or two (2) days after deposit thereof in the U.S. mail.

- 10.5. **Time of Performance:** Time is of the essence of this Agreement and of all acts required to be done and performed by the parties hereto, including, but not limited to, the proper tender of each of the sums required by the terms hereof to be paid.
- 10.6. **Section Headings:** The word or words appearing at the commencement of sections and subsections of this Agreement are included only as a guide to the contents thereof and are not to be considered as controlling, enlarging or restricting the language or meaning of those sections or subsections.
- 10.7. **Invalidity:** In the event any portion of this Agreement should be held to be invalid by any court of competent jurisdiction, such holding shall not affect the remaining provisions hereof unless the court's ruling includes a determination that the principal purpose and intent of this Agreement are thereby defeated.
- 10.8. **Legal Relationships:** No partnership, joint venture or joint undertaking shall be construed from these presents, and except as herein specifically provided, neither party shall have the right to make any representation for, act on behalf of, or be liable for the debts of the other. All terms, covenants and conditions to be observed and performed by either of the parties hereto shall be joining and several if entered into by more than one person on behalf of such party, and a default by any one or more of such persons shall be deemed a default on the part of the party with whom said personal or personas are identified. Any married person executing this Agreement hereby pledges his or her separate property and such person's and his or her spouse's marital communities in satisfaction hereof.
- 10.9. **Assignment; Successors:** Neither the SMA nor System Owner may sell, transfer, assign, pledge or encumber its interest in this Agreement without the prior written consent of the other party, which consent shall not be unreasonably withheld. Subject to the restrictions contained herein, the rights and obligations of the parties shall inure to the benefit of and be binding upon their respective estates, heirs, executors administrators, successors, successors-in-trust and assigns.
- 10.10. **Entire Agreement:** All understandings and agreements previously existing between the parties, if any, are merged into this Agreement, which alone fully and completely expresses their agreement, and the same is entered into after full investigation, neither party relying upon any statement or representation made by the other not embodied herein. This Agreement may be modified only by a written amendment executed by all parties.
- 10.11. **Interpretation.** This Agreement has been reviewed by both parties and each party has had the opportunity to consult with independent counsel with respect to the terms hereof and has done so to the extent that such party desired. No strict

construction or interpretation of the terms hereof shall be applied against either party as the drafter hereof.

10.12. **Counterparts.** This Agreement may be executed in counterparts, each of which shall be deemed to be an original instrument. All such counterparts together shall constitute a fully executed Agreement.

10.13. **Amendment.** This Agreement may not be modified or amended except by the written agreement of the parties.

IN WITNESS WHEREOF, We have executed this Contract effective the day and year first written above.

LCU, Inc., dba Evergreen Valley Utilities

Swauk Ranch LLC

Satellite Management Agency Name

Satellite Water System Name

By: 

By: 
ALEX CORDAS

Title: Manager

Title: OWNERS REPRESENTATIVE

Date: 1/24/2018

Date: 1-29-18

Start Date 2-1-2018

NO CHANGES OR MODIFICATIONS MADE ON PAGES 1-6 OR 8-11. AR

Exhibit A
Legal Description Of Property Served By Water System

717734 18511 Hwy 10

Exhibit B

Operation and Maintenance Plan		
Swauk Ranch LLC Water System		
January 24, 2018		
Water Sampling		
Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Take Bacteriological Water Samples as mandated by the State Department of Health
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Take follow-up Bacteriological Water Samples as needed
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Take additional water test samples as required by DOH
Wellhouse/Pumphouse		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Check for proper operation, vandalism, leaks, building temperature, oil levels in motors and discharge pressure. Frequency: _____ times per _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Monitor storage tank levels if applicable Frequency: _____ times per _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Check indicator lamps on control panels if applicable Frequency: _____ times per _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Check and record readings of static level monitors for well if applicable Frequency: _____ times per _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Calculate and record total system production Frequency: _____ times per _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Check water storage tanks for leaks and security if applicable Frequency: _____ times per _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Check pump house heaters for proper operation and settings Frequency: _____ times per _____ in _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Read and record source meter readings Frequency: _____ times per _____ in _____
Distribution System		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Read service meters if applicable. Frequency: _____ times per _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Check for nonworking meters if applicable. Frequency: _____ times per _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Check for leaks Frequency: _____ times per _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Check for broken meter box or other distribution system components Frequency: _____ times per _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Exercise all critical valves through a full close and full open cycle. Record data for each valve including number of turns to open and ease of operation. Frequency: _____ times per _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Exercise all non-critical valves. Record data for each valve including number of turns to open and ease of operation. Frequency: _____ times per _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Exercise all hydrants through a full open and full close cycle and check for leaks

		and proper drainage of hydrant barrels if applicable. Record data including any maintenance work that needs to be done. Frequency: times per .
<input type="checkbox"/>	<input checked="" type="checkbox"/>	On metered systems, at the end of each year, summarize consumption records and compare with production records to determine unaccounted for water. Frequency: times per .
<input type="checkbox"/>	<input checked="" type="checkbox"/>	On metered systems check insulation of shallow meters . Frequency: times per in .
<input type="checkbox"/>	<input checked="" type="checkbox"/>	On metered systems test service meters suspected, either by the Customer or by SMA, of reading inaccurately. Limit meters per .
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Flush distribution system through hydrants and blowoffs if applicable Frequency: times per .
Pressure Reducing Stations		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Check pressure settings Frequency: times per .
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Check pressure reducing valve operation including inspecting the disc retainers in the CRD pilot controls, exercising the main valves, checking and cleaning the strainers, and recalibration of the valve. Frequency: times per .
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Rebuild main valve and pilot Frequency: times per .
Storage Reservoirs		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Visually inspect reservoir for leakage, vandalism, or exterior irregularities Frequency: times per .
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Visually inspect the interior of each reservoir above the water surface for corrosion or spawling concrete. Check water surface for signs of contamination or debris. Inspect vent screen and roof hatch integrity Frequency: times per .
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drain, clean and inspect Frequency: times per .
Other		
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	

Exhibit C

Evergreen Valley Utilities Satellite Management Agency #149 Group B Community Water System Fee Schedule

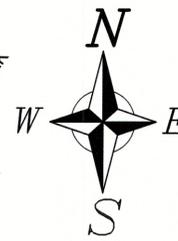
Basic Service Package (BSP) Fee

Fee to System Owner (due and payable at \$ 100.00 per year
the time of signing of this contract and
annually thereafter)

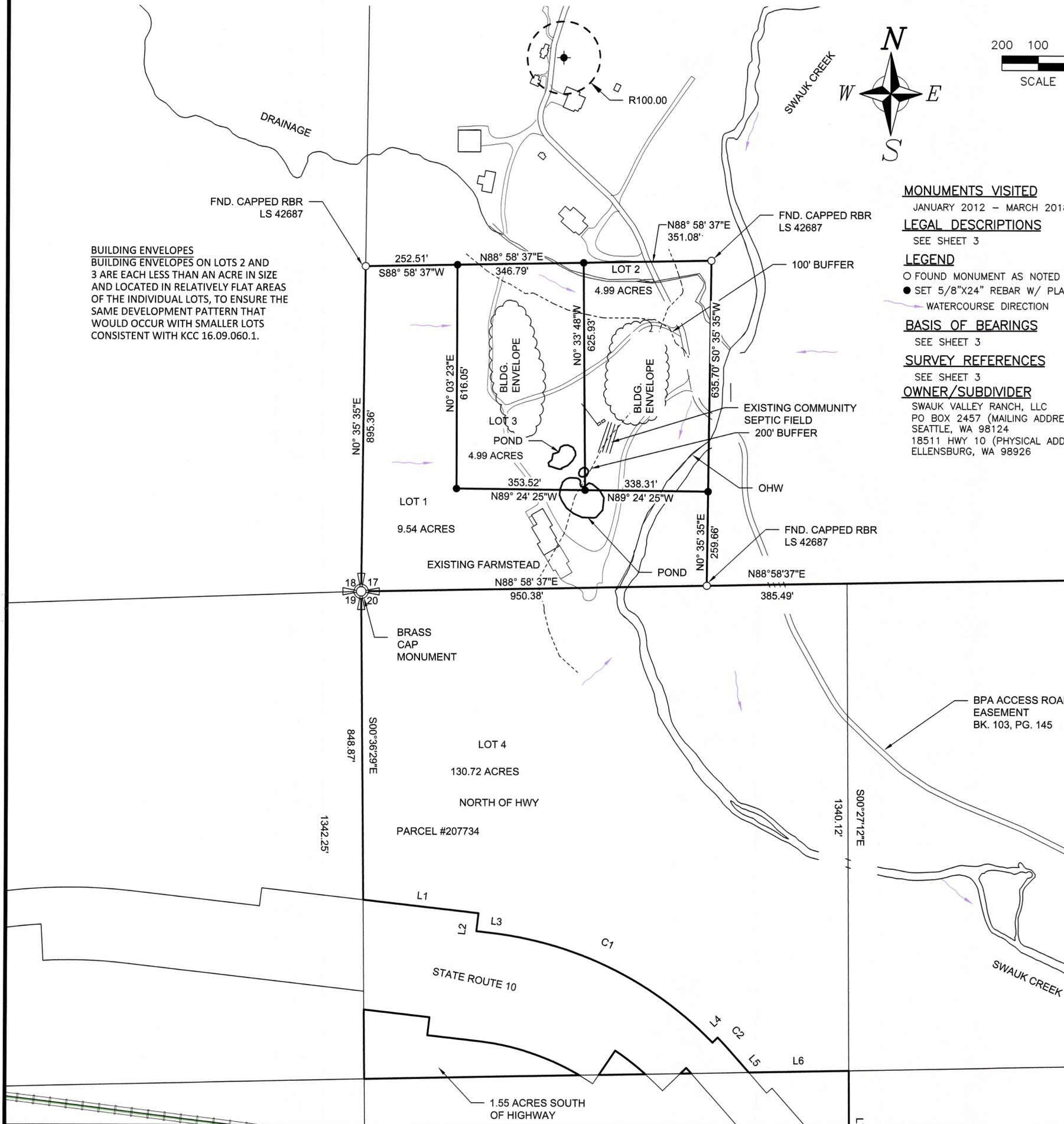
*Note: This rate does not include the monthly power bill
for the pump-house or laboratory costs for any water
tests other than the annual bacteriological coliform
test.*

SWAUK RANCH CONSERVATION PLAT

IN SECTION 17 AND SECTION 20.
TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M.
TAX PARCELS 207734



BUILDING ENVELOPES
BUILDING ENVELOPES ON LOTS 2 AND 3 ARE EACH LESS THAN AN ACRE IN SIZE AND LOCATED IN RELATIVELY FLAT AREAS OF THE INDIVIDUAL LOTS, TO ENSURE THE SAME DEVELOPMENT PATTERN THAT WOULD OCCUR WITH SMALLER LOTS CONSISTENT WITH KCC 16.09.060.1.



MONUMENTS VISITED

JANUARY 2012 - MARCH 2018

LEGAL DESCRIPTIONS

SEE SHEET 3

LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8"X24" REBAR W/ PLASTIC CAP
- WATERCOURSE DIRECTION

BASIS OF BEARINGS

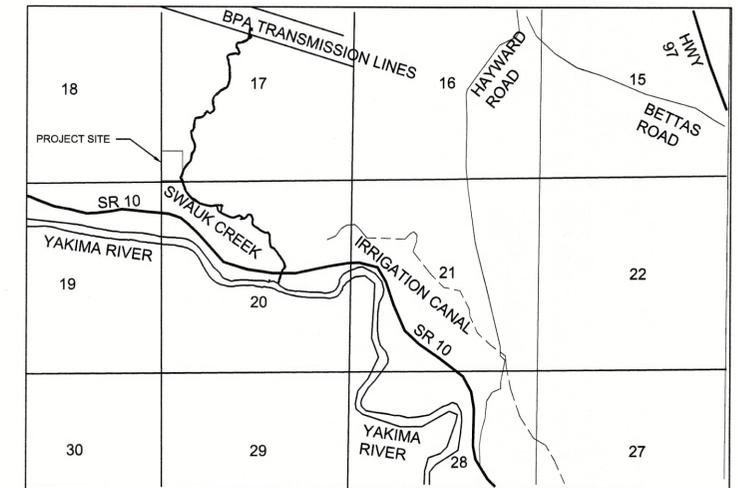
SEE SHEET 3

SURVEY REFERENCES

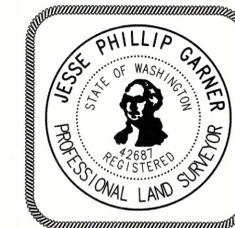
SEE SHEET 3

OWNER/SUBDIVIDER

SWAUK VALLEY RANCH, LLC
PO BOX 2457 (MAILING ADDRESS)
SEATTLE, WA 98124
18511 HWY 10 (PHYSICAL ADDRESS)
ELLENSBURG, WA 98926



VICINITY MAP
N.T.S.



Surveyor's Certificate

This Map correctly represents a Survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of

SWAUK VALLEY RANCH LLC in 08-16

Jesse P. Garner, PLS 42687 Date

Accuracy Statement (WAC 332-130)

This Survey was performed with a Topcon Hyper+ RTK surveying system with a relative accuracy greater than 1:5000. Mathematical analysis where required is by least squares.

Note

No warranties are made as to matters of encroachment, adverse possession, unwritten title, riparian changes or flood zones, etc.

Date: 3-28-18

Scale: 1"=200'

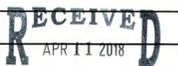
Drawn By: JG

Surveyed By: JG/TB

Checked By: JG

Sheet 1 Of 3

Job Number: 2016-SWK



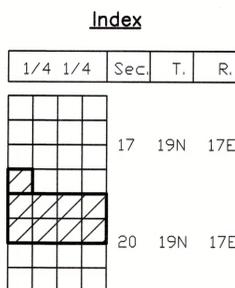
Survey For
SWAUK VALLEY RANCH, LLC.
Section 17, 20 T. 19 N, R. 17 E, W.M.
Kittitas, County, Washington

PSE Pioneer Surveying & Engineering, Inc.
Civil Engineering and Land Planning
125 Simcoe Drive
Goldendale, Washington 98620
Phone (509) 773-4945, Fax (509) 773-5888, E-Mail pse@gorge.net

Auditor's Certificate

Filed For Record This ___ Day of _____ 20___.
At _____ M.
In Book _____ Of Surveys At Page _____
At The Request Of Pioneer Surveying and Engineering, Inc.

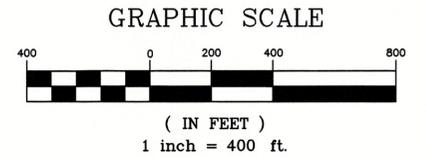
KITTITAS COUNTY AUDITOR _____ DEPUTY COUNTY AUDITOR _____



SHEET 1

SWAUK RANCH CONSERVATION PLAT

IN SECTION 17 AND SECTION 20,
TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M.
TAX PARCELS 207734



LEGEND

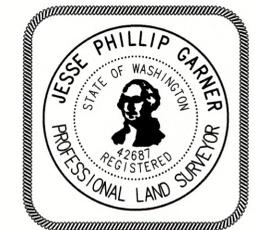
- FOUND MONUMENT AS NOTED
 - SET 5/8"X24" REBAR W/ PLASTIC CAP
- BASIS OF BEARINGS**
SEE SHEET 3
- SURVEY REFERENCES**
SEE SHEET 3

MONUMENTS VISITED
JANUARY 2012-MARCH 2018

LEGAL DESCRIPTIONS
SEE SHEET 3

OWNER/SUBDIVIDER

SWAUK VALLEY RANCH, LLC
PO BOX 2457 (MAILING ADDRESS)
SEATTLE, WA 98124
18511 HWY 10 (PHYSICAL ADDRESS)
ELLENSBURG, WA 98926



Surveyor's Certificate

This Map correctly represents a Survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of
SWAUK VALLEY RANCH LLC in 08-16.

Jesse P. Garner, PLS 42687 Date

Accuracy Statement (WAC 332-130)

This Survey was performed with a Topcon Hyper+ RTK surveying system with a relative accuracy greater than 1:5000. Mathematical analysis where required is by least squares.

Note

No warranties are made as to matters of encroachment, adverse possession, unwritten title, riparian changes or flood zones, etc.

Date: 3-28-18

Scale: 1"=400'

Drawn By: JG

Surveyed By: JG/TB

Checked By: JG

Sheet 2 Of 3

Job Number: 2016-SWK

Survey For

SWAUK VALLEY RANCH, LLC.

Sections 17, 20, T. 19 N, R. 17 E, W.M.
Kittitas County, Washington

PSE Pioneer Surveying & Engineering, Inc.

Civil Engineering and Land Planning
125 Simcoe Drive
Goldendale, Washington 98620
Phone (509) 773-4945, Fax (509) 773-5888, E-Mail pse@gorge.net

Auditor's Certificate

Filed For Record This ____ Day of _____ 20____.
At _____ M.

In Book _____ Of Surveys At Page _____
At The Request Of Pioneer Surveying and Engineering, Inc.

KITTITAS COUNTY AUDITOR

DEPUTY COUNTY AUDITOR

LINE	LENGTH	BEARING
L1	319.62	S83°25'19"E
L2	50.00	S06°34'41"W
L3	43.40	S83°25'19"E
L4	20.00	N45°58'17"E
L5	81.73	S41°25'19"E
L6	274.88	N88°53'03"E
L7	289.22	S00°27'12"E
L8	177.48	S41°25'19"E
L9	20.00	N48°34'41"E
L10	404.10	S41°25'19"E
L11	20.00	S42°49'29"W
L12	40.00	S30°49'32"W
L13	489.80	S77°47'19"E
L14	50.00	N12°12'41"E
L15	373.80	S77°47'19"E
L16	52.37	S11°41'15"W
L17	59.78	S88°47'32"E
L18	92.79	N27°58'33"W
L19	200.00	N14°51'27"E
L20	146.00	N18°51'27"E
L21	177.00	N44°21'27"E
L22	266.00	S69°08'33"E
L23	336.89	S59°12'13"E
L24	201.70	S61°34'33"E
L25	231.68	S00°08'33"E

CURVE	LENGTH	RADIUS	CHORD	CHORD DIR
C1	690.98	1005.00	677.45	N63°43'31"W
C2	46.58	1025.00	46.58	N42°43'36"W
C3	84.85	845.00	84.82	S44°17'55"E
C4	181.15	865.00	180.82	S53°10'30"E
C5	293.96	905.00	292.67	S68°28'47"E
C6	25.29	2765.00	25.29	S78°03'02"E

SHEET 2

EXISTING LEGAL DESCRIPTIONS

The North Half of the Northwest Quarter, the Southeast Quarter of the Northwest Quarter, and the Southwest Quarter of the Northeast Quarter of Section 20, Township 19 North, Range 17 East, W.M., in the County of Kittitas, State of Washington;

TOGETHER WITH:

The South 895.00 feet of the West 950.00 feet of the Southwest Quarter of the Southwest of Section 17, Township 19 North, Range 17 East, W.M., in the County of Kittitas, State of Washington

EXCEPT:

1. A strip of land 100 feet in width across the Southeast Quarter of the Northwest Quarter of said Section 20, conveyed by M.C. Ballard and Minnie F. Ballard, his wife, to the Chicago, Milwaukee and St. Paul Railway Company, by deed recorded October 1, 1907 in Book 16 of Deeds, page 222, under Auditor's File No. 19639;

2. That portion of the Southwest Quarter of the Northeast Quarter of said Section 20 contained within the description of Deed recorded June 6, 1923, under Auditor's File No. 69790, Book 39 of Deeds, page 43, conveyed by Marion Moore and Frances Moore to Cascade Lumber Company.

3. That portion within the Southwest Quarter of the Northeast Quarter of said Section 20 conveyed to the United States of America by deed recorded September 16, 1931, in Book 49 of Deeds, page 549, under Auditor's file No. 106652, described as follows:

Beginning at a point within the Southwest Quarter of the Northeast Quarter of said Section 20, which point is South 37'38" West, 3348.0 feet from the Northeast corner of said Section 20; thence North 3'40' East, 398.0 feet; thence North 86'20' West, 198.6 feet; thence South 12'20' West, 275.0 feet; thence South 32'03' East, 173.0 feet; thence South 88'43' East, 126.1 feet to the point of beginning.

4. Those portions conveyed to the State of Washington for highway by deeds recorded November 16, 1928, October 27, 1930, May 12, 1931, July 10, 1939, and July 13, 1953 in Book 47 of Deeds, page 28; Book 49 of Deeds, page 60, Book 49 of Deeds, page 385, Book 61 of Deeds, page 231, and Book 92 of Deeds, pages 107 and 109, under Auditor's File No. 93163, 102841, 105134, 148158, 238539 and 238542, respectively

5. Right-of-way for Burlington Northern Railroad.

6. Any rights-of-way for Kittitas Reclamation District as indicated by acquisition blueprints for the Southwest Quarter of the Northeast Quarter

SURVEY REFERENCES

AUDITOR FILE NUMBERS:

BOOK	PAGE
27	194
6	39
27	195
29	208
23	22
19	97
J	201
30	171
17	167

GLO, STATE ROW PLATS, RAILROAD RIGHT OF WAY PLATS, PLAT OF SUNLIGHT WATERS, LAND CORNER RECORDS: 538257, 536672, 536667, 536669, 536674, 536670, 1959 HAUGE LCR'S, SAGEBRUSH POWER LLC RECORD OF SURVEY, AUDITOR FILE NO 201502260007, 201209190010, 201708160048

NOTES:

- METERING IS REQUIRED FOR ALL NEW USES OF DOMESTIC WATER FOR RESIDENTIAL WELL CONNECTIONS AND USAGE MUST BE RECORDED IN A MANNER CONSISTENT WITH KITTITAS COUNTY CODE CHAPTER 13.35.027 AND ECOLOGY REGULATIONS. AND
- THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUND WATER EXEMPTION (RCW 90.44.050) FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW (SETTLEMENT AGREEMENT)

SWAUK RANCH CONSERVATION PLAT

**IN SECTION 17 AND SECTION 20,
TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M.
TAX PARCELS 207734**

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

EXAMINED AND APPROVED THIS _____ DAY OF _____, A.D. 2018.

KITTITAS COUNTY ENGINEER

KITTITAS COUNTY HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE PLAT HAS BEEN EXAMINED AND CONFORMS WITH CURRENT KITTITAS COUNTY CODE CHAPTER 13.

DATED THIS _____ DAY OF _____ A.D., 2018

KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF KITTITAS COUNTY PLANNING COMMISSION.

DATED THIS _____ DAY OF _____ A.D., 2018

KITTITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITTITAS COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND ARE CURRENT AS OF THE DATE OF MY SIGNATURE BELOW.

DATED THIS _____ DAY OF _____ A.D., 2018

KITTITAS COUNTY TREASURER

CERTIFICATE OF KITTITAS COUNTY ASSESSOR

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING. PARCEL NO. 207734

DATED THIS _____ DAY OF _____ A.D., 2018

KITTITAS COUNTY ASSESSOR

KITTITAS COUNTY BOARD OF COMMISSIONERS

EXAMINED AND APPROVED THIS _____ DAY OF _____, A.D., 2018.

BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON

BY: _____
CHAIRMAN

ATTEST:

CLERK OF THE BOARD

Auditor's Certificate

Filed For Record This _____ Day of _____ 20____.
At _____ M.
In Book _____ Of Surveys At Page _____
At The Request Of Pioneer Surveying and Engineering, Inc.

KITTITAS COUNTY AUDITOR _____
DEPUTY COUNTY AUDITOR

Survey For
SWAUK VALLEY RANCH, LLC.
Sections 17, 20, T. 19 N, R. 17 E, W.M.
Kittitas, County, Washington

PSE Pioneer Surveying & Engineering, Inc.
Civil Engineering and Land Planning
125 Simcoe Drive
Goldendale, Washington 98620
Phone (509) 773-4945, Fax (509) 773-5888, E-Mail pse@gorge.net

Date: 3-28-18

Drawn By: JG

Surveyed By: JG/TB

Checked By: JG

Sheet 3 Of 3

Job Number: 2016-SWK

Surveyor's Certificate

This Map correctly represents a Survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of

_____ SWAUK VALLEY RANCH LLC _____ in _____ 08-16.

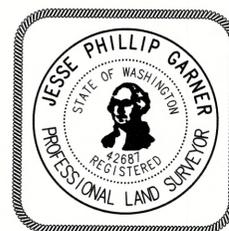
Jesse P. Garner, PLS 42687 Date

Accuracy Statement (WAC 332-130)

This Survey was performed with a Topcon Hyper+ RTK surveying system with a relative accuracy greater than 1:5000. Mathematical analysis where required is by least squares.

Note

No warranties are made as to matters of encroachment, adverse possession, unwritten title, riparian changes or flood zones, etc.



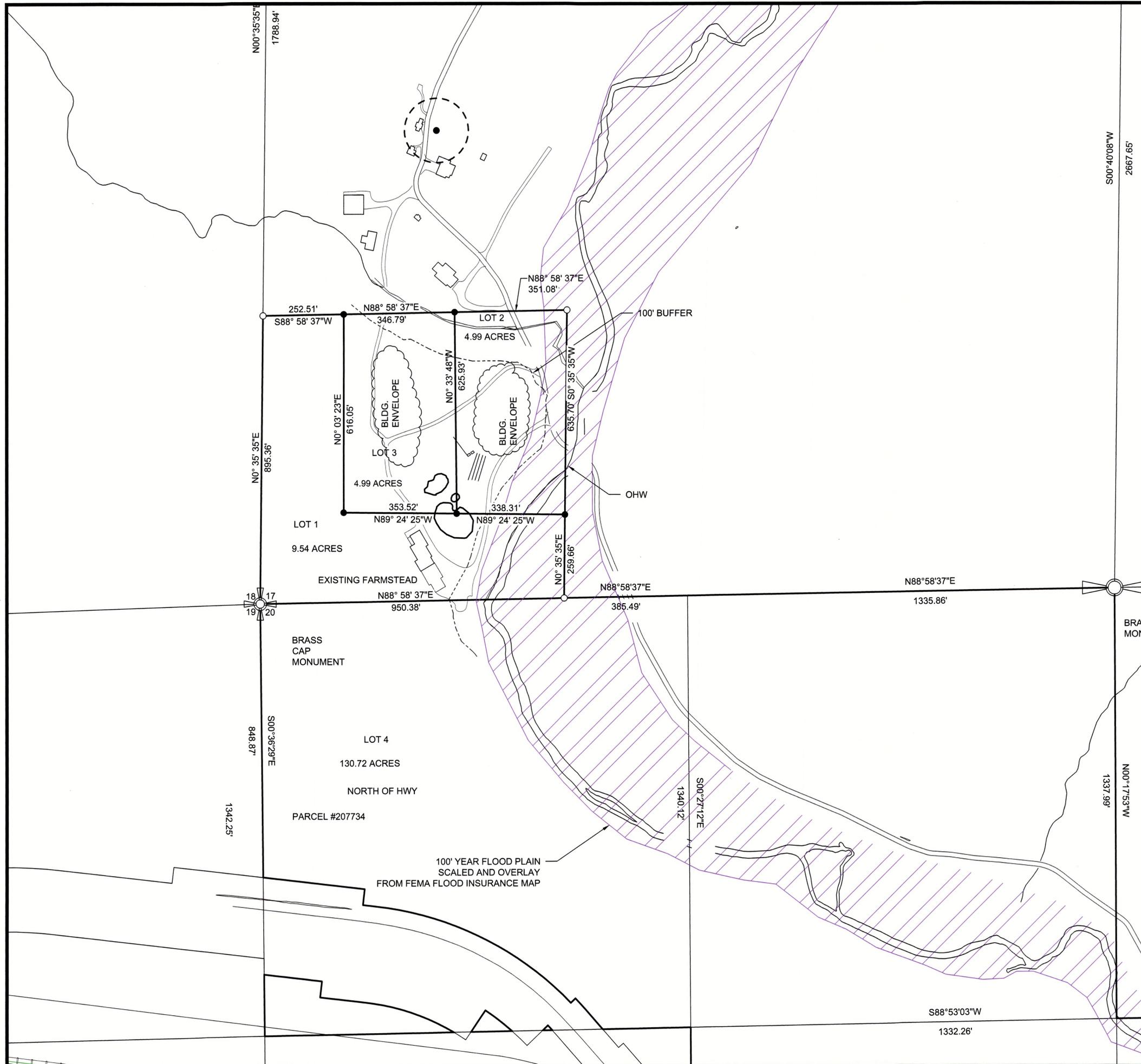
SHEET 3



PSE Pioneer Surveying & Engineering, Inc.
Civil Engineering and Land Planning
125 Simcoe Drive
Goldendale, Washington 98620
Phone (509) 773-4945, Fax (509) 773-5888, E-Mail pse@gorge.net

SWAUK VALLEY RANCH, LLC.
Sections 17, 20, T. 19 N, R. 17 E, W.M.
Kittitas, County, Washington

DWG



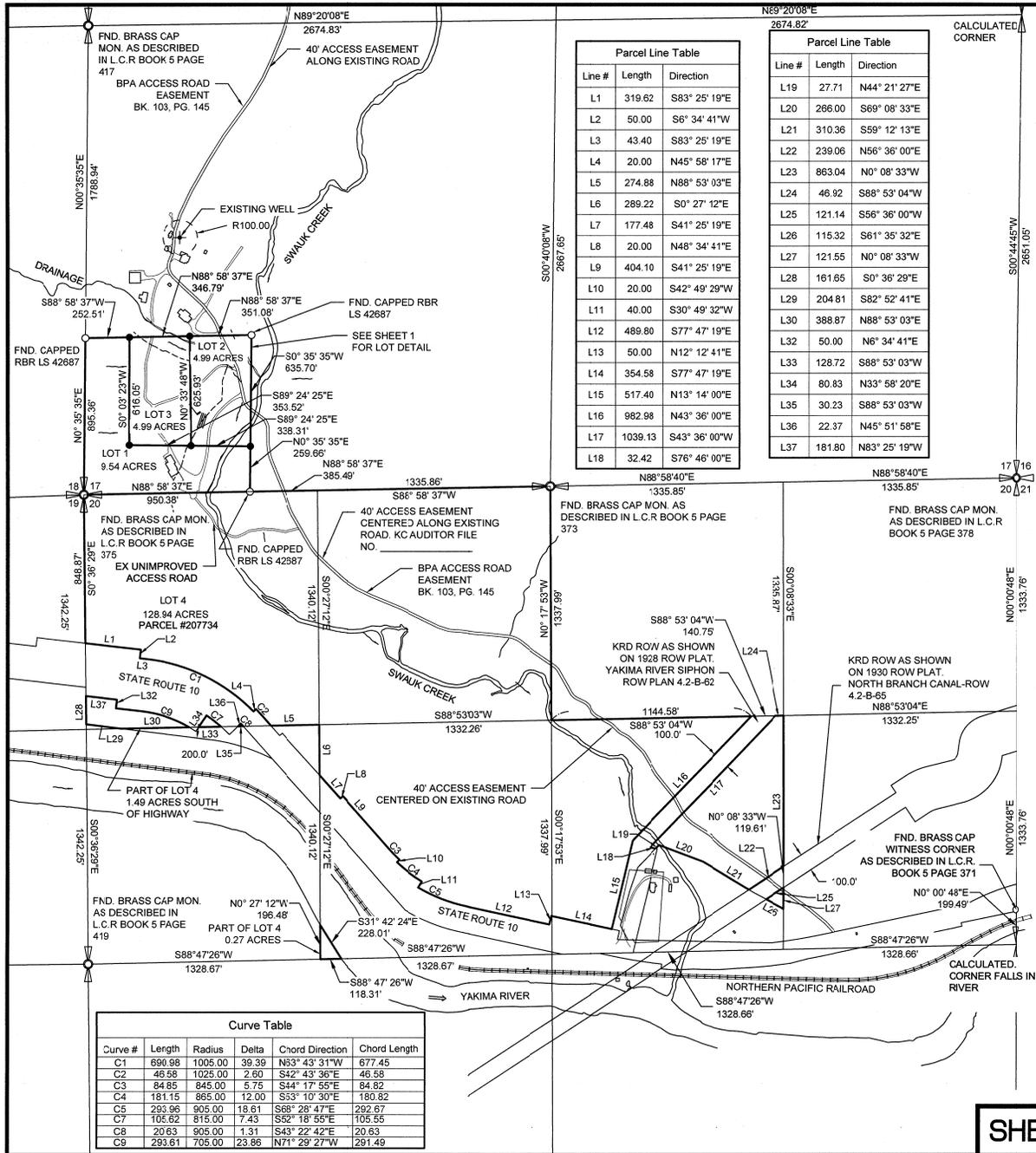
PSE **Pioneer Surveying & Engineering, Inc.**
Civil Engineering and Land Planning
125 Simcoe Drive
Goldendale, Washington 98620
Phone (509) 773-4945, Fax (509) 773-5888, E-Mail pse@gorge.net

SWAUK VALLEY RANCH, LLC.
Sections 17, 20, T. 19 N, R. 17 E, W.M.
Kittitas, County, Washington

DWG

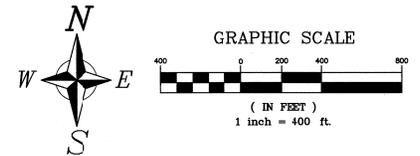
12/48

08/22/2018 01:28:35 PM V: 12 P.: 248 201808220024



SWAUK RANCH CONSERVATION PLAT

IN SECTION 17 AND SECTION 20, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M. TAX PARCELS 207734



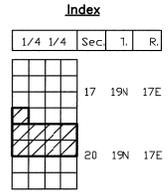
- LEGEND**
 ○ FOUND MONUMENT AS NOTED
 ● SET 5/8"x24" REBAR W/ PLASTIC CAP
- BASIS OF BEARINGS**
 SEE SHEET J
- SURVEY REFERENCES**
 SEE SHEET J
- OWNER/SUBDIVIDER**
 SWAUK VALLEY RANCH, LLC
 PO BOX 2457 (MAILING ADDRESS)
 SEATTLE, WA 98124
 18511 HWY 10 (PHYSICAL ADDRESS)
 ELLENSBURG, WA 98926
- MONUMENTS VISITED**
 JANUARY 2012-MARCH 2018
- LEGAL DESCRIPTIONS**
 SEE SHEET J
-

Surveyor's Certificate
 This Map correctly represents a Survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of

SWAUK VALLEY RANCH LLC in 08-18
 Date: 08/08/2018
 Jesse P. Garner, PLS 42687 Date

Accuracy Statement (WAC 332-130)
 This Survey was performed with a Topcon Hyper+ RTK surveying system with a relative accuracy greater than 1:5000. Mathematical analysis where required is by least squares.

Note
 No warranties are made as to matters of encroachment, adverse possession, unwritten title, riparian changes or flood zones, etc.



Date: 8-8-18
 Scale: 1"=400'
 Drawn By: JG
 Surveyed By: JG/TB
 Checked By: DDC
 Sheet 2 of 3
 Job Number: 2016-SWK

Survey For
SWAUK VALLEY RANCH, LLC.
 Sections 17, 20, T. 19 N., R. 17 E., W.M.
 Kittitas County, Washington

PSE Pioneer Surveying & Engineering, Inc.
 Civil Engineering and Land Planning
 125 Simcoe Drive
 Goldendale, Washington 98620
 Phone (509) 773-4645, Fax (509) 773-3668, E-Mail psg@pse.net

Auditor's Certificate 2018 08 22 0024
 Filed For Record This 22 Day of Aug 2018
 At 1:29 P.M.
 In Book 12 Of Plats At Page 248
 At The Request of Pioneer Surveying and Engineering, Inc.

SHEET 2 OF 3
 Jerry Pettit
 KITTITAS COUNTY AUDITOR
 Deputy County Auditor

08/22/2018 01:28:35 PM V: 249 201808220024
FILE LINE COUNTY JOBTYPE
Page 3 of 3

EXISTING LEGAL DESCRIPTIONS

The North Half of the Northwest Quarter, the Southeast Quarter of the Northwest Quarter, and the Southwest Quarter of the Northeast Quarter of Section 20, Township 19 North, Range 17 East, W.M., in the County of Kittitas, State of Washington;

TOGETHER WITH:

The South 895.00 feet of the West 560.00 feet of the Southwest Quarter of the Southwest of Section 17, Township 19 North, Range 17 East, W.M., in the County of Kittitas, State of Washington

EXCEPT:

1. A strip of land 100 feet in width across the Southeast Quarter of the Northwest Quarter of said Section 20, conveyed by M.C. Ballard and Minnie F. Ballard, his wife, to the Chicago, Milwaukee and St. Paul Railway Company, by deed recorded October 1, 1907 in Book 16 of Deeds, page 222, under Auditor's File No. 19639;

2. That portion of the Southwest Quarter of the Northeast Quarter of said Section 20 contained within the description of Deed recorded June 6, 1923, under Auditor's File No. 69790, Book 39 of Deeds, page 43, conveyed by Marion Moore and Frances Moore to Cascade Lumber Company.

3. That portion within the Southwest Quarter of the Northeast Quarter of said Section 20 conveyed to the United States of America by deed recorded September 16, 1931, in Book 49 of Deeds, page 546, under Auditor's file No. 106652, described as follows:

Beginning at a point within the Southwest Quarter of the Northeast Quarter of said Section 20, which point is South 37°38' West, 3348.0 feet from the Northeast corner of said Section 20; thence North 3°47' East, 398.0 feet; thence North 86°20' West, 198.6 feet; thence South 12°20' West, 275.0 feet; thence South 32°13' East, 173.0 feet; thence South 88°43' East, 126.1 feet to the point of beginning.

4. Those portions conveyed to the State of Washington for highway by deeds recorded November 16, 1928, October 27, 1930, May 12, 1931, July 10, 1939, and July 13, 1953 in Book 47 of Deeds, page 28; Book 49 of Deeds, page 60, Book 49 of Deeds, page 385, Book 61 of Deeds, page 231, and Book 92 of Deeds, pages 107 and 109, under Auditor's File No. 93163, 102841, 105134, 148158, 238539 and 238542, respectively

5. Right-of-way for Burlington Northern Railroad.

6. Any rights-of-way for Kittitas Reclamation District as indicated by acquisition blueprints for the Southwes: Quarter of the Northeast Quarter

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Swauk Valley Ranch, LLC, a Washington limited liability company, owner in fee simple of the herein described real property, does hereby declare this plat and description, and for the benefit of the lots in this plat, dedicates and grants unto all owners of lots 1-3 in this plat easements to utility lines and utilities servicing lots 1-3 in this plat both now and in the future (including without limitation to the existing community septic system and well identified herein as R100.00 shown herein), and hereby dedicates and grants unto all owners of lots in this plat a permanent non-exclusive easement for access and utilities over, under, across and centered upon the existing access road shown herein and all roads shown herein as private roads.

Swauk Valley Ranch, LLC,
a Washington limited liability company

By: [Signature]
DEAN C. ALLEN, Its Manager

STATE OF WASHINGTON)
COUNTY of King) ss.

On this 13th day of August, 2018, before me, a Notary Public in and for the State of Washington, personally appeared Dean C. Allen, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who signed this instrument; on oath stated that he was authorized to execute this instrument as the Manager of Swauk Valley Ranch, LLC, the limited liability company that executed this instrument, and acknowledged this instrument to be the free and voluntary act and deed of said limited liability company for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my official seal the day and year first above written.



[Signature]
Print Name: Vanessa McDonald

NOTARY PUBLIC in and for the State of Washington, residing at Issaquah

My appointment expires 4-4-22

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983(2007) DISTANCES SHOWN HEREON ARE GROUND SCALE BASED ON A COMBINED SCALE FACTOR(CSF) OF 0.99983925. MULTIPLY CSF BY GROUND DISTANCE TO OBTAIN GRID DISTANCES.

NOTE:

THE BOUNDARY LINE ADJUSTMENT FILED AUGUST 16, 2017, AUDITOR FILE NO. 201708190048, RECORDS OF KITTITAS COUNTY, DID NOT INCLUDE THAT PORTION OF THE SE1/4 OF THE NW1/4 OF SECTION 20, T. 19 N., R. 17 E., W.M., LYING SOUTHWESTERLY OF THE YAKIMA RIVER. THIS PLAT SHOWS THAT PORTION AS PART OF OLD TRACT 2 AND THE NEW LOT 4.

SWAUK RANCH CONSERVATION PLAT

IN SECTION 17 AND SECTION 20,
TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M.
TAX PARCELS 207734

NOTES:

- 1. METERING IS REQUIRED FOR ALL NEW USES OF DOMESTIC WATER FOR RESIDENTIAL WELL CONNECTIONS AND USAGE MUST BE RECORDED IN A MANNER CONSISTENT WITH KITTITAS COUNTY CODE CHAPTER 13.35.027 AND ECOLOGY REGULATIONS. AND THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUND WATER EXEMPTION (RCW 90.44.050) FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW
- 2. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE
- 3. ALL WATER PROPOSED TO BE USED MUST BE OBTAINED FROM A WATER BUDGET NEUTRAL SOURCE AND MEET CONDITIONS OF KITTITAS COUNTY CODE 13.35.
- 4. KITTITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY OR ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL
- 5. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE
- 6. AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO CREATING ANY NEW DRIVEWAY ACCESS OR PERFORMING WORK WITHIN THE COUNTY ROAD RIGHT-OF-WAY.
- 7. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
- 8. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABOUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED BY 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT MAY ALSO BE USED FOR IRRIGATION.
- 9. THE SUBJECT PROPERTY IS WITHIN OR NEAR EXISTING AGRICULTURAL OR OTHER NATURAL RESOURCE AREAS ON WHICH A VARIETY OF ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF VARYING DURATION. AGRICULTURAL OR OTHER NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. KITTITAS COUNTY HAS ADOPTED RIGHT TO FARM PROVISIONS CONTAINED IN THE SECTION 17.74 OF KITTITAS COUNTY ZONING CODE.
- 10. THIS SHORT PLAT WAS PLATTED AS A CONSERVATION PLAT PURSUANT TO KCC16.09. CONSERVATION PLATTING ALLOWS FOR AN ALTERNATIVE METHOD FOR LAND DIVISION WHILE CONSERVING RESOURCE LANDS AND PRESERVING RURAL CHARACTER. FUTURE SUBDIVISION SHALL NOT EXCEED THE MAXIMUM DENSITY ALLOWED IN AGRICULTURE 20 ZONE OF THIS ENTIRE SHORT PLAT. PURSUANT TO KCC 16.09040(6), DEVELOPMENT WITHIN THE PLATTED PARCELS SHALL RESPECT THE UNDERLYING DENSITY OF AGRICULTURE 20 ZONE.
- 11. LOT4, THE OPEN SPACE LOT, IS RESTRICTED TO OPEN SPACE USES IN PERPETUITY. LOT 4 SHALL BE USED ONLY FOR PASSIVE AND ACTIVE RECREATIONAL USES AS ALLOWED IN KCC 16.09. SHALL BE APPROPRIATELY MAINTAINED TO CONTROL NOXIOUS WEEDS AND FIRE HAZARDS, AND SHALL NOT BE FURTHER SUBDIVIDED IN THE FUTURE.

SURVEY REFERENCES

AUDITOR FILE NUMBERS:	BOOK	PAGE
	5	367
	5	371
	5	378
	5	373
	5	375
	5	419
	5	377
	5	417
	5	380

SURVEY REFERENCES

G.L. STATE ROW PLATS, RAILROAD RIGHT OF WAY PLATS, LAND AUDITOR FILE NO 201502260007, 201209190010, 201708160048

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

EXAMINED AND APPROVED THIS 20th DAY OF August, A.D. 2018.

[Signature]
KITTITAS COUNTY ENGINEER

KITTITAS COUNTY HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE PLAT HAS BEEN EXAMINED AND CONFORMS WITH CURRENT KITTITAS COUNTY CODE CHAPTER 13.

DATED THIS 20 DAY OF Aug, A.D., 2018
[Signature]
KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF KITTITAS COUNTY PLANNING COMMISSION.

DATED THIS 20th DAY OF August, A.D., 2018
[Signature]
KITTITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITTITAS COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND ARE CURRENT AS OF THE DATE OF MY SIGNATURE BELOW.

DATED THIS 22 DAY OF Aug, A.D., 2018
[Signature]
KITTITAS COUNTY TREASURER

Survey For
SWAUK VALLEY RANCH, LLC.
Sections 17, 20, T. 19 N, R. 17 E, W.M.
Kittitas, County, Washington

Pioneer Surveying & Engineering, Inc.
Civil Engineering and Land Planning
125 Simcoe Drive
Goldendale, Washington 98620
Phone (509) 778-4945, Fax (509) 778-5888, E-Mail ps@pse.org

Date: 3-28-18

Drawn By: JG

Surveyed By: JG/TB

Checked By: JG

Sheet 3 Of 3

Job Number: 2018-SWK

Surveyor's Certificate
This Map correctly represents a Survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of
SWAUK VALLEY RANCH LLC in 08-18.
[Signature] 08/08/2018
Jesse P. Garner, PLS 42687 Date



Accuracy Statement (WAC 332-130)

This Survey was performed with a Topcon Hyper+ RTK surveying system with a relative accuracy greater than 1:5000. Mathematical analysis where required is by least squares.

Note
No warranties are made as to matters of encroachment, adverse possession, unwritten title, riparian changes or flood zones, etc.

SHEET 3 OF 3

Auditor's Certificate 201808220024
Filed For Record This 22 Day of Aug, 2018
At 1:29 P.M. At Page 249
In Book 12 Of Plats
At The Request of Pioneer Surveying and Engineering, Inc.
[Signature] [Signature]
KITTITAS COUNTY AUDITOR DEPUTY COUNTY AUDITOR

From: [Megan Woodruff](#)
To: [Lindsey Ozbolt](#); [Dusty Pilkington](#)
Subject: Re: Confirmation: Ad 1768132 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Ranch
Date: Thursday, May 24, 2018 11:23:20 AM

Thanks Lindsey!

I'm happy to do it! =)

Have a great day,

Megan Woodruff

Legal Specialist / Advertising Assistant

Daily Record, Ellensburg

mwoodruff@kvnews.com

legals@kvnews.com

(509) 925-1414, ext. 253

Please note my new office hours:

MON-THURS: 7:00am-6:00pm

On FRIDAYS: If you have an immediate need,
please email [Robyn Smith \(rsmith@kvnews.com\)](mailto:rsmith@kvnews.com)
or call (509) 925-1414, Extension 230.

Thank you!

LEGAL Submission & Approval Deadlines						
If 1st publication date is a...	MON	TUE	WED	THU	FRI	SAT
DEADLINE FOR SUBMISSION	12pm FRI	12pm FRI	12pm MON	12pm TUES	12pm WED	12pm THU
DEADLINE FOR APPROVAL	3pm FRI	11am MON	11am TUE	11am WED	11am THU	11am FRI
COST open rate for legals is \$12.75 per column inch						
NEW CUSTOMERS prepayment is required for new customers - please include a billing address, phone number, and email to send the proof to						
AFFIDAVITS & TEAR SHEETS an affidavit, memo bill, and original tear sheet will be sent to you soon after the last publication date						

From: Lindsey Ozbolt <lindsey.ozbolt@co.kittitas.wa.us>

Sent: Thursday, May 24, 2018 11:22 AM

To: Megan Woodruff; Dusty Pilkington

Subject: RE: Confirmation: Ad 1768132 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Ranch

Thanks Megan! This is good to print. I appreciate you squeezing this one in for us.

Have a great weekend.

Lindsey Ozbolt

Planning Official

Kittitas County Community Development Services

411 N. Ruby St., Suite 2 | Ellensburg, WA 98926

(509) 962-7046 | lindsey.ozbolt@co.kittitas.wa.us

From: Megan Woodruff [mailto:mwoodruff@kvnews.com]

Sent: Thursday, May 24, 2018 11:15 AM

To: Dusty Pilkington

Cc: Lindsey Ozbolt

Subject: Re: Confirmation: Ad 1768132 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Ranch

Thanks Dusty/Lindsey!

How does this corrected version look?

Megan Woodruff

Legal Specialist / Advertising Assistant

Daily Record, Ellensburg

mwoodruff@kvnews.com

legals@kvnews.com

(509) 925-1414, ext. 253

Please note my new office hours:

MON-THURS: 7:00am-6:00pm

On FRIDAYS: If you have an immediate need,
please email **Robyn Smith** (rsmith@kvnews.com)
or call (509) 925-1414, Extension 230.

Thank you!

LEGAL Submission & Approval Deadlines						
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From: Dusty Pilkington <dusty.pilkington@co.kittitas.wa.us>

Sent: Thursday, May 24, 2018 10:57 AM

To: Megan Woodruff

Cc: Lindsey Ozbolt

Subject: RE: Confirmation: Ad 1768132 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Ranch

Megan,

I caught two issues. 1) at the top, it should be spelled "Swauk", rather than "Swuak", and 2) the Commissioners should be "205 W 5th Ave", not "205 W 5th". If those change is made, we are good to go! I will be in a class and at lunch, so respond to Lindsey, who is CC'd if needed prior to 1:00.

Dusty

From: Megan Woodruff [<mailto:mwoodruff@kvnews.com>]

Sent: Thursday, May 24, 2018 10:49 AM

To: Dusty Pilkington

Subject: Confirmation: Ad 1768132 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Ranch

Good morning Dusty!

Please see attached for your legal proof scheduled to run tomorrow, May 25.

Please let me know as soon as possible if you approve.

Thank you!

Megan Woodruff

Legal Specialist / Advertising Assistant

Daily Record, Ellensburg
mwoodruff@kvnews.com
legals@kvnews.com
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From: Dusty Pilkington <dusty.pilkington@co.kittitas.wa.us>

Sent: Thursday, May 24, 2018 10:30 AM

To: Megan Woodruff

Cc: Lindsey Ozbolt

Subject: LP-17-00007 Swauk Valley Ranch

Megan,

Could you run this one for tomorrow?

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

Notice: Email sent to Kittitas County may be subject to public disclosure as required by law.
message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Lindsey Ozbolt](#)
To: "Megan Woodruff"; [Dusty Pilkington](#)
Subject: RE: Confirmation: Ad 1768132 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Ranch
Date: Thursday, May 24, 2018 11:22:08 AM
Attachments: [SKM_C55818052311190.pdf](#)

Thanks Megan! This is good to print. I appreciate you squeezing this one in for us.

Have a great weekend.

Lindsey Ozbolt

Planning Official

Kittitas County Community Development Services

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Sent: Thursday, May 24, 2018 11:15 AM
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Thanks Dusty/Lindsey!

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

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Dusty

From: Megan Woodruff [<mailto:mwoodruff@kvnews.com>]

Sent: Thursday, May 24, 2018 10:49 AM

To: Dusty Pilkington

Subject: Confirmation: Ad 1768132 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Ranch

Good morning Dusty!

Please see attached for your legal proof scheduled to run tomorrow, May 25.

Please let me know as soon as possible if you approve.

Thank you!

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mwoodruff@kvnews.com
legals@kvnews.com
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From: Dusty Pilkington <dusty.pilkington@co.kittitas.wa.us>

Sent: Thursday, May 24, 2018 10:30 AM

To: Megan Woodruff

Cc: Lindsey Ozbolt

Subject: LP-17-00007 Swauk Valley Ranch

Megan,

Could you run this one for tomorrow?

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

Notice: Email sent to Kittitas County may be subject to public disclosure as required by law.
message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Megan Woodruff](#)
To: [Dusty Pilkington](#)
Cc: [Lindsey Ozbolt](#)
Subject: Re: Confirmation: Ad 1768132 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Ranch
Date: Thursday, May 24, 2018 11:15:05 AM
Attachments: [CORRECTED - AD1768132_inl.pdf](#)

Thanks Dusty/Lindsey!

How does this corrected version look?

Megan Woodruff

Legal Specialist / Advertising Assistant

Daily Record, Ellensburg

mwoodruff@kvnews.com

legals@kvnews.com

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

Sent: Thursday, May 24, 2018 10:57 AM

To: Megan Woodruff

Cc: Lindsey Ozbolt

Subject: RE: Confirmation: Ad 1768132 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Ranch

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Dusty

From: Megan Woodruff [mailto:mwoodruff@kvnews.com]
Sent: Thursday, May 24, 2018 10:49 AM
To: Dusty Pilkington
Subject: Confirmation: Ad 1768132 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Ranch

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Thank you!

Megan Woodruff

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mwoodruff@kvnews.com

legals@kvnews.com

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

Sent: Thursday, May 24, 2018 10:30 AM

To: Megan Woodruff

Cc: Lindsey Ozbolt

Subject: LP-17-00007 Swauk Valley Ranch

Megan,

Could you run this one for tomorrow?

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: "[Megan Woodruff](#)"
Cc: [Lindsey Ozbolt](#)
Subject: RE: Confirmation: Ad 1768132 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Ranch
Date: Thursday, May 24, 2018 10:57:46 AM

Megan,

I caught two issues. 1) at the top, it should be spelled "Swauk", rather than "Swuak", and 2) the Commissioners should be "205 W 5th Ave", not "205 W 5th". If those change is made, we are good to go! I will be in a class and at lunch, so respond to Lindsey, who is CC'd if needed prior to 1:00.

Dusty

From: Megan Woodruff [mailto:mwoodruff@kvnews.com]
Sent: Thursday, May 24, 2018 10:49 AM
To: Dusty Pilkington
Subject: Confirmation: Ad 1768132 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Ranch

Good morning Dusty!

Please see attached for your legal proof scheduled to run tomorrow, May 25.

Please let me know as soon as possible if you approve.

Thank you!

Megan Woodruff

Legal Specialist / Advertising Assistant

Daily Record, Ellensburg

mwoodruff@kvnews.com

legals@kvnews.com

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

Sent: Thursday, May 24, 2018 10:30 AM

To: Megan Woodruff

Cc: Lindsey Ozbolt

Subject: LP-17-00007 Swauk Valley Ranch

Megan,

Could you run this one for tomorrow?

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: [Megan Woodruff](#)
To: [Dusty Pilkington](#)
Subject: Confirmation: Ad 1768132 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Ranch
Date: Thursday, May 24, 2018 10:49:26 AM
Attachments: [AD1768132_jnl.pdf](#)

Good morning Dusty!

Please see attached for your legal proof scheduled to run tomorrow, May 25.

Please let me know as soon as possible if you approve.

Thank you!

Megan Woodruff

Legal Specialist / Advertising Assistant

Daily Record, Ellensburg

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Sent: Thursday, May 24, 2018 10:30 AM

To: Megan Woodruff

Cc: Lindsey Ozbolt

Subject: LP-17-00007 Swauk Valley Ranch

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Thanks,

Dusty Pilkington

Planner I

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dusty.pilkington@co.kittitas.wa.us

Notice: Email sent to Kittitas County may be subject to public disclosure as required by law.
message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Dusty Pilkington](#)
To: "Megan Woodruff"
Cc: [Lindsey Ozbolt](#)
Subject: LP-17-00007 Swauk Valley Ranch
Date: Thursday, May 24, 2018 10:30:04 AM
Attachments: [Notice of Decision--NOT SEPA--Published.11.0310 \(Autosaved\).doc](#)

Megan,

Could you run this one for tomorrow?

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

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204
(509)925-1414
Fax (509)925-5696

ORDER CONFIRMATION

Salesperson: MEGAN WOODRUFF Printed at 05/24/18 11:11 by mw018

Acct #: 84329 Ad #: 1768132 Status: New WHOLD
KC COMMUNITY DEVELOPMENT SERVICES Start: 05/25/2018 Stop: 05/25/2018
411 N. RUBY ST, SUITE 2 Times Ord: 1 Times Run: ***
ELLENSBURG WA 98926 STD6 2.00 X 4.76 Words: 255
Total STD6 9.52
Class: 0001 LEGAL NOTICES
Rate: LEG2 Cost: 83.11
Affidavits: 1
Contact: STEPH MIFFLIN Ad Descrpt: N/DEC LP-17-00007 SWAUK V
Phone: (509)962-7506 Given by: DUSTY PILKINGTON
Fax#: P.O. #: LP1700007/PILKINGTON
Email: jeff.watson@co.kittitas.wa.u Created: mw018 05/24/18 10:44
Agency: Last Changed: mw018 05/24/18 11:11

PUB ZONE EDT TP RUN DATES
DR A 97 S 05/25
DRWN LEG2 97 S 05/25

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Quote from Daily Record/Kittitas County Publishing (509) 925-1414
This ad will run as quoted unless cancellation is received. Please contact your sales rep 24 hours prior to first run date to cancel order.

Name (print or type) Name (signature)

(CONTINUED ON NEXT PAGE)

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204
(509)925-1414
Fax (509)925-5696

ORDER CONFIRMATION (CONTINUED)

Salesperson: MEGAN WOODRUFF

Printed at 05/24/18 11:11 by mwol8

Acct #: 84329

Ad #: 1768132

Status: New WHOLD WHOI

NOTICE OF DECISION

LP-17-00007 Swauk Valley Ranch Conservation Plat

Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that Kittitas County did on May 25th, 2018 approve a proposal by Alex Cordas to divide parcel #207734 (151 acres) into one 130.72 acre lot, two 4.99 acre lots, and 9.54 acre lot pursuant to Kittitas County Code Chapter 16.09 Cluster Platting, Conservation And Agricultural Platting. The project is located approximately 8 miles northwest of Ellensburg on parcel number 207734, bearing Assessor's Map Number 19-17-20000-0015 in a portion of Section 20 T19N, R17E, WM, in a location zoned Agriculture 20.

A copy of the Kittitas County Conditional Preliminary Approval and other related file documents may be examined at Kittitas County Community Development Services, 411 N. Ruby Suite 2, Ellensburg, WA 98926, or online at [http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Short Plats](http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Short%20Plats). Community Development Services can be reached at (509) 962-7506.

Kittitas County Code (Chapter 15A.07.010) stipulates that an appeal of this land use decision must be filed within 10 (ten) working days by submitting specific factual objections and a fee of \$1400.00 to the Kittitas County Board of Commissioners at 205 West 5th Ave., Room 108 Ellensburg, WA 98926. The appeal deadline for this project is June 11th, 2018 at 5:00 p.m.

If you have any questions, please do not hesitate to contact Dusty Pilkington, Staff Planner, at (509) 962-7079, or via email at dusty.pilkington@co.kittitas.wa.us.

Notice of Decision: Friday, May 25th, 2018

Application Received: October 11th, 2017

Application Complete: November 3rd, 2017

Publication Date Daily Record: Friday, May 25th, 2018

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204
(509)925-1414
Fax (509)925-5696

ORDER CONFIRMATION

Salesperson: MEGAN WOODRUFF

Printed at 05/24/18 11:11 by mwo18

Acct #: 84329

Ad #: 1768132

Status: New WHOLD

KC COMMUNITY DEVELOPMENT SERVICES
411 N. RUBY ST, SUITE 2
ELLENSBURG WA 98926

Start: 05/25/2018 Stop: 05/25/2018
Times Ord: 1 Times Run: ***
STD6 2.00 X 4.76 Words: 255
Total STD6 9.52
Class: 0001 LEGAL NOTICES
Rate: LEG2 Cost: 83.11
Affidavits: 1

Contact: STEPH MIFFLIN
Phone: (509)962-7506
Fax#:
Email: jeff.watson@co.kittitas.wa.u
Agency:

Ad Descrpt: N/DEC LP-17-00007 SWAUK V
Given by: DUSTY PILKINGTON
P.O. #: LP1700007/PILKINGTON
Created: mwo18 05/24/18 10:44
Last Changed: mwo18 05/24/18 11:11

PUB ZONE EDT TP RUN DATES
DR A 97 S 05/25
DRWN LEG2 97 S 05/25

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Lindsay Ozbolt
Name (print or type)

Dusty Pilkington
Name (signature)

(CONTINUED ON NEXT PAGE)

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POCATELLO ID 83204
(509)925-1414
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Salesperson: MEGAN WOODRUFF

Printed at 05/24/18 11:11 by mwo18

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LP-17-00007 Swauk Valley Ranch Conservation Plat

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A copy of the Kittitas County Conditional Preliminary Approval and other related file documents may be examined at Kittitas County Community Development Services, 411 N. Ruby Suite 2, Ellensburg, WA 98926, or online at [http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Short Plats](http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Short%20Plats). Community Development Services can be reached at (509) 962-7506.

Kittitas County Code (Chapter 15A.07.010) stipulates that an appeal of this land use decision must be filed within 10 (ten) working days by submitting specific factual objections and a fee of \$1400.00 to the Kittitas County Board of Commissioners at 205 West 5th Ave., Room 108 Ellensburg, WA 98926. The appeal deadline for this project is June 11th, 2018 at 5:00 p.m.

If you have any questions, please do not hesitate to contact Dusty Pilkington, Staff Planner, at (509) 962-7079, or via email at dusty.pilkington@co.kittitas.wa.us.

Notice of Decision: Friday, May 25th, 2018
Application Received: October 11th, 2017
Application Complete: November 3rd, 2017
Publication Date Daily Record: Friday, May 25th, 2018

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204
(509)925-1414
Fax (509)925-5696

ORDER CONFIRMATION

Salesperson: MEGAN WOODRUFF Printed at 05/24/18 10:47 by mw018

Acct #: 84329 Ad #: 1768132 Status: New WHOLD
KC COMMUNITY DEVELOPMENT SERVICES Start: 05/25/2018 Stop: 05/25/2018
411 N. RUBY ST, SUITE 2 Times Ord: 1 Times Run: ***
ELLENSBURG WA 98926 STD6 2.00 X 4.76 Words: 254
Total STD6 9.52
Class: 0001 LEGAL NOTICES
Rate: LEG2 Cost: 83.11
Affidavits: 1
Contact: STEPH MIFFLIN Ad Descrpt: N/DEC LP-17-00007 SWAUK V
Phone: (509)962-7506 Given by: DUSTY PILKINGTON
Fax#: P.O. #: LP1700007/PILKINGTON
Email: jeff.watson@co.kittitas.wa.u Created: mw018 05/24/18 10:44
Agency: Last Changed: mw018 05/24/18 10:47

PUB ZONE EDT TP RUN DATES
DR A 97 S 05/25
DRWN LEG2 97 S 05/25

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Quote from Daily Record/Kittitas County Publishing (509) 925-1414
This ad will run as quoted unless cancellation is received. Please contact your sales rep 24 hours prior to first run date to cancel order.

Name (print or type)

Name (signature)

(CONTINUED ON NEXT PAGE)

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204
(509)925-1414
Fax (509)925-5696

ORDER CONFIRMATION (CONTINUED)

Salesperson: MEGAN WOODRUFF

Printed at 05/24/18 10:47 by mwol8

Acct #: 84329

Ad #: 1768132

Status: New WHOLD WHOI

NOTICE OF DECISION

LP-17-00007 Swuak Valley Ranch Conservation Plat

Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that Kittitas County did on May 25th, 2018 approve a proposal by Alex Cordas to divide parcel #207734 (151 acres) into one 130.72 acre lot, two 4.99 acre lots, and 9.54 acre lot pursuant to Kittitas County Code Chapter 16.09 Cluster Platting, Conservation And Agricultural Platting. The project is located approximately 8 miles northwest of Ellensburg on parcel number 207734, bearing Assessor's Map Number 19-17-20000-0015 in a portion of Section 20 T19N, R17E, WM, in a location zoned Agriculture 20.

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LP-17-00007 Swuak Valley Ranch Conservation Plat

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KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

“Building Partnerships – Building Communities”

NOTICE OF DECISION

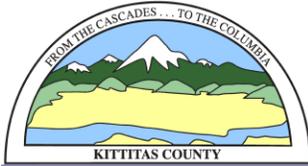
Date of this Notice of Decision: May 25th, 2018
Date of Decision: May 25th, 2018
Project Name (File Number): LP-17-00007 Swauk Valley Ranch Conservation Plat

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If you have any questions, please do not hesitate to contact Dusty Pilkington, Staff Planner, at (509) 962-7079, or via email at dusty.pilkington@mail.weber.edu.



Swauk Valley Plat
File Number LP-17-00007
FINDINGS OF FACT, DECISION AND CONDITIONS OF APPROVAL

I. GENERAL INFORMATION

Requested Action: Alex Cordas, agent for Swauk Valley Ranch, LLC, is proposing a 4 lot conservation short plat which will divide parcel #207734 (151 acres) into one 130.72 acre lot, two 4.99 acre lots, and 9.54 acre lot.

Location: The subject property is located approximately located approximately 8 miles northwest of Ellensburg, in portions of Section 17 and 20, T19N, R17E, WM in Kittitas County, bearing Assessor's map number: 19-17-20000-0015.

SITE INFORMATION

Total Property Size:	151 Acres
Number of existing lots:	1
Number of proposed lots:	4
Domestic Water:	Class B Well System
Existing sewage Disposal:	Existing Septic on Parcel B
Power/Electricity:	Kittitas County PUD
Fire District:	Fire District 7
Irrigation District(s):	None

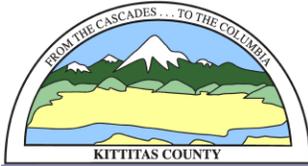
Site Characteristics: The site is relatively flat field/pasture with one existing residence.

North: Partially Developed, BPA Right of Way
South: Partially Developed, Swauk Creek
East: Tributary to Swauk Creek, BPA Right of Way
West: Tributary to Swauk Creek

Access: Access to the parcel is provided from State Route 10.

II. ADMINISTRATIVE REVIEW

Notice of Application: A plat application was submitted to Community Development Services on October 11th, 2017. On October 26th, 2017, the application was deemed incomplete, and a revised plat application was requested. The application was deemed complete on November 3rd, 2017. On November 16th, 2017, a Notice of Application was sent to agencies with jurisdiction. Notice of Application was sent to all property owners within 500 feet of the project site. On December 22nd, 2017, a request for additional information was sent. On February 20th, 2018, additional information was requested. On February 28th,



2018, a corrected request for additional information was sent. On April 11th, 2018, a revised plat drawing was submitted in response to the request for additional information. The revised plat drawing reduced the number of requested lots, and the proposal was processed administratively as a short plat.

Designated Permit Coordinator (staff contact): Dusty Pilkington, Staff Planner. P: (509) 962-7079, E: dusty.pilkington@co.kittitas.wa.us.

III. ZONING AND DEVELOPMENT STANDARDS

The subject property is located approximately 9 miles north west of the City of Ellensburg on State Route 10 and has a zoning designation of Agriculture 20. The purpose and intent of this zone is to provide for an area where farming, ranching and rural life styles are dominant characteristics. The intent of this zoning classification is to preserve fertile farmland from encroachment by nonagricultural land uses; and protect the rights and traditions of those engaged in agriculture. This project is being proposed under KCC 16.32.050 Short Plat Requirements and 16.09 Cluster Platting, Conservation, and Agricultural Platting. Specifically, this request is for a short plat.

KCC 16.09 Cluster Platting, Conservation and Agricultural Platting:

16.09.025 Applicability:

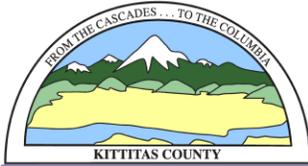
2. Conservation and Agricultural platting is permitted in the following zone classifications, provided the parcel or combination of contiguous parcels meets the following required minimum land area:
 - a. Agriculture 20, with a minimum land area of forty (40) acres which 40 acres may be in one (1) or more tax parcels, provided, however, if the applicant relies on more than one tax parcel all tax parcels relied on must be; i) used for agricultural activities as that term is defined in [RCW 90.58.065\(2\)\(a\)](#); and ii) be designated as open space or as farm and agriculture land under [Chapter 84.34 RCW](#); and iii) be owned by the same individual or entity for a minimum of 5 years; and iv) all parcels relied on shall be contiguous with the other parcels, but, parcels separated by county roads, streams and irrigation canals shall be deemed contiguous;

Staff Conclusions

Staff finds that the proposed conservation short plat is consistent with all applicable Washington State and Kittitas County code sections. The subject parcel falls within the Agriculture 20 zoning classification and exceeds the minimum parcel size necessary for conservation platting.

16.09.040 Development Regulations.

1. Cluster plats, Conservation and Agricultural plats are subject to the following provisions:
 - a. Notification Requirement. If appropriate, the final plat and all conveyance instruments shall contain the following notice: "The subject property is within or near existing agricultural or other natural resource areas on which a variety of activities may occur that are not compatible with residential development for certain periods of varying duration. Agricultural or other natural resource activities performed in accordance with county, state and federal laws are not subject to legal action as public nuisances. Kittitas County has adopted right to farm provisions contained in the Section 17.74 of the Kittitas County Zoning Code."



parcels. For the purposes of this condition, improved recreational facilities shall be those which exceed \$100,000 in value.

4. Non-buildable Lots. Any lots created specifically for, or dominated by, easements, roadways, storm water retention facilities, septic facilities or other purposes and as a result are non-buildable shall be proportionately owned by tenants in the common, and retained by each home owner, and will be assessed, taxed, and foreclosed upon each building lot not fulfilling their obligation.
6. Conservation plats are subject to the following provisions:
 - a. The conservation development does not exceed the density permitted by the zone in which the development is located;
 - b. No conservation plat is adjacent to another cluster or conservation plat so that the total conservation development exceeds six (6) units unless the proposed developments are separated by an existing County road;
 - c. In a residential development in a conservation plat, lots must be located adjacent to one another upon no more than fifty percent (50%) of the total property being divided.
 - d. Seventy percent (70%) of the land outside of the conservation cluster remains in open space for resource use in perpetuity. Open space in conservation plats may either be held in common ownership, owned by a conservation entity, or remain in the ownership of the farmstead or resource parcel.

Staff Conclusions

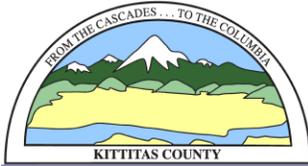
Staff finds that the proposed short plat is consistent with these provisions, as conditioned. Appropriate plat notes shall be added to the final plat pursuant to 16.09.040(1)(a). After review of shorelines, critical areas, and review of access and fire life safety concerns by relevant agencies, planning staff review has found the proposal consistent with 16.09.040(1) (b-e). As conditioned, the proposal is consistent with 16.09.040(1)(f-g) and 16.09.040(2-4) concerning the open space tract. As proposed, the development meets 16.09.040(6).

16.09.060 Lot Size:

1. Generally: The size of the lots to be developed shall be no larger than necessary to meet the minimum Washington State Department of Health requirements and the Kittitas County Code.
2. Exceptions:
 - a. The existing farmstead lot can be up to ten (10) acres in size; and
 - b. New lots may be as large as five (5) acres if building envelopes are established on the plat that ensure the same development pattern that would occur with smaller lots created consistent with subsection 16.09.060.1 above.
 - c. Agricultural plats.

Staff Conclusions

The proposal is consistent with 16.09.060, with new all new lots under 5 acres in size, and the existing farmstead lot below 10 acres in size.



KCC 16.32.050 Short plat review: The planning official shall be vested with the responsibility of processing short plat applications. The county shall review and consider the proposed short subdivision with regard to:

1. Its conformance with all county subdivision, zoning, health and sanitation, roads and bridges, and fire and life safety regulations and with laws adopted by the state of Washington.
2. Its conformance to all standards and improvements required under this title.
3. Potential hazards created by flood potential, landslides, etc.
4. Provisions for all improvements and easements (roads, ditches, etc.) required by this title.
5. Access for all proposed lots or parcels by way of a dedicated road right-of-way or easement.
6. All other relevant facts which may determine whether the public interest will be served by approval of the proposed subdivision.
7. Lots or parcels created by the final platting of a subdivision or short subdivision may not be further divided within a five-year period without filing of a final plat; except as provided for in [RCW 58.17.060](#)
8. Its compliance with [Kittitas County Code Chapter 13.35](#), Adequate Water Supply Determination or work voluntarily with Kittitas County to develop an authorized conservation easement, see section 16.08.061.

Staff Conclusions

Staff finds that the proposed short plat is consistent with all applicable Washington State and Kittitas County code sections. A critical area review was performed and appropriate conditions applied to mitigate habitat and shorelines concerns. Agencies with jurisdiction have had opportunity to comment on the proposal to address concerns related to floods, landslides, easements, and rights of way. An Adequate Water Supply Determination has been submitted for the project.

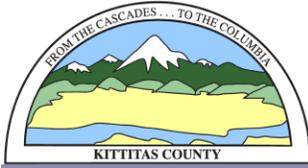
IV. COMPREHENSIVE PLAN

The Kittitas County Comprehensive Plan designates the proposal as a short plat in a Rural Working Land Use. Kittitas County has established the following goals and policies to guide activities in Rural Working Land Use zones. These goals and policies were developed in response to identified needs within the county, and support the County Wide Planning Policies:

GPO 8.12 Incentive-based land use strategies will be examined and adopted to encourage land uses which are compatible to the rural environment.

Staff Consistency Statement: Conservation plats have been established by the County to support this GPO and the proposed subdivision is consistent with conservation platting.

GPO 8.13 Encourage development activities and establish development standards which enhance or result in the preservation of rural lands.



Staff Consistency Statement: The proposed subdivision supports this GPO by conserving 130.72 acres in perpetuity, and providing limited building envelopes.

GPO 8.14 Allow for a variety of rural densities which maintain and recognize rural character, agricultural activities, rural community and development patterns, open spaces and recreational opportunities.

Staff Consistency Statement: The proposed subdivision provides variation in density while conserving rural lands.

GPO 8.14A Only allow comprehensive plan amendments, rezones, bonus densities, and other measures that increase rural densities where adequate supplies of potable water are available that will not adversely affect surface and ground water and agriculture.

Staff Consistency Statement: The applicant has demonstrated Adequate Water Supply by providing an Adequate Water Supply determination approved by Kittitas County Environmental Health.

GPO 8.41 Creative land use techniques such as TDRs and small cluster development suitable to rural character shall be considered to aid in preservation of farmland.

Staff Consistency Statement: The proposed conservation short plat achieves this GPO by creating a small cluster development with open space in perpetuity.

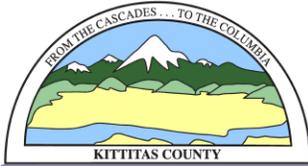
GPO 8.44 Growth and development in Rural lands will be planned to minimize impacts upon adjacent natural resource lands.

Staff Consistency Statement: Limited building envelopes and open space provisions achieve this GPO.

The Swauk Valley conservation short plat as proposed is consistent with the Kittitas County Comprehensive Plan GPO listed above. The proposal, as conditioned, preserves the rural character and is not a detriment to neighboring agricultural activities. The property involved is adequately served by local services, meets density requirements for the zoning designation, and adequately protects adjacent water resources with appropriate setbacks.

V. ENVIRONMENTAL REVIEW

Based upon an initial Critical Area review, CDS determined that the Swauk Valley short plat was exempt from SEPA review via WAC 197-11-800 (6)(d). CDS critical areas review identified Swauk Creek, classified as a Shoreline of the State, and a tributary crossing the property. Comments from the Washington Department of Fish and Wildlife identified concerns with the fish bearing stream. Washington State Department of Ecology comments identified concerns with possible wetland vegetation, and shorelines of the state. As conditioned, these concerns have been addressed.



VI. AGENCY AND PUBLIC COMMENTS

Applicable agencies, adjacent property owners, and interested parties have been given the opportunity to review this proposal. All comments received are on file with CDS and available for public review.

VII. PROJECT ANALYSIS

In review of this proposal it is important to consider the goals and policies of the comprehensive plan, applicable county code, public and agency comments, any identified environmental concerns and state and federal requirements. Identified below is planning staff's analysis and consistency review for the subject application.

Consistency with the Comprehensive Plan:

The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan. As referenced above in Section V of this staff report, this proposal is located within the Rural Working land use designation and the following Comprehensive Plan GPOs apply to this proposal: GPO 8.12, 8.13, 8.14, 8.14A, 8.41, and 8.44. Kittitas County values its rural lands and critical areas, while retaining the private property rights of individuals. The applicant is proposing a conservation short plat parcel division consistent with the goals, policies, and objectives of the land use designation. As conditioned, this proposal is consistent with the County's Comprehensive Plan.

Consistency with the provisions of KCC 17A, Critical Areas:

Staff conducted an administrative critical area review in accordance with KCC 17A. GIS information indicates a type 2 stream feeding into Swauk Creek. The stream has been field verified and a 100 foot buffer is shown on the face of the plat drawings.

Consistency with the provisions of KCC 17.29, Agriculture 20 Zone:

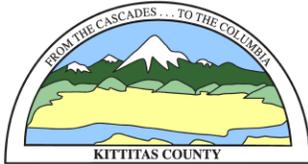
This proposal is consistent with the provisions of KCC 17.29 as conditioned.

Consistency with the provisions of KCC 16.09, Cluster Platting, Conservation and Agricultural Platting:

This proposed subdivision is consistent with the provisions of 16.09 as conditioned.

Consistency with the provisions of KCC 16.32.050, Short Plat Review:

This proposal, as conditioned, is consistent with the Kittitas County Short Plat Review requirements. The proposal; 1) conforms to all county subdivision, zoning, health and sanitation, roads and bridges, and fire and life safety regulations and with laws adopted by the state of Washington, 2) conforms to all standards and improvements required under this title, 3) addresses hazards created by flood potential, landslides, etc., 4) makes provisions for all improvements and easements, 5) outlines access for all proposed lots, 6) indicates no hindrance to the public interest, 7) is not being further divided from an incomplete plat, and 8) complies with KCC 13.35 to determine adequate water supply.



Consistency with the provisions of the KCC Title 14.04, Building Code:

This proposal is consistent with the provisions of KCC 14.04.

Consistency with the provisions of KCC Title 12, Roads and Bridges:

This proposal is consistent with the provisions of KCC Title 12.

Consistency with the provisions of KCC Title 20, Fire and Life Safety:

As conditioned, the proposal is consistent with the provisions of KCC Title 20.

Agency Comments:

The following agencies provided comments during the comment period: Kittitas County Public Works, Kittitas County Public Health, Kittitas Reclamation District, Washington State Department of Transportation, Washington Department of Archeology and Historic Preservation, the Yakama Nation, the Washington State Department of Fish and Wildlife, and the Washington State Department of Ecology. At the completion of the comment period, all comments were provided to the applicant/agent of this proposal. All comments are on file and available for public review.

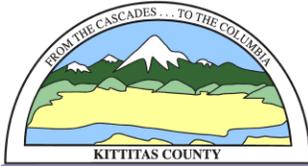
Washington State Department of Fish and Wildlife submitted concerns during the comment period recommending revisions to the plat showing all critical area and shoreline buffers and setbacks, along with a wetland delineation. The Department of Ecology also noted concerns with shorelines and critical areas buffers, requesting a wetlands delineation and verification of the Swauk Creek Ordinary High Water Mark. The Washington Department of Archeology and Historic Preservation requested an archeological survey prior to any ground disturbing activity. The Yakama Nation stated that the subject property contains two archeological resources considered potentially eligible for the National Register of Historic Places, and requested an archeological survey prior to any ground disturbing activity. The Kittitas County Public Health Department requested soil logs prior to preliminary plat approval and a well log with a water mitigation certificate prior to final plat approval.

Public Comments:

There were no public comments submitted during the comment period.

VIII. FINDINGS OF FACT

1. Alex Cordas, agent for Swauk Valley Rach, LLC, is proposing a 4 lot conservation short plat which will divide parcel #207734 (151 acres) into one 130.72 acres lot, two 4.99 acres lots, and 9.54 acre lot.
2. The subject property is located approximately located approximately 8 miles northwest of Ellensburg, in portions of Section 17 and 20, T19N, R17E, WM in Kittitas County, bearing Assessor's map number: 19-17-20000-0015.



3. Site Information:

Total Property Size:	151 Acres
Number of existing lots:	1
Number of proposed lots:	4
Domestic Water:	Class B Well System
Existing sewage Disposal:	Existing Septic on Parcel B
Power/Electricity:	Kittitas County PUD
Fire District:	Fire District 7
Irrigation District(s):	None

4. Site Characteristics: The site is relatively flat field/pasture with one existing residence.

<u>North:</u>	Partially Developed, BPA Right of Way
<u>South:</u>	Partially Developed, Swauk Creek
<u>East:</u>	Tributary to Swauk Creek, BPA Right of Way
<u>West:</u>	Tributary to Swauk Creek

Access: Access to the parcel is provided from State Route 10.

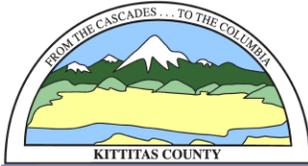
5. The Comprehensive Plan land use designation is "Rural Working."

6. The subject property is zoned "Agriculture 20".

7. Notice of Application: A plat application was submitted to Community Development Services on October 11th, 2017. On October 26th, 2017, the application was deemed incomplete, and a revised plat application was requested. The application was deemed complete on November 3rd, 2017. On November 16th, 2017, a Notice of Application was sent to agencies with jurisdiction. Notice of Application was sent to all property owners within 500 feet of the project site On December 22nd, 2017, a request for additional information was sent. On February 20th, 2018, more additional information was requested. On February 28th, 2018, a corrected request for additional information was sent. On April 11th, 2018, a revised plat drawing was submitted in response to the request for additional information.

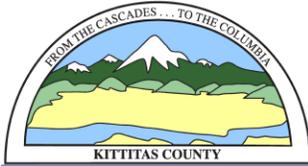
8. The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan. As referenced above in Section V of this staff report, this proposal is located within the Rural Working land use designation and the following Comprehensive Plan GPOs apply to this proposal: GPO 8.12, 8.13, 8.14, 8.14A, 8.41, and 8.44. Kittitas County values its rural lands and critical areas, while retaining the private property rights of individuals. The applicant is proposing a conservation short plat parcel division consistent with the goals, policies, and objectives of the land use designation. As conditioned, this proposal is consistent with the County's Comprehensive Plan.

9. Staff finds that the proposed short plat is consistent with KCC 16.09.040 as conditioned. Appropriate plat notes shall be added to the final plat pursuant to 16.09.040(1)(a), and other conditions to meet the intent of conservation platting. Staff review has found the proposal



consistent with 16.09.040(1) (b-e). As conditioned, the proposal is consistent with 16.09.0401(f-g) and 16.09.040(2-4). The proposal is consistent with 16.09.040(6) and 16.09.060.

10. The proposal is consistent with Kittitas County Subdivision Code 16.32.050, Short Plat Review. Staff finds that the proposed short plat is consistent with all applicable Washington State and Kittitas County code sections. Environmental review was performed and appropriate conditions applied to mitigate critical areas and shorelines concerns.
11. The following agencies provided comments during the comment period: Kittitas County Public Works, Kittitas County Public Health, Kittitas Reclamation District, Washington State Department of Transportation, Washington Department of Archeology and Historic Preservation, the Yakama Nation, the Washington State Department of Fish and Wildlife, and the Washington State Department of Ecology. All comments are on file with CDS and available for public review.
12. No comments from the public were received as of the time of this staff report.
13. SEPA review was not required under WAC 197-11-800 (6)(d), "Except upon lands covered by water, the approval of short plats or short subdivisions pursuant to the procedures required by RCW [58.17.060](#), and short plats or short subdivisions within the original short subdivision boundaries provided the cumulative divisions do not exceed the total lots allowed to be created under RCW [58.17.020](#)."
14. Private road standards must be consistent with KCC 12.04.070, 12.04.080, and 12.04.090.
15. Access and driveways must be consistent with KCC 12.05.
16. Kittitas County Public Health requires water mitigation under KCC 13.35.027 and KCC 13.35.020 prior to final approval of a short plat.
17. KVFR requires consistency with KCC Title 20 upon issuance of any building permits.
18. The current on-site sewage system has sufficient capacity to accommodate 8.3 bedrooms. Soil logs are required on the proposed lots.
19. The subject property is adjacent to a Washington State Department of Transportation State Route.
20. The proposal must be consistent with WAC 246-291, KCC 13.35.027, 13.35.020, 16.20.040, 16.12.030, 16.12.020, and 16.24.210.
21. The subject property contains two archeological resources that are considered potentially eligible to the National Register of Historic Places.



22. Vegetation shifts and hydrologic signatures on the parcel suggest possible riverine wetlands on the subject property.
23. The proposed plat intersects a type 2 tributary of Swauk Creek, with a 100 foot critical area buffer.
24. The proposed plat intersects the Rural Conservancy designation associated with Swauk Creek.
25. The proposal must be consistent with KCC Title 20 Fire and Life Safety.

IX. CONCLUSIONS

1. As conditioned, the proposal meets the goals, policies and implementation recommendations as set forth in the Kittitas County Comprehensive Plan.
2. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
3. As conditioned the proposal is consistent with Kittitas County Code Title 16.09 Cluster Title 16.32 Short Plat Requirements.
4. As conditioned, the proposal is consistent with Kittitas County Code Title 17 Zoning, Title 17A Critical Areas, Title 14.04 Building Code, Title 12 Roads and Bridges, and Title 20 Fire and Life Safety.

X. DECISION AND CONDITIONS OF APPROVAL

Kittitas County Community Development Services grants *preliminary approval* of the Swauk Valley LP-17-00007 based on the above staff analysis, findings of fact, and conclusions with the following conditions of approval.

Conditions of Approval:

Critical Areas

1. Future building on all lots shall be located a minimum of 100 feet landward of the OHWM of Swauk Creek tributaries within the subdivision.
2. Swauk Creek tributaries shall be delineated on the final mylar and indicate the 100 foot vegetated buffer.
3. The 200' shoreline buffer from the OHWM of Swauk Creek shall be delineated on the final mylar.



4. A 100' vegetated buffer and an additional 15' construction setback shall be observed from the OHWM of Swauk Creek . Within 200' of the Swauk Creek OHWM, development shall require a shoreline exemption if listed in SMP 7.3(2). All other development will require shoreline permitting pursuant to KCC 17B.

Water/Sewer

5. Proof of water adequacy including a well log or 4 hour draw down test, and a mitigation certificate for each proposed lot shall be submitted to Kittitas County prior to final approval.
6. A signed SMA (Satellite Management Agency) contract is needed for this system as it is a requirement of all Group B water systems pursuant to WAC 246-291 and shall be provided prior to final plat approval.

Roads and Transportation

7. A copy of access approval/permit from WSDOT allowing for the change in use shall be provided prior to final plat approval.
8. The private road and driveway easements shall be clearly depicted on the face of the plat in accordance with the driveway standards as shown in the Kittitas County Code 12: section 12.04.080 table 4-4 Private Road Minimum Design Standards.
9. This application is subject to the latest revision of the Kittitas County Road Standards, dated 12/15/15.
10. When a road extends more than 150' from the centerline of a County road or other publicly maintained road or serves more than three lots, a turnaround shall be provided. The turnaround may be a hammerhead for roads serving four or less lots/units or for a land use development activity occurring prior to the end of the road. Cul-de-sac and hammerhead designs must conform to the specifications of the International Fire Code. A cul-de-sac shall have an easement diameter of at least 110 feet and a driving surface of at least 96 feet in diameter.
11. A driveway shall serve no more than two tax parcels. See Kittitas County Road Standards, 12/15/15 edition.
 - a. New access easements shall be a minimum of 30' wide. The roadway width shall have minimum width of 12' if the length of the driveway is less than 150', or 16' if the length of the driveway is more than 150'.
 - b. Maximum grade shall be 15%.
 - c. Crushed surface depth per WSDOT standards.
 - d. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.



e. Any further subdivision or lots to be served by proposed access may result in further access requirements.

12. Plat Approvals: All plats must show the acceptance signature of the County Engineer. The acceptance block shall be as follows (per KCC 16.24.170):

EXAMINED AND APPROVED

This ____ day of ____, A.D., 20__.

Kittitas County Engineer

13. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.

14. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.

15. Access Permit: An approved access permit shall be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right of way.

16. Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.

17. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.

18. Mailbox Placement: The U.S. Postal Service requires that private roads with 6 or more residences install USPS approved Cluster Box Units (CBUs) at a safe location at the mouth of the private road. Contact your local Post Office for location and additional design requirements before beginning construction.

Fire & Life Safety

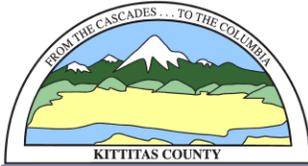
19. Access will be fully compliant with current IFC-Appendix D.

20. Addressing to buildings shall be clearly visible from both directions of travel.

21. Construction shall meet WUI (Wildlife Urban Interface) standards.

Historic and Cultural Preservation

22. An archeological survey prepared by a qualified professional shall be conducted prior to final plat approval.



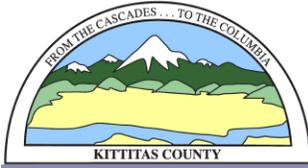
23. Should ground disturbing or other activities related to the proposed subdivision result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area and contact be made with the Washington State Department of Archaeology and Historic Preservation (DAHP). Work shall remain suspended until the find is assessed and appropriate consultation is conducted. Should human remains be inadvertently discovered, as dictated by Washington State RCW 27.44.055, work shall be immediately halted in the area and contact made with the coroner and local law enforcement in the most expeditious manner possible.

Open Space

24. The final plat shall include plat notes and appropriate covenants and restrictions ensuring that the open space tract will not be further developed or subdivided in the future.
25. The applicant will place the open space tract of 130.72 acres in Open Space for perpetuity and will be designated on the final Mylar.
26. The use of the open space area will be for passive and active recreational uses as allowed in KCC 16.09.

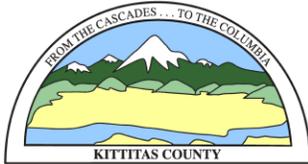
Plat Notes

27. The following plat notes shall be recorded on the final mylar drawings:
- a. All development must comply with International Fire Code.
 - b. All water proposed to be used must be obtained from a water budget neutral source and meet conditions of Kittitas County Code 13.35.
 - c. Metering is required for all new uses of domestic water for residential well connections and usage must be recorded in a manner consistent with Kittitas County Code Chapter 13.35.027 and Ecology regulations.
 - d. The approval of this division of land provides no guarantee that use of water under the ground water exemption (RCW 90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law.
 - e. Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards. This requirement will include the hard surface paving of any street or road surfaced originally with gravel.
 - f. Maintenance of the access is the responsibility of the property owners who benefit from its use.



- g. An approved access permit will be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right-of-way.
 - h. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
 - i. A public utility easement 10 feet in width is reserved along all lot lines. The 10 foot easement shall abut the exterior plat boundary and shall be divided by 5 feet on each side of interior lot lines. Said easement may also be used for irrigation.
 - j. The subject property is within or near existing agricultural or other natural resource areas on which a variety of activities may occur that are not compatible with residential development for certain periods of varying duration. Agricultural or other natural resource activities performed in accordance with county, state and federal laws are not subject to legal action as public nuisances. Kittitas County has adopted right to farm provisions contained in the Section 17.74 of the Kittitas County Zoning Code."
 - k. This short plat was platted as a conservation plat pursuant to KCC 16.09. Conservation platting allows for an alternative method for land division while conserving resource lands and preserving rural character. Future subdivision shall not exceed the maximum density allowed in the Agriculture 20 zone of this entire short plat. Pursuant to KCC 16.09.040(6), development within the platted parcels shall respect the underlying density of the Agriculture 20 zone.
- 28.** Taxes must be paid in full on all tax parcels involved in this land use action as required by Washington State Law (RCWs 84.40.042 & 84.56.345), prior to final plat approval and recording.
- 29.** It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.

From these conclusions and findings, the proposed Short Plat is granted *PRELIMINARY APPROVAL* with the above conditions. Kittitas County Code (Chapter 15A.07.010) stipulates that an appeal of this administrative land use decision must be filed within 10 (ten) working days by submitting specific factual objections and a fee of \$1,400 to the Kittitas County Board of Commissioners at 205 West 5th, Room 108 Ellensburg, WA 98926. The appeal deadline for this project is June 11th, 2018 at 5:00p.m.



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

"Building Partnerships – Building Communities"

CDS@CO.KITTITAS.WA.US

Responsible Official _____ *Dusty Pilkington*
Dusty Pilkington

Title: Planner I

Address: Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA. 98926
Phone: (509) 962-7506 Fax: (509) 962-7682

Date: May 25th, 2018

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-46568858

GUARANTEE

CHICAGO TITLE INSURANCE COMPANY, a Florida corporation, herein called the Company, guarantees the Assured against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

PLEASE NOTE CAREFULLY THE LIABILITY EXCLUSIONS AND LIMITATIONS AND THE SPECIFIC ASSURANCES AFFORDED BY THIS GUARANTEE. IF YOU WISH ADDITIONAL LIABILITY, OR ASSURANCES OTHER THAN AS CONTAINED HEREIN, PLEASE CONTACT THE COMPANY FOR FURTHER INFORMATION AS TO THE AVAILABILITY AND COST.

Dated: July 13, 2018

Issued by:

AmeriTitle, Inc.

101 W Fifth

Ellensburg, WA 98926

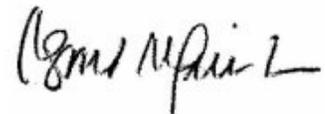
(509)925-1477



Authorized Signer

CHICAGO TITLE INSURANCE COMPANY



By: 

President

ATTEST


Secretary

Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.

Subdivision Guarantee Policy Number: 72156-46568858

AMENDED SUBDIVISION GUARANTEE

Order No.: 249548AM

Guarantee No.: 72156-46568858

Dated: July 13, 2018

Liability: \$1,000.00

Fee: \$350.00

Tax: \$29.05

Assured: Swauk Valley Ranch LLC

The assurances referred to on the face page are:

That, according to those public records with, under the recording laws, impart constructive notice of matters relative to the following described real property:

The North Half of the Northwest Quarter, the Southeast Quarter of the Northwest Quarter, and the Southwest Quarter of the Northeast Quarter of Section 20, Township 19 North, Range 17 East, W.M., in the County of Kittitas, State of Washington;

TOGETHER WITH:

The South 895.00 feet of the West 950.00 feet of the Southwest Quarter of the Southwest Quarter of Section 17, Township 19 North, Range 17 East, W.M., in the County of Kittitas, State of Washington;

EXCEPT:

1. A strip of land 100 feet in width across the Southeast Quarter of the Northwest Quarter of said Section 20, conveyed by M.C. Ballard and Minnie F. Ballard, his wife, to the Chicago, Milwaukee, and St. Paul Railway Company, by deed recorded October 1, 1907 in Book 16 of Deeds, page 222, under Auditor's File No. 19639;

2. That portion of the Southwest Quarter of the Northeast Quarter of said Section 20 contained within the description of Deed recorded June 6, 1923, under Auditor's File No. 69790, Book 39 of Deeds, page 43, conveyed by Marion Moore and Frances Moore to Cascade Lumber Company.

3. That portion within the Southwest Quarter of the Northeast Quarter of said Section 20 conveyed to the United States of America by deed recorded September 16, 1931, in Book 49 of Deeds, page 549, under Auditor's File No. 106652, described as follows:

Beginning at a point within the Southwest Quarter of the northeast Quarter of said Section 20, which point is South 37°38" West, 3348.0 feet from the Northeast corner of said Section 20; thence North 3°40' East, 398.0 feet; thence North 86°20' West, 198.6 feet; thence South 12°20' West, 275.0 feet, thence South 32°03' East, 173.0 feet; thence South 88°43' East, 126.1 feet to the point of beginning.

4. Those portions conveyed to the State of Washington for highway by deeds recorded November 16, 1928, October 27, 1930, May 12, 1931, July 10, 1939, and July 13, 1953 in Book 47 of Deeds, page 28, Book 49 of Deeds, page 60, Book 49 of Deeds, page 385, Book 61 of Deeds, page 231, and Book 92 of Deeds, pages 107 and 109, under Auditor's File No. 93163, 102841, 105134, 148158, 238539 and 238542, respectively.

5. Right-of-way for Burlington Northern Railroad.

Subdivision Guarantee Policy Number: 72156-46568858

6. Any rights-of-way for Kittitas Reclamation District as indicated by acquisition blueprints for the Southwest Quarter of the Northeast Quarter.

Title to said real property is vested in:

Swauk Valley Ranch, LLC, a Washington limited liability company

END OF SCHEDULE A

(SCHEDULE B)

Order No: 249548AM
Policy No: 72156-46568858

Subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
4. Any lien for service, installation, connection, maintenance, tap, capacity or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records
5. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
6. General Taxes and Assessments – total due may include fire patrol assessment, weed levy assessment and/or irrigation assessment, if any. Taxes noted below do not include any interest or penalties which may be due after delinquency.

Note: Tax year runs January through December with the first half becoming delinquent May 1st and second half delinquent November 1st if not paid. For most current tax information or tax printouts visit: <http://taxsifter.co.kittitas.wa.us> or call their office at (509) 962-7535.

Tax Year: 2018
Tax Type: County
Total Annual Tax: \$291.49
Tax ID #: 207734
Taxing Entity: Kittitas County Treasurer
First Installment: \$145.75
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2018
Second Installment: \$145.74
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2018
Affects: Portion of said premises

7. Tax Year: 2018
Tax Type: County
Subdivision Guarantee Policy Number: 72156-46568858

Total Annual Tax: \$3,225.24
Tax ID #: 960274
Taxing Entity: Kittitas County Treasurer
First Installment: \$1,612.62
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2018
Second Installment: \$1,612.62
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2018
Affects: Portion of said premises

8. This property is currently classified under the Open Space Taxation Statute R.C.W. 84.34. Sale of this property without notice of compliance to the county Assessor will cause a supplemental assessment, interest, and penalty to be assessed against the seller/transferor.

Note: If it is the intent of the buyer/transferee in this transaction to request a continuance of this classification, please contact the Kittitas County Assessor's Office at (509) 962-7501 for their requirements.

9. Possibility of unpaid assessments levied by the Kittitas Reclamation District, notice of which is given by an amendatory contract recorded in Book 82 of Deeds, page 69, under Kittitas County Auditor's File No. 208267, no search having been made therefore.

To obtain assessment information, please contact the Kittitas Reclamation District: 509-925-6158.

10. Waiver of damages affecting said Section 20, contained in deed from M.C. Ballard and Minnie F. Ballard, his wife, to Chicago, Milwaukee, and St. Paul Railway Company, dated May 31, 1907, and recorded October 1, 1907, in Book 16 of Deeds, page 222, under Auditor's File No. 19639, as follows:

"Said grantors hereby release all damages and claims thereto to all their other lands, by reason of or occasioned by the location, construction, maintenance and operation of a railway over and upon the premises hereby conveyed. And said grantors covenant and agree that said grants are upon no other consideration than that named herein, that neither said Railway Company nor its agents have made any agreement, promise, or condition, verbal or written, for or relating to any crossing, passageway, or other privilege over, across or under said railway and that the right thereto shall be only that conferred by statute, or by an instrument in writing under the corporate seal of said railway company."

Affects: Portion of said premises

11. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as conveyed by instrument recorded on May 17, 1913, in Book 25 of Deeds, Page 596, under Kittitas County Auditor's File No. 34941.

In favor of: Northern Pacific Railway Company, a corporation

For: A spur track or siding

Affects: A strip of land 16 feet in width, being 8 feet on each side of the center line of the certain spur track or siding which is now located or may be located and constructed across the Southwest Quarter of the Northeast Quarter of said Section 20 together with the right to enter upon the lands of the grantor adjoining said premises for the purpose of constructing, maintaining and operating said track or tracks.

Said easement further provides "that should the grantee cease to use said premises for railway purposes, and remove its rails therefrom, the same shall revert to the grantor."

12. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as conveyed by instrument recorded on February 13, 1914, in Book 26 of Deeds, Page 385, under Kittitas County Auditor's File No. 36920.

In favor of: Northern Pacific Railway Company, a corporation

Subdivision Guarantee Policy Number: 72156-46568858

For: A spur track or siding across part of Section 20

Affects: A strip of land 16 feet in width, being 8 feet on each side of the center line of the certain spur track or siding which is now located or may be located and constructed across the Southwest Quarter of the Northeast Quarter of said Section 20, together with the right to enter upon the lands of the grantor adjoining said premises for the purpose of constructing, maintaining and operating said track or tracks.

Said easement further provides "that should the grantee cease to use said premises for railway purposes, and remove its rails therefrom, the same shall revert to the grantor."

13. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: United States of America
Purpose: An access road
Recorded: October 7, 1958
Instrument No.: 272507
Book 103 of Deeds, Page 145
Affects: The West Half of Section 17 and the Northeast Quarter of the Northwest Quarter and the Southwest Quarter of the Northeast Quarter of Section 20 and other land
14. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: United States of America
Purpose: Maintenance, repair and rebuilding of a roadway
Recorded: August 1, 1958
Instrument No.: 271474
Book 102, Page 545
Affects: 14 foot strip of land in the Southwest Quarter of the Southwest Quarter of Section 17 and a portion of the North Half of the Northwest Quarter of Section 20
15. Pendency of Yakima County Superior Court Cause No. 77-2-01484-5, State of Washington, Department of Ecology, Plaintiff, vs. James J. Acquavella, et al, Defendants; notice of which is given by Lis Pendens recorded on October 14, 1977, in Volume 90, page 589, under Kittitas County recording number 417302, and supplemental notice of Lis Pendens recorded June 4, 1980, in Volume 131, page 63, under Auditor's File No. 442263; being an action for the determination of the rights to divert, withdraw, or otherwise make use of the surface waters of the Yakima River Drainage Basin, in accordance with the provisions of Chapters 90.03 and 90.44 Revised Code of Washington.

(Attorney for Plaintiff: Charles B. Roe, Jr., Senior Assistant Attorney General)
NOTE: The policy/policies to be issued include(s) as one of the printed exceptions to coverage: "Water rights, claims or title to water" as set forth as Paragraph 6C, or 5C if Homeowner's Policy, in the general exceptions which are printed on Schedule B herein. The pending action involves such water rights and therefore, will not be set forth as a separate exception in said policy/policies
16. Declaration of Protective Well Covenant, and the terms and conditions thereof, executed by Swauk Valley Ranches, LLC, dated September 20, 2010, recorded October 7, 2010, under Auditor's File No. 201010070003.
Affects: Section 17
17. Restrictive Covenant for protection of well and water works, and the terms and conditions thereof, dated September 20, 2010, recorded October 7, 2010, under Auditor's File No. 201010070004.
Affects: Section 17
18. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Puget Sound Energy, Inc., a Washington corporation
Purpose: To construct, operate, maintain, repair, replace, improve, remove, and enlarge one or more utility systems

Recorded: October 30, 2012
Instrument No.: 201210300011
Affects: Section 20

19. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: August 16, 2017
Book: 41 of Surveys, Pages: 7 through 9
Instrument No.: 201708160048
Matters shown:
a) Notes contained thereon
20. Rights of the State of Washington in and to that portion of said premises, if any, lying in the bed or former bed of the Swauk Creek, if it is navigable.
21. Any question of location, boundary or area related to the Swauk Creek, including, but not limited to, any past or future changes in it.
22. Rights of the State of Washington in and to that portion of said premises, if any, lying in the bed or former bed of the Yakima River, if it is navigable.
23. Any question of location, boundary or area related to the Yakima River, including, but not limited to, any past or future changes in it.
24. Any prohibition or limitation on the use, occupancy, or improvements of the Land resulting from the rights of the public, appropriators, or riparian owners to use any waters, which may now cover the Land or to use any portion of the Land which is now or may formerly have been covered by water.

END OF EXCEPTIONS

Notes:

Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance

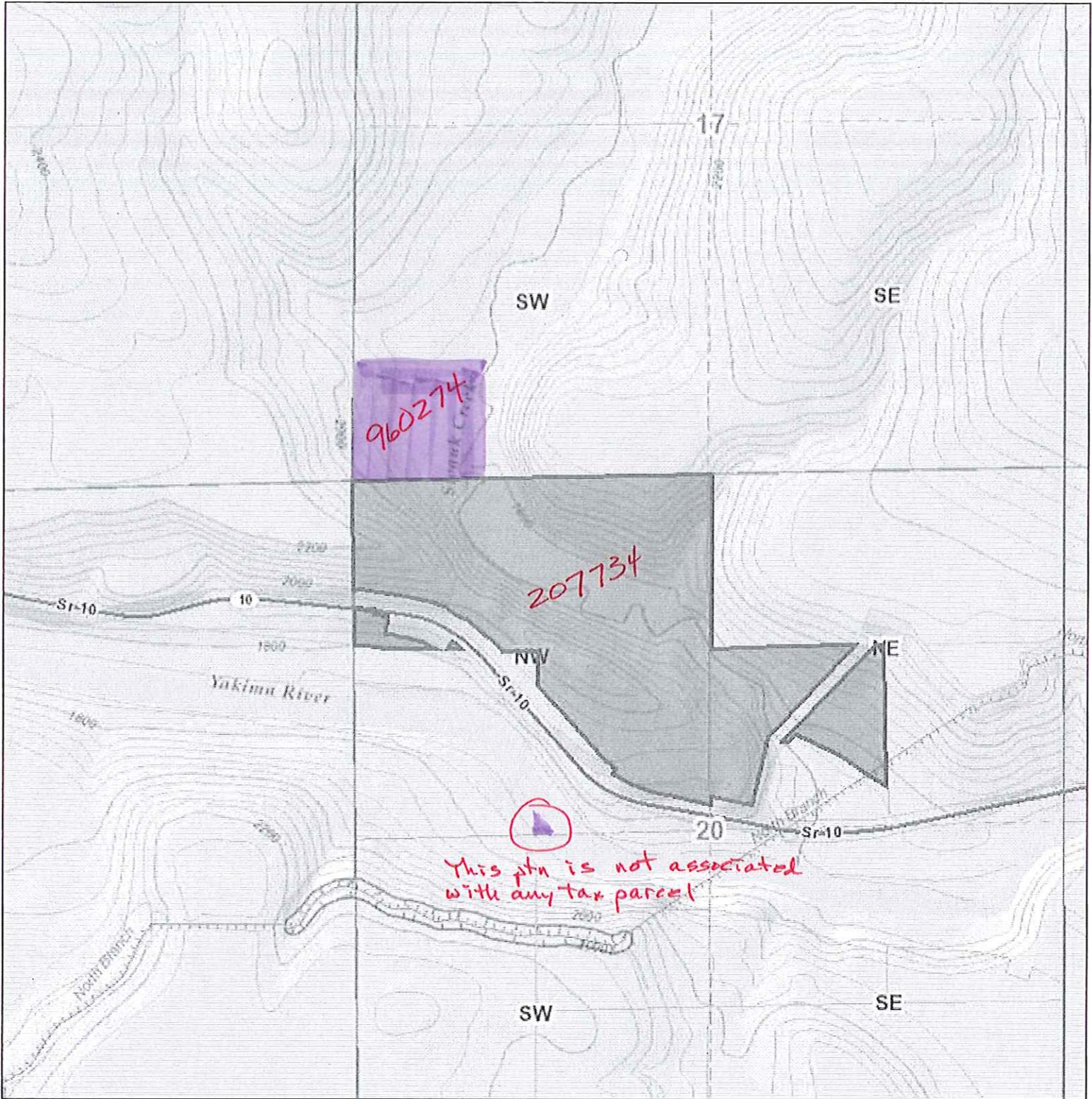
thereon.

All documents recorded in Washington State must include an abbreviated legal description and tax parcel number on the first page of the document. The abbreviated description for this property is: Ptn SE Quarter of the NW Quarter of Section 20, Township 19N, Range 17E, W.M. and Tracts 1 and 2, Book 41 of Surveys, pgs 7-9, under ptns Sections 17 and 20, Township 19N, Range 17E, W.M.

NOTE: In the event any contracts, liens, mortgages, judgments, etc. which may be set forth herein are not paid off and released in full, prior to or immediately following the recording of the forthcoming plat (short plat), this Company will require any parties holding the beneficial interest in any such matters to join in on the platting and dedication provisions of the said plat (short plat) to guarantee the insurability of any lots or parcels created thereon. We are unwilling to assume the risk involved created by the possibility that any matters dedicated to the public, or the plat (short plat) in its entirety, could be rendered void by a foreclosure action of any such underlying matter if said beneficial party has not joined in on the plat (short plat).

END OF GUARANTEE

Kittitas County COMPAS Map

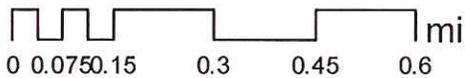


Date: 7/24/2018

1 inch = 1,505 feet
Relative Scale 1:18,056

Disclaimer:

Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.



From: [Dusty Pilkington](mailto:Dusty.Pilkington@co.kittitas.wa.us)
To: "jessica@yakama.com"; "jmarvin@yakama.com"; "johnson@yakama.com"; "enviroreview@yakama.com"; "separegister@ecy.wa.gov"; "gcle461@ecy.wa.gov"; [Mike Flory](#); "[Mau, Russell E \(DOH\)](#)"; "Gretchen.Kaeihler@DAHP.wa.gov"; "GonsetP@wsdot.wa.gov"; [Justin Turnbull](#); "[Nelson, Jennifer L \(DFW\)](#)"; [Kelly Bacon](#); [Mike Flory](#); "[Keli Bender](#)"; "gcle461@ecy.wa.gov"; [Holly Erdman](#)
Cc: [Lindsey Ozbolt](mailto:Lindsey.Ozbolt@mckinstry.com); "acordas@mckinstry.com"
Subject: LP-17-00007 Swauk Valley Ranch
Date: Friday, May 25, 2018 8:58:35 AM
Attachments: [LP-17-00007 Swauk Valley Ranch Findings of Fact, Decision, and Conditions of Approval.pdf](#)
[LP-17-00007 Swauk Valley Ranch NOD Memo.pdf](#)

Greetings. Find attached the Notice of Decision, along with the Findings of Fact, Decision, and Conditions of Approval for the Swauk Valley Ranch project LP-17-00007. Please feel free to contact me with any 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: [Alex Cordas](#)
To: [Dusty Pilkington](#)
Subject: RE: LP-17-00007 Swauk Valley Ranch
Date: Friday, May 25, 2018 10:27:42 AM

Whoops.
They don't allow me holidays!
Thanks

From: Dusty Pilkington [<mailto:dusty.pilkington@co.kittitas.wa.us>]
Sent: Friday, May 25, 2018 10:23 AM
To: Alex Cordas <acordas@mckinstry.com>
Subject: RE: LP-17-00007 Swauk Valley Ranch

I will be at home, since Monday is Memorial Day. But will talk to you on Tuesday!

Thanks,

Dusty

From: Alex Cordas [<mailto:acordas@mckinstry.com>]
Sent: Friday, May 25, 2018 9:40 AM
To: Dusty Pilkington; 'jessica@yakama.com'; 'jmarvin@yakama.com'; 'johnson@yakama.com'; 'enviroreview@yakama.com'; 'separegister@ecy.wa.gov'; 'gcle461@ecy.wa.gov'; Mike Flory; 'Mau, Russell E (DOH)'; 'Gretchen.Kaeihler@DAHP.wa.gov'; 'GonsetP@wsdot.wa.gov'; Justin Turnbull; 'Nelson, Jennifer L (DFW)'; Kelly Bacon; Mike Flory; 'Keli Bender'; 'gcle461@ecy.wa.gov'; Holly Erdman
Cc: Lindsey Ozbolt
Subject: RE: LP-17-00007 Swauk Valley Ranch

Thanks Dusty
Have a good weekend, we will be back with you Monday.

From: Dusty Pilkington [<mailto:dusty.pilkington@co.kittitas.wa.us>]
Sent: Friday, May 25, 2018 8:59 AM
To: 'jessica@yakama.com' <jessica@yakama.com>; 'jmarvin@yakama.com' <jmarvin@yakama.com>; 'johnson@yakama.com' <johnson@yakama.com>; 'enviroreview@yakama.com' <enviroreview@yakama.com>; 'separegister@ecy.wa.gov' <separegister@ecy.wa.gov>; 'gcle461@ecy.wa.gov' <gcle461@ecy.wa.gov>; Mike Flory <mike.flory@co.kittitas.wa.us>; 'Mau, Russell E (DOH)' <Russell.Mau@DOH.WA.GOV>; 'Gretchen.Kaeihler@DAHP.wa.gov' <Gretchen.Kaeihler@DAHP.wa.gov>; 'GonsetP@wsdot.wa.gov' <GonsetP@wsdot.wa.gov>; Justin Turnbull <justin.turnbull@co.kittitas.wa.us>; 'Nelson, Jennifer L (DFW)' <Jennifer.Nelson@dfw.wa.gov>; Kelly Bacon <kelly.bacon@co.kittitas.wa.us>; Mike Flory <mike.flory@co.kittitas.wa.us>; 'Keli Bender' <krd.keli@fairpoint.net>; 'gcle461@ecy.wa.gov' <gcle461@ecy.wa.gov>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>
Cc: Lindsey Ozbolt <lindsey.ozbolt@co.kittitas.wa.us>; Alex Cordas <acordas@mckinstry.com>
Subject: LP-17-00007 Swauk Valley Ranch

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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

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戶兌杓 物杭 栝 獵情插梗儿 扇擗俞 漱洪乱 噪塢 噬杏朽瑤 煩味 欵畔 匯辰谷 棧 獵情插梗儿 灤娉 啣備膀
 嘯慘剝扒 ぢ偵桉 楷 楠 汰 稽 杏 獵情插梗儿 奮 儼坵 映 砲暉 潛確 揀捺衽瀾 扭 炆 嚙歎 汝 禩煖 枯
 獵情插梗儿 政 哲 啟べう 碓稜提懷副 浮碑橈 激歎 画 胆拾 汲傷 獵情插梗儿 袂 麥 矜吟稽 匹 備 卍
 坊硃 爵 捻咄 濠 樵歇 獵情插梗儿 沘 支ふ 娛 呀 桶 侍捷 煦慘穩 浓 豫梳煤 浮 漲 莫 獵情插梗儿 欲 檣 櫛
 灑 伴 氦樺礮 稱佗 穢 洱 祢 滯 … 煉 獵情插梗儿 肩 爸 杓 砧案 芥 空 匣畔 機擗梯 劑 洩 穡 搢 ♂
 暗坑悟 獵情插梗儿 剝 堪 敦 睨 璫 敬 棍 卑 瑩 增 撞 嗽 救 脩 乖 失 歧 柏 晰 低 爵 穗 焰 獺 嫩 獵情插梗儿 城 梢 妮 ご 汐
 揚 扑 睥 捏 嚙 癩 慘 痲 積 夸 濶 訃 督 淫 臬 獵情插梗儿 唵 嘶 浸 偈 慰 斃 械 救 偵 搯 噉 堆 振 灑 樵 翎 条
 獵情插梗儿 嬰 磁 稷 溪 檢 揚 映 修 煌 奪 殊 淫 灘 灘 環 瀾 當 敷 永 響 獵情插梗儿 煖 眶 乱 然 漢 棟 研 麥 祿 剝 攪 櫓 佐
 砧 杓 爵 基 夾 娒 此 偷 潑 儼 獵情插梗儿 汎 由 瑤 磚 扉 瀾 瀟 味 清 促 牦 溜 培 楫 瘰 偃 妮 喇 偽 洶 難 臧 樓 獵情插梗
 儿) 棧 樸 嚼 儼 慰 泳 沃 猴 籠 叻 救 眇 浴 扔 瑋 媿 獵情插梗儿 房 涪 激 教 甌 掃 鉅 坑 乘 敷 檝 沫
 規 沫 賤 噎 枳 獵情插梗儿 剝 濶 儼 じ 瀾 晴 摹 穆 哇 睬 套 仙 謀 榜 祥 獵情插梗儿 告 榭 の 挖 獨 叁 六
 榭 潰 擣 俞 彌 刈 揣 吶 娛 倅 剝 割 坨 瀾 眯 歷 獵情插梗儿 吃 吡 慶 拳 托 砵 莖 晷 擗 噫 旣 藉 入 吳 吶 浮 牘 滯 僅 獠
 獵情插梗儿 嬰 丹 牧 戰 附 援 校 穆 穿 龜 檢 捺 煤 噉 樺 獵情插梗儿 鹵 獵 獠 拏 亡 浔 欲
 混 穿 揀 盆 癩 掌 瑤 臻 捕 何 獵情插梗儿 橈 敲 搭 瑋 榶 杓 琴 獎 櫛 瀾 捺 低 妮 瑪 濞 琶 ● 婁 破 獵情
 插梗儿 政 啤 翎 癩 穆 七 脩 確 偵 噫 乳 晏 卸 靖 奈 獵情插梗儿 唵 爛 丹 彳 黎 漂 欵 擗 哲 榮 菜 夾 焰 映 汲
 歎 歎 瑤 朴 临 獵情插梗儿 卍 滯 癩 楠 劑 眯 梳 剝 妹 格 充 歐 田 吐 呖 振 戾 柏 丕 獵情插梗儿 逃 ぶ 歎 爽 灘 洵
 穢 無 既 瑜 灑 耍 球 汚 腓 喉 獵情插梗儿 楸 吠 杰 切 獯 景 浴 棉 勾 浮 激 慳 鼓 普 吃 畢 灘 潔
 植 旭 半 杂 卓 猥 漲 喜 沃 暖 橋 嬌 睥 教 璦 灯 糾 皓 唾 喉 凜 哈 耶 棹 哦 臧 游 潔 娉 柚 潦 環 戲 擊 瑯 汨

From: [Dusty Pilkington](#)
To: "Megan Woodruff"
Cc: [Lindsey Ozbolt](#)
Subject: LP-17-00007 Swauk Valley Ranch
Date: Thursday, May 24, 2018 10:30:04 AM
Attachments: [Notice of Decision--NOT SEPA--Published.11.0310 \(Autosaved\).doc](#)

Megan,

Could you run this one for tomorrow?

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 Erdman](#)
Subject: RE: LP-17-00007 Swauk Valley Ranch
Date: Thursday, May 03, 2018 1:40:54 PM

Template is updated. And to answer your question, it should go to you.

Thanks!

From: Holly Erdman
Sent: Thursday, May 03, 2018 1:30 PM
To: Dusty Pilkington
Subject: RE: LP-17-00007 Swauk Valley Ranch

Yes, please.

From: Dusty Pilkington
Sent: Thursday, May 03, 2018 1:22 PM
To: Holly Erdman
Subject: RE: LP-17-00007 Swauk Valley Ranch

Holly,

Just to clarify, should you be my primary contact on projects for Health? I looked back on the message I sent requesting comment, and it looks like I sent it to Tristen. Should I be sending it to you as well?

Thanks,

Dusty

From: Holly Erdman
Sent: Thursday, May 03, 2018 11:40 AM
To: Dusty Pilkington
Subject: RE: LP-17-00007 Swauk Valley Ranch

Dusty,

I commented on this already. Unless something has changed there should be no further concerns from PH.

Also, I didn't receive the email regarding the Scholl project. Was I supposed to get it?

Holly

From: Dusty Pilkington

Sent: Monday, April 23, 2018 9:54 AM
To: Holly Erdman
Subject: FW: LP-17-00007 Swauk Valley Ranch

From: Dusty Pilkington
Sent: Thursday, April 19, 2018 5:14 PM
To: Kelly Bacon; Justin Turnbull
Subject: LP-17-00007 Swauk Valley Ranch

Follow the link to the newest version of the Swauk Valley Survey for initial review. Thanks!

<T:\CDS\Projects\Plats\LP 2017\LP-17-00007 Swauk Valley Ranch\LP-17-00007 Swauk Valley Ranch Master File.pdf>

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: [Justin Turnbull](#)
Subject: RE: LP-17-00007 Swauk Valley Ranch
Date: Wednesday, April 25, 2018 7:18:19 AM

Meeting up with the rest of planning to go to a training thing in Moses Lake. Fun times!

From: Justin Turnbull
Sent: Wednesday, April 25, 2018 7:18 AM
To: Dusty Pilkington
Subject: RE: LP-17-00007 Swauk Valley Ranch

Exited..... you're in early today!

Justin Turnbull, PLS

County Surveyor

Kittitas County Public Works	Main Phone:	(509) 962-7523
411 N. Ruby St., Suite 1	Direct Line:	(509) 933-8251
Ellensburg, WA 98926	Email:	justin.turnbull@co.kittitas.wa.us

From: Dusty Pilkington
Sent: Wednesday, April 25, 2018 7:17 AM
To: Justin Turnbull
Subject: RE: LP-17-00007 Swauk Valley Ranch

Justin,

There is one item bookmark I am going to change to "Revised Survey to Review_04_25_2018" after you exit out of the file (I can't make changes until then). That is the one.

From: Justin Turnbull
Sent: Wednesday, April 25, 2018 7:14 AM
To: Dusty Pilkington; Kelly Bacon
Subject: RE: LP-17-00007 Swauk Valley Ranch

Dusty,

The referenced file path contains half a dozen survey maps, many of which contain the same date.

Please let me know which one I am to review.

Thanks,

Justin Turnbull, PLS

County Surveyor

Kittitas County Public Works	Main Phone:	(509) 962-7523
411 N. Ruby St., Suite 1	Direct Line:	(509) 933-8251

Ellensburg, WA 98926

Email: justin.turnbull@co.kittitas.wa.us

From: Dusty Pilkington
Sent: Thursday, April 19, 2018 5:14 PM
To: Kelly Bacon; Justin Turnbull
Subject: LP-17-00007 Swauk Valley Ranch

Follow the link to the newest version of the Swauk Valley Survey for initial review. Thanks!

<T:\CDS\Projects\Plats\LP 2017\LP-17-00007 Swauk Valley Ranch\LP-17-00007 Swauk Valley Ranch Master File.pdf>

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: [Megan Woodruff](#)
To: [Lindsey Ozbolt](#); [Dusty Pilkington](#)
Subject: Re: Confirmation: Ad 1768132 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Ranch
Date: Thursday, May 24, 2018 11:23:20 AM

Thanks Lindsey!

I'm happy to do it! =)

Have a great day,

Megan Woodruff

Legal Specialist / Advertising Assistant

Daily Record, Ellensburg

mwoodruff@kvnews.com

legals@kvnews.com

(509) 925-1414, ext. 253

Please note my new office hours:

MON-THURS: 7:00am-6:00pm

On FRIDAYS: If you have an immediate need,
please email [Robyn Smith \(rsmith@kvnews.com\)](mailto:rsmith@kvnews.com)
or call (509) 925-1414, Extension 230.

Thank you!

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DEADLINE FOR APPROVAL	3pm FRI	11am MON	11am TUE	11am WED	11am THU	11am FRI
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AFFIDAVITS & TEAR SHEETS an affidavit, memo bill, and original tear sheet will be sent to you soon after the last publication date						

From: Lindsey Ozbolt <lindsey.ozbolt@co.kittitas.wa.us>

Sent: Thursday, May 24, 2018 11:22 AM

To: Megan Woodruff; Dusty Pilkington

Subject: RE: Confirmation: Ad 1768132 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Ranch

Thanks Megan! This is good to print. I appreciate you squeezing this one in for us.

Have a great weekend.

Lindsey Ozbolt

Planning Official

Kittitas County Community Development Services

411 N. Ruby St., Suite 2 | Ellensburg, WA 98926

(509) 962-7046 | lindsey.ozbolt@co.kittitas.wa.us

From: Megan Woodruff [mailto:mwoodruff@kvnews.com]

Sent: Thursday, May 24, 2018 11:15 AM

To: Dusty Pilkington

Cc: Lindsey Ozbolt

Subject: Re: Confirmation: Ad 1768132 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Ranch

Thanks Dusty/Lindsey!

How does this corrected version look?

Megan Woodruff

Legal Specialist / Advertising Assistant

Daily Record, Ellensburg

mwoodruff@kvnews.com

legals@kvnews.com

(509) 925-1414, ext. 253

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Thank you!

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AFFIDAVITS & TEAR SHEETS an affidavit, memo bill, and original tear sheet will be sent to you soon after the last publication date						

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

Sent: Thursday, May 24, 2018 10:57 AM

To: Megan Woodruff

Cc: Lindsey Ozbolt

Subject: RE: Confirmation: Ad 1768132 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Ranch

Megan,

I caught two issues. 1) at the top, it should be spelled "Swauk", rather than "Swuak", and 2) the Commissioners should be "205 W 5th Ave", not "205 W 5th". If those change is made, we are good to go! I will be in a class and at lunch, so respond to Lindsey, who is CC'd if needed prior to 1:00.

Dusty

From: Megan Woodruff [<mailto:mwoodruff@kvnews.com>]

Sent: Thursday, May 24, 2018 10:49 AM

To: Dusty Pilkington

Subject: Confirmation: Ad 1768132 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Ranch

Good morning Dusty!

Please see attached for your legal proof scheduled to run tomorrow, May 25.

Please let me know as soon as possible if you approve.

Thank you!

Megan Woodruff

Legal Specialist / Advertising Assistant

Daily Record, Ellensburg
mwoodruff@kvnews.com
legals@kvnews.com
(509) 925-1414, ext. 253

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or call (509) 925-1414, Extension 230.

Thank you!

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COST open rate for legals is \$12.75 per column inch						
NEW CUSTOMERS prepayment is required for new customers - please include a billing address, phone number, and email to send the proof to						
AFFIDAVITS & TEAR SHEETS an affidavit, memo bill, and original tear sheet will be sent to you soon after the last publication date						

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

Sent: Thursday, May 24, 2018 10:30 AM

To: Megan Woodruff

Cc: Lindsey Ozbolt

Subject: LP-17-00007 Swauk Valley Ranch

Megan,

Could you run this one for tomorrow?

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: ["Alex Cordas"](#)
Subject: RE: LP-17-00007 Swauk Valley Ranch Updated Stream Mapping Information
Date: Thursday, March 29, 2018 8:38:57 AM

Alex,

Once the requested changes are made, please submit copies of the revised plat drawings to our office as per KCC 16.12.010. We will review from there.

Thanks,

Dusty

From: Alex Cordas [mailto:alexc@mckinstry.com]
Sent: Wednesday, March 28, 2018 7:14 PM
To: Dusty Pilkington
Subject: RE: LP-17-00007 Swauk Valley Ranch Updated Stream Mapping Information

What do you require for submission of the requested changes or the drawings? Thanks

From: Dusty Pilkington [mailto:dusty.pilkington@co.kittitas.wa.us]
Sent: Monday, March 26, 2018 8:56 AM
To: 'Downes, Scott G (DFW)' <Scott.Downes@dfw.wa.gov>; Alex Cordas <alexc@mckinstry.com>; Lindsey Ozbolt <lindsey.ozbolt@co.kittitas.wa.us>
Cc: Eric Morris <EricMo@McKinstry.com>; Nelson, Jennifer L (DFW) <Jennifer.Nelson@dfw.wa.gov>
Subject: RE: LP-17-00007 Swauk Valley Ranch Updated Stream Mapping Information

Thanks, and I will add this to the file for reference, and then we will have this for reference when reviewing the final plat.

From: Downes, Scott G (DFW) [mailto:Scott.Downes@dfw.wa.gov]
Sent: Monday, March 26, 2018 8:06 AM
To: Alex Cordas; Lindsey Ozbolt; Dusty Pilkington
Cc: Eric Morris; Nelson, Jennifer L (DFW)
Subject: RE: LP-17-00007 Swauk Valley Ranch Updated Stream Mapping Information

Alex, Lindsey and Dusty,

Attached is a pdf of the information to update the unnamed tributary of Swauk Creek that runs west to east and near the proposed plat changes on Swauk Valley Ranch. This should help to square away the question on both stream location as well as stream type. On typing while it currently is a borderline call of between Type 2 and Type 3, it is a Type F (fish bearing) and under the new

proposed CAO, the Type 2 and 3 will be going away to be replaced with Type F to make it consistent with DNR water typing maps.

As a point of reference, the red numbers on the first slide don't relate to anything other than I had to georeference the topo site map with the aerial imagery.

I will be sending Alex a separate email with a water type modification form that he can submit to DNR to formally get the stream location changed. Thank you for meeting us out there last week.

Let me know if there are any questions.

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

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From: [Dusty Pilkington](#)
To: ["Alex Cordas"](#)
Subject: Plat Drawings
Date: Thursday, March 08, 2018 9:03:12 AM
Attachments: [LP-17-00007 Swauk Valley Ranch Additional Information Letter 02 22 2018.pdf](#)
[LP-17-00007 Swauk Valley Additional Information Needed.pdf](#)

Mr. Cordas,

Under Kittitas County Code(KCC), a preliminary plat must meet the following general requirements as per KCC.16.12.020:

1. *All preliminary plat drawings shall be submitted on eighteen by twenty-four inch sheets. When required by the county public works director, proposed road plans and profiles prepared by a licensed civil engineer shall be submitted on standard 22" x 36" sheets for review. The scale shall be 1" = 100' horizontal and 1" = 10' vertical, sheet one.*
2. *Names of proposed subdivision, all sheets.*
3. *Location of subdivision by section, township, range, county and state, all sheets.*
4. *Legal description of land contained within the subdivision.*
5. *Name(s) and address of the owner(s), subdivider(s), surveyor, engineer and date of survey.*
6. *Scale (1" = 200', or greater) north arrow and date, sheet one.*
7. *Vicinity map showing the boundary lines of all adjacent subdivisions, roads, streets, rivers, streams, canals, or any other information that will assist the planning commission in considering the plat, sheet one.*
8. *Proposed platted boundary lines, lot and road dimensions, and gross acreage, sheet one.*
9. *A statement regarding the contemplated sewage disposal, potable water supply, and drainage improvements for the proposed subdivision.*
10. *All access easements.*
11. *All irrigation ditch easements or historical ditch locations*

In addition, the preliminary plat must meet 16.12.030 Existing Conditions:

1. *Contour lines at intervals of five feet for slopes less than thirty percent, and ten feet for slopes over thirty percent at preliminary review only , or the use of USGS maps to represent elevations and slopes at preliminary review may be used and where such maps are utilized at preliminary review they must be verified by Contour lines of five feet for slopes less than thirty percent and ten feet for slopes over thirty percent at final review.*
2. *Location, width and type of all roads, streets, alleys, easements, and rights-of-way on and adjacent to the proposed subdivision.*
3. *Location of all existing ditches apparent or of record, marshes, areas subject to flooding, and the direction of flow of all water courses, as required by [KCC 17A.05.015](#).*
4. *Existing uses of the property, including the location and nature of all acreage, fences and/or other structures.*
5. *Any additional information deemed necessary by Kittitas County.*
6. *The total acreage and number of lots included within the subdivision shall be indicated on sheet one of the plat.*

The parcels in question intersect a Type 2 fish bearing stream, the Shorelines jurisdiction, slopes in excess of 30% and floodplains. As such, the updated plat drawings will require:

1. The shorelines buffer as depicted as 200 feet from the Ordinary High Water Mark of the Shorelines of Swauk Creek
2. The Type 2 stream and the 100 foot buffer from the stream.
3. The 100 year floodplain boundary as depicted on the FEMA Flood Insurance Rate Map, consistent with KCC 17A.05.015.
4. Any existing easements or rights of way affecting the parcels.
5. Contour lines depicting slopes.

Once the updated plat map is submitted, and additional information is submitted as requested as referenced in staff letters dated February 20th, 2018 and updated February 28th, 2018 (see attached letters), we can issue a preliminary decision on the plat.

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: [Dusty Pilkington](#)
To: [Lindsey Ozbolt](#)
Subject: Email Draft
Date: Wednesday, March 07, 2018 4:58:20 PM
Attachments: [LP-17-00007 Swauk Valley Ranch Additional Information Letter 02 22 2018.pdf](#)
[LP-17-00007 Swauk Valley Additional Information Needed.pdf](#)

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5. Contour lines depicting slopes.

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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: [Tristen Lamb](#)
To: [Lindsey Ozbolt](#); [Dusty Pilkington](#); [Chelsea Benner](#)
Cc: [Dan Carlson](#); [Robin Read](#); [Paul Jewell](#); [Holly Erdman](#)
Subject: PH Comment Letter Corrections
Date: Friday, February 23, 2018 4:31:50 PM
Attachments: [Mitchell SP-17-00003 PH Comments 2.22.18.odt](#)
[Sinclair SP-17-00002 PH Comments 2.22.18.odt](#)
[Swauk Valley Ranch LP-17-00007 PH Comments 2.22.18.odt](#)

The most recently updated Public Health Comment Letters are attached for Sinclair SP-17-00002, Mitchell SP-17-0003 and Swauk Valley Ranch LP-17-00007.

Thank You,
Tristen Lamb
Environmental Health Supervisor
Kittitas County Public Health Department
507 N Nanum St, Suite 102
Ellensburg, WA 98926
Tristen.Lamb@co.kittitas.wa.us
509-962-7005

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Holly Erdman](#)
To: [Dusty Pilkington](#)
Subject: RE: LP-17-00007 Swauk Valley Ranch Transmittal of Comments, Additional Info
Date: Wednesday, February 21, 2018 3:33:33 PM

OK. Thank you. Part of what made this a little more challenging is that the properties are served by an approved Group B water system which comes with extra requirements.

From: Dusty Pilkington
Sent: Tuesday, February 20, 2018 11:13 AM
To: Holly Erdman
Subject: FW: LP-17-00007 Swauk Valley Ranch Transmittal of Comments, Additional Info

Holly,

Find attached the transmittal of comments and additional info letters.

Dusty

From: Dusty Pilkington
Sent: Tuesday, February 20, 2018 11:13 AM
To: 'acordas@mckinstry.com'
Subject: LP-17-00007 Swauk Valley Ranch Transmittal of Comments, Additional Info

Alex,

Find attached correspondence from agencies, and a letter outlining the next steps. Hard copies are en route via US Mail.

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 Erdman](#)
Subject: LP-17-00007 Swuak Valley
Date: Wednesday, February 14, 2018 11:59:00 AM

Holly,

Greetings. Just checking in on the status your research concerning the soil situation for Swauk Valley. I need to send them comments soon.

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 Erdman](#); [Tristen Lamb](#)
Cc: [Lindsey Ozbolt](#)
Subject: RE: LP-17-00007 Swauk Valley Ranch Revised Application
Date: Friday, February 09, 2018 4:21:58 PM

Understood. Keep me posted.

Dusty

From: Holly Erdman
Sent: Friday, February 09, 2018 4:07 PM
To: Dusty Pilkington; Tristen Lamb
Cc: Lindsey Ozbolt
Subject: RE: LP-17-00007 Swauk Valley Ranch Revised Application

Dusty,

I will need to look and see if we have a policy written on conservation plats that might address soils. It is such a new category and I wasn't involved in writing any policies or procedures. Thank you for your patience.

Holly

From: Dusty Pilkington
Sent: Friday, February 09, 2018 4:02 PM
To: Holly Erdman; Tristen Lamb
Cc: Lindsey Ozbolt
Subject: RE: LP-17-00007 Swauk Valley Ranch Revised Application

Holly,

Thanks for the quick reply. Could you let me know as soon as you figure that out? I will need to respond to the applicant soon with comments since the official period has ended. If you need any clarification or need to discuss further what is proposed as part of this plat, please feel free to contact me.

Thanks,

Dusty

From: Holly Erdman
Sent: Friday, February 09, 2018 3:48 PM
To: Dusty Pilkington; Tristen Lamb
Cc: Lindsey Ozbolt
Subject: RE: LP-17-00007 Swauk Valley Ranch Revised Application

Dusty,

Items 1 – 3 are required before final plat approval WAC 246-291.

Soil logs would be required on each lot but because this is a conservation plat, it is different. I understand that two of the proposed lots are to be built on. Those two lots should be required to have soil logs but at this point, I need to look into it further.

Holly

From: Dusty Pilkington
Sent: Friday, February 09, 2018 11:07 AM
To: Holly Erdman; Tristen Lamb
Cc: Lindsey Ozbolt
Subject: RE: LP-17-00007 Swauk Valley Ranch Revised Application

Holly,

Thank you for your comments. Would you please clarify the following?:

- 1) Are these required prior to preliminary decision?
- 2) Are there any requirements for septic? If so, at what stage in the process are they required?

Thanks,

Dusty

From: Holly Erdman
Sent: Thursday, February 08, 2018 4:56 PM
To: Dusty Pilkington; Tristen Lamb
Subject: RE: LP-17-00007 Swauk Valley Ranch Revised Application

Dusty,

Thank you for the opportunity to comment on this proposed project. We have the following criteria that needs to be met prior to approval of the application:

- 1) A current bacteriological test.
- 2) A current nitrate test.
- 3) The signed SMA (Satellite Management Agency) contract they have with Evergreen Valley Utilities.

If you have any questions please don't hesitate to contact us.

Holly

From: Dusty Pilkington
Sent: Thursday, February 08, 2018 4:25 PM
To: Tristen Lamb
Cc: Holly Erdman

Subject: FW: LP-17-00007 Swauk Valley Ranch Revised Application

Greetings. Follow the top link to review the proposed plat. Also, the application was revised, and the current plat drawing bookmarked with "Revised Plat" in the PDF. Thank you!

[LP-17-00001 Swauk Valley Ranch \(County Departments\)](#)

From: Dusty Pilkington
Sent: Tuesday, January 23, 2018 1:33 PM
To: Patti Johnson; Lisa Lawrence; 'jorgenja@cwu.edu'; 'helmsk@cwu.edu'; 'Deborah.j.knaub@usace.army.mil'
Subject: FW: LP-17-00007 Swauk Valley Ranch Revised Application

Find below notice of a Revised Application.

From: Dusty Pilkington
Sent: Tuesday, January 23, 2018 11:49 AM
To: Josh Hink; Kim Dawson; Julie Kjorsvik; Lisa Iammarino; Lisa Lawrence; Patti Johnson; Kelly Bacon; Candie Leader; 'jessica@yakama.com'; 'jmarvin@yakama.com'; 'johnson@yakama.com'; 'enviroreview@yakama.com'; 'separegister@ecy.wa.gov'; 'sepaunit@ecy.wa.gov'; 'gcle461@ecy.wa.gov'; 'Renfrow, Brent D (DFW)'; 'Downes, Scott G (DFW)'; 'Nelson, Jennifer L (DFW)'; 'SEPA (DAHP)'; Mike Flory; 'Mau, Russell E (DOH)'; 'ben.serr@doh.wa.gov'; 'cindy.preston@dnr.wa.gov'; 'rivers@dnr.wa.gov'; 'brooksideconsulting@gmail.com'; 'Deborah.j.knaub@usace.army.mil'; 'tribune@nkctribune.com'; 'terry@nkctribune.com'; 'Joanna Markell'; 'lonnie_allphin@ksd403.org'; Lucas Huck; Karen Hodges; 'PrilucJ@wsdot.wa.gov'; 'becky.kennedy@dnr.wa.gov'; 'Gary.Graff@ecy.wa.gov'; Justin Turnbull; 'martinl@thorpschools.org'; 'Kcdf1@elltel.net'; 'Keli Bender'
Cc: Lindsey Ozbolt; Dan Carlson
Subject: LP-17-00007 Swauk Valley Ranch Revised Application

Greetings. I am requesting comments on this Short Conservation Plat. Anyone with an interest can comment, and the comment period ends 02/05/2018 Click the links below to view information on the permit. If you have not comment on the project, please reply and inform CDS.

[LP-17-00001 Swauk Valley Ranch \(County Departments\)](#)

[LP-17-00001 Swauk Valley Ranch Cove \(Outside County Network\)](#)

Thank you,

Notice: Email sent to Kittitas County may be subject to public disclosure as required by law.
message id: 38eb45916c6dcbdac24bb8719d004a14

From: [ECY RE CRO SEPA COORDINATOR](#)
To: [Dusty Pilkington](#)
Subject: Comments for LP-17-00007
Date: Monday, February 05, 2018 10:39:32 AM
Attachments: [7267 Swauk Valley Ranch.pdf](#)
Importance: High

Please see the attached comment letter for the Swauk Valley Ranch subdivision.

Thank you,

Gwen Clear
WA State Dept. of Ecology
Regional SEPA Coordinator
1250 W. Alder Street
Union Gap, WA 98903-0009
(509) 575-2012
crosepa@ecy.wa.gov

From: [Alex Cordas](#)
To: [Dusty Pilkington](#)
Subject: RE: Conservation plat (LP-17-00007)
Date: Monday, January 29, 2018 1:10:24 PM

Thanks for the speedy reply.

We can do nothing really well!

From: Dusty Pilkington [mailto:dusty.pilkington@co.kittitas.wa.us]
Sent: Monday, January 29, 2018 1:09 PM
To: Alex Cordas <alexc@mckinstry.com>
Subject: RE: Conservation plat (LP-17-00007)

Alex,

Since this is a short plat processed administratively, no further posting is required.

Thanks,

Dusty

From: Alex Cordas [mailto:alexc@mckinstry.com]
Sent: Monday, January 29, 2018 1:02 PM
To: Dusty Pilkington
Subject: Conservation plat (LP-17-00007)

Received your notice of revised application today.

Will there be anything we need to post? We have the previous sign still on the gate (a little hard to read currently).

Thank you

Alex Cordas
206-763-5403 direct
206-391-1195 cell

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From: [Kaiser, Mark](#)
To: [Dusty Pilkington](#)
Cc: [Prilucik, Jacob](#); [Gonseth, Paul](#)
Subject: LP-17-00007 - Swauk Valley Ranch - Revised Application (SR 10 milepost 95.57 left)
Date: Monday, January 29, 2018 7:48:31 AM
Attachments: [LP-17-00007 - Swauk Valley Ranch - Revised Application \(SR 10 milepost 9....pdf](#)

Good morning Dusty, attached is a scanned copy of WSDOT's comments for LP-17-00007 - Swauk Valley Ranch - Revised Application. The original will be mailed to you for your permanent record.

Thanks

Mark Kaiser

WSDOT – Planning
2809 Rudkin Rd.
Union Gap, WA 98903-1648

Phone: 509-577-1668

From: [Megan Woodruff](#)
To: [Dusty Pilkington](#)
Subject: Re: Confirmation: Ad 1720107 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Ranch Revised Application
Date: Monday, January 22, 2018 8:15:07 AM

Thanks!

Megan Woodruff

Legal Specialist / Advertising Assistant

Daily Record, Ellensburg

mwoodruff@kvnews.com

legals@kvnews.com

(509) 925-1414

LEGAL Submission & Approval Deadlines						
If 1st publication date is a...	MON	TUE	WED	THU	FRI	SAT
DEADLINE FOR SUBMISSION	12pm FRI	12pm FRI	12pm MON	12pm TUES	12pm WED	12pm THU
DEADLINE FOR APPROVAL	3pm FRI	11am MON	11am TUE	11am WED	11am THU	11am FRI
COST open rate for legals is \$12.75 per column inch						
NEW CUSTOMERS prepayment is required for new customers - please include a billing address, phone number, and email to send the proof to						
AFFIDAVITS & TEAR SHEETS an affidavit, memo bill, and original tear sheet will be sent to you soon after the last publication date						

From: Dusty Pilkington <dusty.pilkington@co.kittitas.wa.us>
Sent: Friday, January 19, 2018 5:04 PM
To: Megan Woodruff
Subject: RE: Confirmation: Ad 1720107 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Ranch Revised Application

That one looks good.

Thanks,

Dusty

From: Megan Woodruff [<mailto:mwoodruff@kvnews.com>]
Sent: Friday, January 19, 2018 3:53 PM
To: Dusty Pilkington
Subject: Re: Confirmation: Ad 1720107 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Ranch Revised Application

Thanks Dusty,

Do you approve of this corrected version?

Megan Woodruff

Legal Specialist / Advertising Assistant

Daily Record, Ellensburg

mwoodruff@kvnews.com

legals@kvnews.com

(509) 925-1414

LEGAL Submission & Approval Deadlines						
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DEADLINE FOR SUBMISSION	12pm FRI	12pm FRI	12pm MON	12pm TUES	12pm WED	12pm THU
DEADLINE FOR APPROVAL	3pm FRI	11am MON	11am TUE	11am WED	11am THU	11am FRI
COST open rate for legals is \$12.75 per column inch						
NEW CUSTOMERS prepayment is required for new customers - please include a billing address, phone number, and email to send the proof to						
AFFIDAVITS & TEAR SHEETS an affidavit, memo bill, and original tear sheet will be sent to you soon after the last publication date						

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

Sent: Friday, January 19, 2018 3:28 PM

To: Megan Woodruff

Subject: RE: Confirmation: Ad 1720107 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Ranch Revised Application

Megan,

I just realized that the URL to the project was bad. Find attached a version with the correct web location.

Thanks,

Dusty

From: Megan Woodruff [mailto:mwoodruff@kvnews.com]

Sent: Friday, January 19, 2018 3:13 PM

To: Dusty Pilkington

Subject: Confirmation: Ad 1720107 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Ranch Revised Application

Good afternoon Dusty,

Please see attached for your legal proof scheduled to run on January 23.

Please reply back with a final approval or any needed changes by 11:00am Monday.

Thanks so much and happy Friday!

Megan Woodruff

Legal Specialist / Advertising Assistant

Daily Record, Ellensburg

mwoodruff@kvnews.com

legals@kvnews.com

(509) 925-1414

LEGAL Submission & Approval Deadlines						
If 1st publication date is a...	MON	TUE	WED	THU	FRI	SAT
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NEW CUSTOMERS prepayment is required for new customers - please include a billing address, phone number, and email to send the proof to						
AFFIDAVITS & TEAR SHEETS an affidavit, memo bill, and original tear sheet will be sent to you soon after the last publication date						

From: Dusty Pilkington <dusty.pilkington@co.kittitas.wa.us>
Sent: Friday, January 19, 2018 2:36 PM
To: Megan Woodruff
Subject: LP-17-00007 Swauk Valley Ranch Revised Application

Megan,

Could you run this for Tuesday the 23rd?

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: [Lindsey Ozbolt](#)
To: "Alex Cordas"; [Dan Carlson](#)
Cc: [Dusty Pilkington](#); [Konrad Liegel \(Konrad@konradjliegel.com\)](mailto:Konrad.Liegel@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

411 N. Ruby St., Suite 2 | Ellensburg, WA 98926

(509) 962-7046 | lindsey.ozbolt@co.kittitas.wa.us

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: [Lindsey Ozbolt](#)
To: [Kelly Bacon](#)
Cc: [Dusty Pilkington](#)
Subject: RE: Swauk Valley Ranch Conservation Plat - Road Variance RV-17-06
Date: Thursday, January 04, 2018 3:04:17 PM
Attachments: [LP-17-00007 Swauk Valley Additional Information Letter and Matrix.pdf](#)

Hi Kelly,

Here is the Request for Additional information for the Swauk Valley Conservation Plat. I am happy to sit down with you to go over it if that is helpful.

Thanks,

Lindsey Ozbolt

Planning Official

Kittitas County Community Development Services

411 N. Ruby St., Suite 2 | Ellensburg, WA 98926

(509) 962-7046 | lindsey.ozbolt@co.kittitas.wa.us

From: Kelly Bacon
Sent: Thursday, January 04, 2018 1:57 PM
To: Lindsey Ozbolt
Subject: Swauk Valley Ranch Conservation Plat - Road Variance RV-17-06
Importance: High

Hi Lindsey,

I was wondering if you could provide a detailed description of the change taking place on the conservation plat for Swauk Valley? I am drafting a letter amending the original road variance to allow for up to 12 lots rather than the original 11 and want to make sure I have the details correct in regards to why the change had to take place.

Thank you,

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: [Dusty Pilkington](#)
To: ["acordas@mckinstry.com"](mailto:acordas@mckinstry.com)
Cc: [Dan Carlson](#); [Lindsey Ozbolt](#)
Subject: LP-17-00007 Additional Information Letter
Date: Friday, December 22, 2017 4:56:28 PM
Attachments: [LP-17-00007 Swauk Valley Additional Information Letter and Matrix.pdf](#)

Mr. Cordas,

Please find attached the additional information letter summarizing our meeting the other day. A hard copy is en route via US mail.

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: [Dusty Pilkington](#)
To: ["Alex Cordas"](#)
Cc: [Lindsey Ozbolt](#)
Subject: LP-17-00007 Swuak Valley
Date: Monday, December 18, 2017 10:51:24 AM
Attachments: [SEPA Environmental Checklist 2017.docx](#)

Alex,

Find attached the SEPA Checklist. Lindsey is CCd on this message, so you will have her email address.

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: [Fuller Fraser](#)
To: [Dusty Pilkington](#)
Subject: Swauk Creek parcels
Date: Friday, December 01, 2017 4:54:14 PM
Attachments: [Dec 1, Swauk.docx](#)

From: [Kelly Bacon](#)
To: [Dusty Pilkington](#)
Cc: [Lucas Huck](#); [Justin Turnbull](#)
Subject: RE: LP-17-00007 Swauk Valley Ranch
Date: Friday, December 01, 2017 4:41:26 PM
Attachments: [LP-17-00007 PW Planning Comments Preliminary.pdf](#)
[LP-17-00007 SurveyReview Prelim.pdf](#)

Dusty,

Attached are Public Works Planning and Survey preliminary comments for the Swauk Valley Ranch Conservation Plat.

Thank you,

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: Dusty Pilkington
Sent: Thursday, November 16, 2017 9:45 AM
To: Josh Hink; Kim Dawson; Julie Kjorsvik; Lisa Iammarino; Lisa Lawrence; Patti Johnson; Kelly Bacon; Candie Leader; 'jessica@yakama.com'; 'jmarvin@yakama.com'; 'johnson@yakama.com'; 'enviroreview@yakama.com'; 'separegister@ecy.wa.gov'; 'sepaunit@ecy.wa.gov'; 'gcle461@ecy.wa.gov'; 'Reed, Catherine D. (ECY)'; 'Renfrow, Brent D (DFW)'; 'Downes, Scott G (DFW)'; 'Nelson, Jennifer L (DFW)'; 'SEPA (DAHP)'; Mike Flory; Amber Green; Steph Mifflin; 'Mau, Russell E (DOH)'; 'linda.hazlett@dnr.wa.gov'; 'cindy.preston@dnr.wa.gov'; 'rivers@dnr.wa.gov'; 'brooksideconsulting@gmail.com'; 'Deborah.j.knaub@usace.army.mil'; 'tribune@nkctribune.com'; 'terry@nkctribune.com'; 'Joanna Markell'; 'lonnie_allphin@ksd403.org'; Lucas Huck; Karen Hodges; 'lowh461@ECY.WA.GOV'; 'Smits, Brenda M (DOH)'; 'PrilucJ@wsdot.wa.gov'; 'Kcdf1@elltel.net'; 'HolmstR@wsdot.wa.gov'; 'PrilucJ@wsdot.wa.gov'
Subject: LP-17-00007 Swauk Valley Ranch

Greetings. I am requesting comments on this Long Plat Application. Anyone with an interest can comment, and the comment period ends 12/01/2017. Click the links below to view information on the permit.

[LP-17-00007 Swauk Valley Ranch \(County Departments\)](#)

[LP-17-00007 Swauk Valley Ranch \(Outside County Network\)](#)

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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message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Megan Woodruff](#)
To: [Dusty Pilkington](#)
Subject: Re: Confirmation: Ad 1696407 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swuak Valley
Date: Wednesday, November 15, 2017 11:29:09 AM

Hi Dusty,

I'm sorry to hear you are not feeling well. Here's hoping you feel better soon!

Thanks again,

Megan Woodruff

Legal Specialist / Advertising Assistant

Daily Record, Ellensburg

mwoodruff@kvnews.com

legals@kvnews.com

(509) 925-1414

LEGAL Submission & Approval Deadlines						
If 1st publication date is a...	MON	TUE	WED	THU	FRI	SAT
DEADLINE FOR SUBMISSION	12pm FRI	12pm FRI	12pm MON	12pm TUES	12pm WED	12pm THU
DEADLINE FOR APPROVAL	3pm FRI	11am MON	11am TUE	11am WED	11am THU	11am FRI
COST open rate for legals is \$12.75 per column inch						
NEW CUSTOMERS prepayment is required for new customers - please include a billing address, phone number, and email to send the proof to						
AFFIDAVITS & TEAR SHEETS an affidavit, memo bill, and original tear sheet will be sent to you soon after the last publication date						

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

Sent: Wednesday, November 15, 2017 11:11 AM

To: Megan Woodruff

Subject: RE: Confirmation: Ad 1696407 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swuak Valley

Megan,

Apologies on my failure to get back to you yesterday, I was not feeling well and went home a bit early. It is good to go.

Thanks,

Dusty

From: Megan Woodruff [mailto:mwoodruff@kvnews.com]
Sent: Wednesday, November 15, 2017 10:42 AM
To: Dusty Pilkington
Subject: Re: Confirmation: Ad 1696407 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swuak Valley

Hi Dusty,

Is the corrected ad approved to run tomorrow?

Thanks again,

Megan Woodruff

Legal Specialist / Advertising Assistant

Daily Record, Ellensburg

mwoodruff@kvnews.com

legals@kvnews.com

(509) 925-1414

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AFFIDAVITS & TEAR SHEETS an affidavit, memo bill, and original tear sheet will be sent to you soon after the last publication date						

From: Megan Woodruff
Sent: Tuesday, November 14, 2017 1:34 PM
To: Dusty Pilkington
Subject: Confirmation: Ad 1696407 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swuak Valley

Good afternoon Dusty,

I hope your week is going well so far!

Please see attached for your legal proof scheduled to run on November 16.

Please let me know if you approve or would like any changes made.

Thanks so much,

Megan Woodruff

Legal Specialist / Advertising Assistant

Daily Record, Ellensburg

mwoodruff@kvnews.com

legals@kvnews.com

(509) 925-1414

LEGAL Submission & Approval Deadlines						
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AFFIDAVITS & TEAR SHEETS an affidavit, memo bill, and original tear sheet will be sent to you soon after the last publication date						

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

Sent: Tuesday, November 14, 2017 11:39 AM

To: Megan Woodruff

Subject: LP-17-00007 Swuak Valley

Megan,

Find attached a correction to the Notice of Application that published today. Could you run it Thursday the 16th?

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: [Megan Woodruff](#)
To: [Dusty Pilkington](#)
Subject: Re: Confirmation: Ad 1694599 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Plat
Date: Thursday, November 09, 2017 11:13:33 AM

Sweet; thanks!

Megan Woodruff

Legal Specialist / Advertising Assistant

Daily Record, Ellensburg

mwoodruff@kvnews.com

legals@kvnews.com

(509) 925-1414

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If 1st publication date is a...	MON	TUE	WED	THU	FRI	SAT
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AFFIDAVITS & TEAR SHEETS an affidavit, memo bill, and original tear sheet will be sent to you soon after the last publication date						

From: Dusty Pilkington <dusty.pilkington@co.kittitas.wa.us>
Sent: Thursday, November 9, 2017 11:08 AM
To: Megan Woodruff
Subject: RE: Confirmation: Ad 1694599 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Plat

Good to go.

Thanks,

Dusty

From: Megan Woodruff [<mailto:mwoodruff@kvnews.com>]
Sent: Thursday, November 09, 2017 11:04 AM
To: Dusty Pilkington
Subject: Re: Confirmation: Ad 1694599 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Plat

How does this corrected version look?

Thanks!

Megan Woodruff

Legal Specialist / Advertising Assistant

Daily Record, Ellensburg

mwoodruff@kvnews.com

legals@kvnews.com

(509) 925-1414

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AFFIDAVITS & TEAR SHEETS an affidavit, memo bill, and original tear sheet will be sent to you soon after the last publication date						

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

Sent: Thursday, November 9, 2017 11:00 AM

To: Megan Woodruff

Subject: RE: Confirmation: Ad 1694599 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Plat

Megan,

It looks like there is a typo in the web address on the proof. Could you ensure that this url is on there?

Thanks,

[http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Long Plats](http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Long%20Plats)

Dusty

From: Megan Woodruff [<mailto:mwoodruff@kvnews.com>]

Sent: Thursday, November 09, 2017 9:51 AM

To: Dusty Pilkington
Subject: Confirmation: Ad 1694599 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Plat

Hi Dusty!

Please see attached for your legal proof scheduled to run on November 14.

Please let me know if you approve.

Have a good day and thanks!

Megan Woodruff

Legal Specialist / Advertising Assistant

Daily Record, Ellensburg

mwoodruff@kvnews.com

legals@kvnews.com

(509) 925-1414

LEGAL Submission & Approval Deadlines						
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AFFIDAVITS & TEAR SHEETS an affidavit, memo bill, and original tear sheet will be sent to you soon after the last publication date						

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

Sent: Thursday, November 9, 2017 9:30 AM

To: Megan Woodruff

Subject: LP-17-00007 Swauk Valley Plat

Megan,

Find attached a legal notice to run on Tuesday the 14th.

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: [Dusty Pilkington](#)
To: ["Megan Woodruff"](#)
Subject: LP-17-00007 Swauk Valley Plat
Date: Thursday, November 09, 2017 9:30:42 AM
Attachments: [LP-17-00007 Swauk Valley Ranch Notoce of Application Legal.pdf](#)

Megan,

Find attached a legal notice to run on Tuesday the 14th.

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](#)
To: [Dusty Pilkington](#)
Subject: RE: LP-17-00007 conservation plat
Date: Tuesday, October 31, 2017 10:43:05 AM

By the way.

Do you want 8 sets of 18x24 and 1 set 11x17 delivered again?

Thanks

From: Dusty Pilkington [mailto:dusty.pilkington@co.kittitas.wa.us]
Sent: Tuesday, October 31, 2017 8:23 AM
To: Alex Cordas <alexc@mckinstry.com>
Subject: RE: LP-17-00007 conservation plat

Mr. Cordas,

To address your questions:

1. The owner/subdivider information was in the application materials, but under code, it needs to be shown on the plat drawings themselves. Adding that info at the bottom right corner where the township and range, along with the LLC name, should be sufficient.
2. No change is need in regard to the north arrow, and updating the date using the same layout will work. An update of the scale , with a new survey date is all that is required for addressing item 2.

Thanks,

Dusty

From: Alex Cordas [mailto:alexc@mckinstry.com]
Sent: Monday, October 30, 2017 4:33 PM
To: Dusty Pilkington
Cc: Dustin Conroy
Subject: LP-17-00007 conservation plat

We received your notice of incomplete application dated 10-26-17.

Dusty, If we could get a little more clarification so we may address items properly. Please make note below on the items if you need additional information or clarification.

(1)

The owner, subdivider is as noted:

Swauk Valley Ranch, LLC (mailing address)
PO Box 24567
Seattle, WA 98124

18511 Hwy 10 (physical address)
Ellensburg, WA 98926

The surveyor/engineer (date of survey(s) and specific surveyor is noted on the drawing.
Pioneer Surveying and Engineering
125 Simcoe Drive
Goldendale, WA 988620

(2)

Working on getting the drawing corrected. Is the way north currently noted need some change?
And how/where should the date be noted?

Thank you.

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From: no-reply@smartgovcommunity.com
To: [Dusty Pilkington](#)
Subject: Step [CDS PLANNING PROJECT ANALYSIS] on Permit [LP-17-00007] is due.
Date: Tuesday, October 31, 2017 2:15:20 AM



Step **CDS PLANNING PROJECT ANALYSIS** on Permit **LP-17-00007** is due.

Permit #: LP-17-00007

Site HWY 10 CLE ELUM
Address: CLE ELUM, WA
98922

Type: CLUSTER PLAT

Contact: SWAUK VALLEY RANCH
LLC
PO BOX 24567
% ALEX CORDAS
SEATTLE, WA 98124

[View](#)

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From: [Deborah Humble](#)
To: [Dusty Pilkington](#); [Mike Flory](#)
Subject: RE: LP-17-00007 Swauk Valley Ranch
Date: Thursday, August 23, 2018 8:17:34 AM

Good Morning,

Just an update, I was out of the office yesterday and I do see that the the plat has been recorded so I will print it and start creating the parcels in GIS.

Thank you and I hope you have a great day.

Deborah Humble
Cadastral Technician I
Kittitas County Assessors office
Office (509) 962-7501
deborah.humble@co.kittitas.wa.us



From: Dusty Pilkington
Sent: Wednesday, August 22, 2018 1:47 PM
To: Mike Flory
Cc: Deborah Humble
Subject: LP-17-00007 Swauk Valley Ranch

Mike,

Just a heads up that the Swauk Valley Conservation Plat has been recorded. As soon as the Auditor's office sends me the scanned document I will place it in the file. Debbie, is there anything more on my end that the Auditor's office needs?

Thanks,

Dusty

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: [Justin Turnbull](#)
Subject: RE: LP-17-00007 Swauk Valley Ranch
Date: Friday, May 25, 2018 1:03:48 PM

I will remember to do so in the future. This is the Notice of Decision, where we generally respond to anyone who commented on the proposal, and you were listed. I will make sure to include her on future NODs.

Thanks,

Dusty

From: Justin Turnbull
Sent: Friday, May 25, 2018 11:52 AM
To: Dusty Pilkington
Cc: Taylor Gustafson
Subject: RE: LP-17-00007 Swauk Valley Ranch

Dusty,
Please include Taylor Gustafson (taylor.gustafson@co.kittitas.wa.us) with all future land review emails.

She has taken over Kelly Bacon's role as the principle contact with Public Works Land review.

Thanks,

Justin Turnbull, PLS

County Surveyor

Kittitas County Public Works	Main Phone:	(509) 962-7523
411 N. Ruby St., Suite 1	Direct Line:	(509) 933-8251
Ellensburg, WA 98926	Email:	justin.turnbull@co.kittitas.wa.us

From: Dusty Pilkington
Sent: Friday, May 25, 2018 8:59 AM
To: 'jessica@yakama.com'; 'jmarvin@yakama.com'; 'johnson@yakama.com'; 'enviroreview@yakama.com'; 'separegister@ecy.wa.gov'; 'gcle461@ecy.wa.gov'; Mike Flory; 'Mau, Russell E (DOH)'; 'Gretchen.Kaeihler@DAHP.wa.gov'; 'GonsetP@wsdot.wa.gov'; Justin Turnbull; 'Nelson, Jennifer L (DFW)'; Kelly Bacon; Mike Flory; 'Keli Bender'; 'gcle461@ecy.wa.gov'; Holly Erdman
Cc: Lindsey Ozbolt; 'acordas@mckinstry.com'
Subject: LP-17-00007 Swauk Valley Ranch

Greetings. Find attached the Notice of Decision, along with the Findings of Fact, Decision, and Conditions of Approval for the Swauk Valley Ranch project LP-17-00007. Please feel free to contact me with any 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

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: Alex Cordas
To: [Dusty Pilkington](mailto:Dusty.Pilkington)
Subject: RE: LP-17-00007 Swauk Valley Ranch
Date: Friday, May 25, 2018 10:27:42 AM

Whoops.
They don't allow me holidays!
Thanks

From: Dusty Pilkington [<mailto:dusty.pilkington@co.kittitas.wa.us>]
Sent: Friday, May 25, 2018 10:23 AM
To: Alex Cordas <acordas@mckinstry.com>
Subject: RE: LP-17-00007 Swauk Valley Ranch

I will be at home, since Monday is Memorial Day. But will talk to you on Tuesday!

Thanks,

Dusty

From: Alex Cordas [<mailto:acordas@mckinstry.com>]
Sent: Friday, May 25, 2018 9:40 AM
To: Dusty Pilkington; 'jessica@yakama.com'; 'jmarvin@yakama.com'; 'johnson@yakama.com'; 'enviroreview@yakama.com'; 'separegister@ecy.wa.gov'; 'gcle461@ecy.wa.gov'; Mike Flory; 'Mau, Russell E (DOH)'; 'Gretchen.Kaeihler@DAHP.wa.gov'; 'GonsetP@wsdot.wa.gov'; Justin Turnbull; 'Nelson, Jennifer L (DFW)'; Kelly Bacon; Mike Flory; 'Keli Bender'; 'gcle461@ecy.wa.gov'; Holly Erdman
Cc: Lindsey Ozbolt
Subject: RE: LP-17-00007 Swauk Valley Ranch

Thanks Dusty
Have a good weekend, we will be back with you Monday.

From: Dusty Pilkington [<mailto:dusty.pilkington@co.kittitas.wa.us>]
Sent: Friday, May 25, 2018 8:59 AM
To: 'jessica@yakama.com' <jessica@yakama.com>; 'jmarvin@yakama.com' <jmarvin@yakama.com>; 'johnson@yakama.com' <johnson@yakama.com>; 'enviroreview@yakama.com' <enviroreview@yakama.com>; 'separegister@ecy.wa.gov' <separegister@ecy.wa.gov>; 'gcle461@ecy.wa.gov' <gcle461@ecy.wa.gov>; Mike Flory <mike.flory@co.kittitas.wa.us>; 'Mau, Russell E (DOH)' <Russell.Mau@DOH.WA.GOV>; 'Gretchen.Kaeihler@DAHP.wa.gov' <Gretchen.Kaeihler@DAHP.wa.gov>; 'GonsetP@wsdot.wa.gov' <GonsetP@wsdot.wa.gov>; Justin Turnbull <justin.turnbull@co.kittitas.wa.us>; 'Nelson, Jennifer L (DFW)' <Jennifer.Nelson@dfw.wa.gov>; Kelly Bacon <kelly.bacon@co.kittitas.wa.us>; Mike Flory <mike.flory@co.kittitas.wa.us>; 'Keli Bender' <krd.keli@fairpoint.net>; 'gcle461@ecy.wa.gov' <gcle461@ecy.wa.gov>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>
Cc: Lindsey Ozbolt <lindsey.ozbolt@co.kittitas.wa.us>; Alex Cordas <acordas@mckinstry.com>
Subject: LP-17-00007 Swauk Valley Ranch

Greetings. Find attached the Notice of Decision, along with the Findings of Fact, Decision, and Conditions of Approval for the Swauk Valley Ranch project LP-17-00007. Please feel free to contact me with any 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

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Dusty Pilkington](#)
To: "Megan Woodruff"
Cc: [Lindsey Ozbolt](#)
Subject: LP-17-00007 Swauk Valley Ranch
Date: Thursday, May 24, 2018 10:30:04 AM
Attachments: [Notice of Decision--NOT SEPA--Published.11.0310 \(Autosaved\).doc](#)

Megan,

Could you run this one for tomorrow?

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 Erdman](#)
Subject: RE: LP-17-00007 Swauk Valley Ranch
Date: Thursday, May 03, 2018 1:40:54 PM

Template is updated. And to answer your question, it should go to you.

Thanks!

From: Holly Erdman
Sent: Thursday, May 03, 2018 1:30 PM
To: Dusty Pilkington
Subject: RE: LP-17-00007 Swauk Valley Ranch

Yes, please.

From: Dusty Pilkington
Sent: Thursday, May 03, 2018 1:22 PM
To: Holly Erdman
Subject: RE: LP-17-00007 Swauk Valley Ranch

Holly,

Just to clarify, should you be my primary contact on projects for Health? I looked back on the message I sent requesting comment, and it looks like I sent it to Tristen. Should I be sending it to you as well?

Thanks,

Dusty

From: Holly Erdman
Sent: Thursday, May 03, 2018 11:40 AM
To: Dusty Pilkington
Subject: RE: LP-17-00007 Swauk Valley Ranch

Dusty,

I commented on this already. Unless something has changed there should be no further concerns from PH.

Also, I didn't receive the email regarding the Scholl project. Was I supposed to get it?

Holly

From: Dusty Pilkington

Sent: Monday, April 23, 2018 9:54 AM
To: Holly Erdman
Subject: FW: LP-17-00007 Swauk Valley Ranch

From: Dusty Pilkington
Sent: Thursday, April 19, 2018 5:14 PM
To: Kelly Bacon; Justin Turnbull
Subject: LP-17-00007 Swauk Valley Ranch

Follow the link to the newest version of the Swauk Valley Survey for initial review. Thanks!

<T:\CDS\Projects\Plats\LP 2017\LP-17-00007 Swauk Valley Ranch\LP-17-00007 Swauk Valley Ranch Master File.pdf>

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: [Justin Turnbull](#)
Subject: RE: LP-17-00007 Swauk Valley Ranch
Date: Wednesday, April 25, 2018 7:18:19 AM

Meeting up with the rest of planning to go to a training thing in Moses Lake. Fun times!

From: Justin Turnbull
Sent: Wednesday, April 25, 2018 7:18 AM
To: Dusty Pilkington
Subject: RE: LP-17-00007 Swauk Valley Ranch

Exited..... you're in early today!

Justin Turnbull, PLS

County Surveyor

Kittitas County Public Works	Main Phone:	(509) 962-7523
411 N. Ruby St., Suite 1	Direct Line:	(509) 933-8251
Ellensburg, WA 98926	Email:	justin.turnbull@co.kittitas.wa.us

From: Dusty Pilkington
Sent: Wednesday, April 25, 2018 7:17 AM
To: Justin Turnbull
Subject: RE: LP-17-00007 Swauk Valley Ranch

Justin,

There is one item bookmark I am going to change to "Revised Survey to Review_04_25_2018" after you exit out of the file (I can't make changes until then). That is the one.

From: Justin Turnbull
Sent: Wednesday, April 25, 2018 7:14 AM
To: Dusty Pilkington; Kelly Bacon
Subject: RE: LP-17-00007 Swauk Valley Ranch

Dusty,

The referenced file path contains half a dozen survey maps, many of which contain the same date.

Please let me know which one I am to review.

Thanks,

Justin Turnbull, PLS

County Surveyor

Kittitas County Public Works	Main Phone:	(509) 962-7523
411 N. Ruby St., Suite 1	Direct Line:	(509) 933-8251

Ellensburg, WA 98926

Email: justin.turnbull@co.kittitas.wa.us

From: Dusty Pilkington
Sent: Thursday, April 19, 2018 5:14 PM
To: Kelly Bacon; Justin Turnbull
Subject: LP-17-00007 Swauk Valley Ranch

Follow the link to the newest version of the Swauk Valley Survey for initial review. Thanks!

<T:\CDS\Projects\Plats\LP 2017\LP-17-00007 Swauk Valley Ranch\LP-17-00007 Swauk Valley Ranch Master File.pdf>

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dusty.pilkington@co.kittitas.wa.us

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: Megan Woodruff
To: [Lindsey Ozbolt](#); [Dusty Pilkington](#)
Subject: Re: Confirmation: Ad 1768132 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Ranch
Date: Thursday, May 24, 2018 11:23:20 AM

Thanks Lindsey!

I'm happy to do it! =)

Have a great day,

Megan Woodruff

Legal Specialist / Advertising Assistant

Daily Record, Ellensburg

mwoodruff@kvnews.com

legals@kvnews.com

(509) 925-1414, ext. 253

Please note my new office hours:

MON-THURS: 7:00am-6:00pm

On FRIDAYS: If you have an immediate need,
please email [Robyn Smith \(rsmith@kvnews.com\)](mailto:rsmith@kvnews.com)
or call (509) 925-1414, Extension 230.

Thank you!

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From: Lindsey Ozbolt <lindsey.ozbolt@co.kittitas.wa.us>

Sent: Thursday, May 24, 2018 11:22 AM

To: Megan Woodruff; Dusty Pilkington

Subject: RE: Confirmation: Ad 1768132 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Ranch

Thanks Megan! This is good to print. I appreciate you squeezing this one in for us.

Have a great weekend.

Lindsey Ozbolt

Planning Official

Kittitas County Community Development Services

411 N. Ruby St., Suite 2 | Ellensburg, WA 98926

(509) 962-7046 | lindsey.ozbolt@co.kittitas.wa.us

From: Megan Woodruff [mailto:mwoodruff@kvnews.com]

Sent: Thursday, May 24, 2018 11:15 AM

To: Dusty Pilkington

Cc: Lindsey Ozbolt

Subject: Re: Confirmation: Ad 1768132 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Ranch

Thanks Dusty/Lindsey!

How does this corrected version look?

Megan Woodruff

Legal Specialist / Advertising Assistant

Daily Record, Ellensburg

mwoodruff@kvnews.com

legals@kvnews.com

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

Sent: Thursday, May 24, 2018 10:57 AM

To: Megan Woodruff

Cc: Lindsey Ozbolt

Subject: RE: Confirmation: Ad 1768132 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Ranch

Megan,

I caught two issues. 1) at the top, it should be spelled "Swauk", rather than "Swuak", and 2) the Commissioners should be "205 W 5th Ave", not "205 W 5th". If those change is made, we are good to go! I will be in a class and at lunch, so respond to Lindsey, who is CC'd if needed prior to 1:00.

Dusty

From: Megan Woodruff [<mailto:mwoodruff@kvnews.com>]

Sent: Thursday, May 24, 2018 10:49 AM

To: Dusty Pilkington

Subject: Confirmation: Ad 1768132 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Ranch

Good morning Dusty!

Please see attached for your legal proof scheduled to run tomorrow, May 25.

Please let me know as soon as possible if you approve.

Thank you!

Megan Woodruff

Legal Specialist / Advertising Assistant

Daily Record, Ellensburg
mwoodruff@kvnews.com
legals@kvnews.com
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From: Dusty Pilkington <dusty.pilkington@co.kittitas.wa.us>

Sent: Thursday, May 24, 2018 10:30 AM

To: Megan Woodruff

Cc: Lindsey Ozbolt

Subject: LP-17-00007 Swauk Valley Ranch

Megan,

Could you run this one for tomorrow?

Thanks,

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

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From: [Lindsey Ozbolt](#)
To: "Megan Woodruff"; [Dusty Pilkington](#)
Subject: RE: Confirmation: Ad 1768132 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Ranch
Date: Thursday, May 24, 2018 11:22:08 AM
Attachments: [SKM_C55818052311190.pdf](#)

Thanks Megan! This is good to print. I appreciate you squeezing this one in for us.

Have a great weekend.

Lindsey Ozbolt

Planning Official

Kittitas County Community Development Services

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(509) 962-7046 | lindsey.ozbolt@co.kittitas.wa.us

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Subject: Re: Confirmation: Ad 1768132 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Ranch

Thanks Dusty/Lindsey!

How does this corrected version look?

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Sent: Thursday, May 24, 2018 10:57 AM

To: Megan Woodruff

Cc: Lindsey Ozbolt

Subject: RE: Confirmation: Ad 1768132 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Ranch

Megan,

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Dusty

From: Megan Woodruff [<mailto:mwoodruff@kvnews.com>]

Sent: Thursday, May 24, 2018 10:49 AM

To: Dusty Pilkington

Subject: Confirmation: Ad 1768132 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Ranch

Good morning Dusty!

Please see attached for your legal proof scheduled to run tomorrow, May 25.

Please let me know as soon as possible if you approve.

Thank you!

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

Sent: Thursday, May 24, 2018 10:30 AM

To: Megan Woodruff

Cc: Lindsey Ozbolt

Subject: LP-17-00007 Swauk Valley Ranch

Megan,

Could you run this one for tomorrow?

Thanks,

Dusty Pilkington
Planner I
Kittitas County Community Development Services
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From: Megan Woodruff
To: [Dusty Pilkington](#)
Cc: [Lindsey Ozbolt](#)
Subject: Re: Confirmation: Ad 1768132 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Ranch
Date: Thursday, May 24, 2018 11:15:05 AM
Attachments: [CORRECTED - AD1768132_inl.pdf](#)

Thanks Dusty/Lindsey!

How does this corrected version look?

Megan Woodruff

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Daily Record, Ellensburg

mwoodruff@kvnews.com

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

Sent: Thursday, May 24, 2018 10:57 AM

To: Megan Woodruff

Cc: Lindsey Ozbolt

Subject: RE: Confirmation: Ad 1768132 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Ranch

Megan,

I caught two issues. 1) at the top, it should be spelled "Swauk", rather than "Swuak", and 2) the Commissioners should be "205 W 5th Ave", not "205 W 5th". If those change is made, we are good to go! I will be in a class and at lunch, so respond to Lindsey, who is CC'd if needed prior to 1:00.

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From: Megan Woodruff [mailto:mwoodruff@kvnews.com]
Sent: Thursday, May 24, 2018 10:49 AM
To: Dusty Pilkington
Subject: Confirmation: Ad 1768132 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Ranch

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

Sent: Thursday, May 24, 2018 10:30 AM

To: Megan Woodruff

Cc: Lindsey Ozbolt

Subject: LP-17-00007 Swauk Valley Ranch

Megan,

Could you run this one for tomorrow?

Thanks,

Dusty Pilkington

Planner I

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(509) -962-7079

dusty.pilkington@co.kittitas.wa.us

From: [Dusty Pilkington](#)
To: "[Megan Woodruff](#)"
Cc: [Lindsey Ozbolt](#)
Subject: RE: Confirmation: Ad 1768132 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Ranch
Date: Thursday, May 24, 2018 10:57:46 AM

Megan,

I caught two issues. 1) at the top, it should be spelled "Swauk", rather than "Swuak", and 2) the Commissioners should be "205 W 5th Ave", not "205 W 5th". If those change is made, we are good to go! I will be in a class and at lunch, so respond to Lindsey, who is CC'd if needed prior to 1:00.

Dusty

From: Megan Woodruff [mailto:mwoodruff@kvnews.com]
Sent: Thursday, May 24, 2018 10:49 AM
To: Dusty Pilkington
Subject: Confirmation: Ad 1768132 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Ranch

Good morning Dusty!

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To: Megan Woodruff

Cc: Lindsey Ozbolt

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Thanks,

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Planner I

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dusty.pilkington@co.kittitas.wa.us

From: Megan Woodruff
To: [Dusty Pilkington](mailto:Dusty.Pilkington@co.kittitas.wa.us)
Subject: Confirmation: Ad 1768132 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Ranch
Date: Thursday, May 24, 2018 10:49:26 AM
Attachments: [AD1768132_jnl.pdf](#)

Good morning Dusty!

Please see attached for your legal proof scheduled to run tomorrow, May 25.

Please let me know as soon as possible if you approve.

Thank you!

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To: Megan Woodruff

Cc: Lindsey Ozbolt

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From: [Dusty Pilkington](#)
To: ["Alex Cordas"](#)
Subject: RE: LP-17-00007 Swauk Valley Ranch Updated Stream Mapping Information
Date: Thursday, March 29, 2018 8:38:57 AM

Alex,

Once the requested changes are made, please submit copies of the revised plat drawings to our office as per KCC 16.12.010. We will review from there.

Thanks,

Dusty

From: Alex Cordas [mailto:alexc@mckinstry.com]
Sent: Wednesday, March 28, 2018 7:14 PM
To: Dusty Pilkington
Subject: RE: LP-17-00007 Swauk Valley Ranch Updated Stream Mapping Information

What do you require for submission of the requested changes or the drawings? Thanks

From: Dusty Pilkington [mailto:dusty.pilkington@co.kittitas.wa.us]
Sent: Monday, March 26, 2018 8:56 AM
To: 'Downes, Scott G (DFW)' <Scott.Downes@dfw.wa.gov>; Alex Cordas <alexc@mckinstry.com>; Lindsey Ozbolt <lindsey.ozbolt@co.kittitas.wa.us>
Cc: Eric Morris <EricMo@McKinstry.com>; Nelson, Jennifer L (DFW) <Jennifer.Nelson@dfw.wa.gov>
Subject: RE: LP-17-00007 Swauk Valley Ranch Updated Stream Mapping Information

Thanks, and I will add this to the file for reference, and then we will have this for reference when reviewing the final plat.

From: Downes, Scott G (DFW) [mailto:Scott.Downes@dfw.wa.gov]
Sent: Monday, March 26, 2018 8:06 AM
To: Alex Cordas; Lindsey Ozbolt; Dusty Pilkington
Cc: Eric Morris; Nelson, Jennifer L (DFW)
Subject: RE: LP-17-00007 Swauk Valley Ranch Updated Stream Mapping Information

Alex, Lindsey and Dusty,

Attached is a pdf of the information to update the unnamed tributary of Swauk Creek that runs west to east and near the proposed plat changes on Swauk Valley Ranch. This should help to square away the question on both stream location as well as stream type. On typing while it currently is a borderline call of between Type 2 and Type 3, it is a Type F (fish bearing) and under the new

proposed CAO, the Type 2 and 3 will be going away to be replaced with Type F to make it consistent with DNR water typing maps.

As a point of reference, the red numbers on the first slide don't relate to anything other than I had to georeference the topo site map with the aerial imagery.

I will be sending Alex a separate email with a water type modification form that he can submit to DNR to formally get the stream location changed. Thank you for meeting us out there last week.

Let me know if there are any questions.

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

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From: Alex Cordas
To: [Dusty Pilkington](mailto:Dusty.Pilkington@co.kittitas.wa.us)
Subject: RE: LP-17-00007 Swauk Valley Ranch Updated Stream Mapping Information
Date: Wednesday, March 28, 2018 7:14:06 PM

What do you require for submission of the requested changes or the drawings? Thanks

From: Dusty Pilkington [mailto:dusty.pilkington@co.kittitas.wa.us]
Sent: Monday, March 26, 2018 8:56 AM
To: 'Downes, Scott G (DFW)' <Scott.Downes@dfw.wa.gov>; Alex Cordas <alexc@mckinstry.com>; Lindsey Ozbolt <lindsey.ozbolt@co.kittitas.wa.us>
Cc: Eric Morris <EricMo@McKinstry.com>; Nelson, Jennifer L (DFW) <Jennifer.Nelson@dfw.wa.gov>
Subject: RE: LP-17-00007 Swauk Valley Ranch Updated Stream Mapping Information

Thanks, and I will add this to the file for reference, and then we will have this for reference when reviewing the final plat.

From: Downes, Scott G (DFW) [mailto:Scott.Downes@dfw.wa.gov]
Sent: Monday, March 26, 2018 8:06 AM
To: Alex Cordas; Lindsey Ozbolt; Dusty Pilkington
Cc: Eric Morris; Nelson, Jennifer L (DFW)
Subject: RE: LP-17-00007 Swauk Valley Ranch Updated Stream Mapping Information

Alex, Lindsey and Dusty,

Attached is a pdf of the information to update the unnamed tributary of Swauk Creek that runs west to east and near the proposed plat changes on Swauk Valley Ranch. This should help to square away the question on both stream location as well as stream type. On typing while it currently is a borderline call of between Type 2 and Type 3, it is a Type F (fish bearing) and under the new proposed CAO, the Type 2 and 3 will be going away to be replaced with Type F to make it consistent with DNR water typing maps.

As a point of reference, the red numbers on the first slide don't relate to anything other than I had to georeference the topo site map with the aerial imagery.

I will be sending Alex a separate email with a water type modification form that he can submit to DNR to formally get the stream location changed. Thank you for meeting us out there last week.

Let me know if there are any questions.

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

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From: [Dusty Pilkington](#)
To: "[Downes, Scott G \(DFW\)](#)"; [Alex Cordas](#); [Lindsey Ozbolt](#)
Cc: [Eric Morris](#); [Nelson, Jennifer L \(DFW\)](#)
Subject: RE: LP-17-00007 Swauk Valley Ranch Updated Stream Mapping Information
Date: Monday, March 26, 2018 8:55:14 AM

Thanks, and I will add this to the file for reference, and then we will have this for reference when reviewing the final plat.

From: Downes, Scott G (DFW) [mailto:Scott.Downes@dfw.wa.gov]
Sent: Monday, March 26, 2018 8:06 AM
To: Alex Cordas; Lindsey Ozbolt; Dusty Pilkington
Cc: Eric Morris; Nelson, Jennifer L (DFW)
Subject: RE: LP-17-00007 Swauk Valley Ranch Updated Stream Mapping Information

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Office-509-457-9307
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From: Downes, Scott G (DFW)
To: [Alex Cordas](#); [Lindsey Ozbolt](#); [Dusty Pilkington](#)
Cc: [Eric Morris](#); [Nelson, Jennifer L \(DFW\)](#)
Subject: RE: LP-17-00007 Swauk Valley Ranch Updated Stream Mapping Information
Date: Monday, March 26, 2018 8:06:28 AM
Attachments: [Swauk Valley Ranch Tributary Stream.pdf](#)

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1701 South 24th Ave
Yakima, WA 98902-5720
Scott.Downes@dfw.wa.gov
Office-509-457-9307
Cell-509-607-3578

From: [Dusty Pilkington](#)
To: ["Alex Cordas"](#)
Subject: Plat Drawings
Date: Thursday, March 08, 2018 9:03:12 AM
Attachments: [LP-17-00007 Swauk Valley Ranch Additional Information Letter 02 22 2018.pdf](#)
[LP-17-00007 Swauk Valley Additional Information Needed.pdf](#)

Mr. Cordas,

Under Kittitas County Code(KCC), a preliminary plat must meet the following general requirements as per KCC.16.12.020:

1. *All preliminary plat drawings shall be submitted on eighteen by twenty-four inch sheets. When required by the county public works director, proposed road plans and profiles prepared by a licensed civil engineer shall be submitted on standard 22" x 36" sheets for review. The scale shall be 1" = 100' horizontal and 1" = 10' vertical, sheet one.*
2. *Names of proposed subdivision, all sheets.*
3. *Location of subdivision by section, township, range, county and state, all sheets.*
4. *Legal description of land contained within the subdivision.*
5. *Name(s) and address of the owner(s), subdivider(s), surveyor, engineer and date of survey.*
6. *Scale (1" = 200', or greater) north arrow and date, sheet one.*
7. *Vicinity map showing the boundary lines of all adjacent subdivisions, roads, streets, rivers, streams, canals, or any other information that will assist the planning commission in considering the plat, sheet one.*
8. *Proposed platted boundary lines, lot and road dimensions, and gross acreage, sheet one.*
9. *A statement regarding the contemplated sewage disposal, potable water supply, and drainage improvements for the proposed subdivision.*
10. *All access easements.*
11. *All irrigation ditch easements or historical ditch locations*

In addition, the preliminary plat must meet 16.12.030 Existing Conditions:

1. *Contour lines at intervals of five feet for slopes less than thirty percent, and ten feet for slopes over thirty percent at preliminary review only , or the use of USGS maps to represent elevations and slopes at preliminary review may be used and where such maps are utilized at preliminary review they must be verified by Contour lines of five feet for slopes less than thirty percent and ten feet for slopes over thirty percent at final review.*
2. *Location, width and type of all roads, streets, alleys, easements, and rights-of-way on and adjacent to the proposed subdivision.*
3. *Location of all existing ditches apparent or of record, marshes, areas subject to flooding, and the direction of flow of all water courses, as required by [KCC 17A.05.015](#).*
4. *Existing uses of the property, including the location and nature of all acreage, fences and/or other structures.*
5. *Any additional information deemed necessary by Kittitas County.*
6. *The total acreage and number of lots included within the subdivision shall be indicated on sheet one of the plat.*

The parcels in question intersect a Type 2 fish bearing stream, the Shorelines jurisdiction, slopes in excess of 30% and floodplains. As such, the updated plat drawings will require:

1. The shorelines buffer as depicted as 200 feet from the Ordinary High Water Mark of the Shorelines of Swauk Creek
2. The Type 2 stream and the 100 foot buffer from the stream.
3. The 100 year floodplain boundary as depicted on the FEMA Flood Insurance Rate Map, consistent with KCC 17A.05.015.
4. Any existing easements or rights of way affecting the parcels.
5. Contour lines depicting slopes.

Once the updated plat map is submitted, and additional information is submitted as requested as referenced in staff letters dated February 20th, 2018 and updated February 28th, 2018 (see attached letters), we can issue a preliminary decision on the plat.

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: [Tristen Lamb](#)
To: [Lindsey Ozbolt](#); [Dusty Pilkington](#); [Chelsea Benner](#)
Cc: [Dan Carlson](#); [Robin Read](#); [Paul Jewell](#); [Holly Erdman](#)
Subject: PH Comment Letter Corrections
Date: Friday, February 23, 2018 4:31:50 PM
Attachments: [Mitchell SP-17-00003 PH Comments 2.22.18.odt](#)
[Sinclair SP-17-00002 PH Comments 2.22.18.odt](#)
[Swauk Valley Ranch LP-17-00007 PH Comments 2.22.18.odt](#)

The most recently updated Public Health Comment Letters are attached for Sinclair SP-17-00002, Mitchell SP-17-0003 and Swauk Valley Ranch LP-17-00007.

Thank You,
Tristen Lamb
Environmental Health Supervisor
Kittitas County Public Health Department
507 N Nanum St, Suite 102
Ellensburg, WA 98926
Tristen.Lamb@co.kittitas.wa.us
509-962-7005

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From: [Holly Erdman](#)
To: [Dusty Pilkington](#)
Subject: RE: LP-17-00007 Swauk Valley Ranch Transmittal of Comments, Additional Info
Date: Wednesday, February 21, 2018 3:33:33 PM

OK. Thank you. Part of what made this a little more challenging is that the properties are served by an approved Group B water system which comes with extra requirements.

From: Dusty Pilkington
Sent: Tuesday, February 20, 2018 11:13 AM
To: Holly Erdman
Subject: FW: LP-17-00007 Swauk Valley Ranch Transmittal of Comments, Additional Info

Holly,

Find attached the transmittal of comments and additional info letters.

Dusty

From: Dusty Pilkington
Sent: Tuesday, February 20, 2018 11:13 AM
To: 'acordas@mckinstry.com'
Subject: LP-17-00007 Swauk Valley Ranch Transmittal of Comments, Additional Info

Alex,

Find attached correspondence from agencies, and a letter outlining the next steps. Hard copies are en route via US Mail.

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 Erdman](#)
Subject: FW: LP-17-00007 Swauk Valley Ranch Transmittal of Comments, Additional Info
Date: Tuesday, February 20, 2018 11:13:28 AM
Attachments: [LP-17-00007 Swauk Valley Ranch Transmittal of Comments.pdf](#)
[LP-17-00007 Swauk Valley Additional Information Needed.pdf](#)

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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: [Dusty Pilkington](#)
To: ["acordas@mckinstry.com"](mailto:acordas@mckinstry.com)
Subject: LP-17-00007 Swauk Valley Ranch Transmittal of Comments, Additional Info
Date: Tuesday, February 20, 2018 11:12:38 AM
Attachments: [LP-17-00007 Swauk Valley Ranch Transmittal of Comments.pdf](#)
[LP-17-00007 Swauk Valley Additional Information Needed.pdf](#)

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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: [Dusty Pilkington](#)
To: [Holly Erdman](#)
Subject: LP-17-00007 Swuak Valley
Date: Wednesday, February 14, 2018 11:59:00 AM

Holly,

Greetings. Just checking in on the status your research concerning the soil situation for Swauk Valley. I need to send them comments soon.

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 Erdman](#); [Tristen Lamb](#)
Cc: [Lindsey Ozbolt](#)
Subject: RE: LP-17-00007 Swauk Valley Ranch Revised Application
Date: Friday, February 09, 2018 4:21:58 PM

Understood. Keep me posted.

Dusty

From: Holly Erdman
Sent: Friday, February 09, 2018 4:07 PM
To: Dusty Pilkington; Tristen Lamb
Cc: Lindsey Ozbolt
Subject: RE: LP-17-00007 Swauk Valley Ranch Revised Application

Dusty,

I will need to look and see if we have a policy written on conservation plats that might address soils. It is such a new category and I wasn't involved in writing any policies or procedures. Thank you for your patience.

Holly

From: Dusty Pilkington
Sent: Friday, February 09, 2018 4:02 PM
To: Holly Erdman; Tristen Lamb
Cc: Lindsey Ozbolt
Subject: RE: LP-17-00007 Swauk Valley Ranch Revised Application

Holly,

Thanks for the quick reply. Could you let me know as soon as you figure that out? I will need to respond to the applicant soon with comments since the official period has ended. If you need any clarification or need to discuss further what is proposed as part of this plat, please feel free to contact me.

Thanks,

Dusty

From: Holly Erdman
Sent: Friday, February 09, 2018 3:48 PM
To: Dusty Pilkington; Tristen Lamb
Cc: Lindsey Ozbolt
Subject: RE: LP-17-00007 Swauk Valley Ranch Revised Application

Dusty,

Items 1 – 3 are required before final plat approval WAC 246-291.

Soil logs would be required on each lot but because this is a conservation plat, it is different. I understand that two of the proposed lots are to be built on. Those two lots should be required to have soil logs but at this point, I need to look into it further.

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Sent: Friday, February 09, 2018 11:07 AM
To: Holly Erdman; Tristen Lamb
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Subject: RE: LP-17-00007 Swauk Valley Ranch Revised Application

Holly,

Thank you for your comments. Would you please clarify the following?:

- 1) Are these required prior to preliminary decision?
- 2) Are there any requirements for septic? If so, at what stage in the process are they required?

Thanks,

Dusty

From: Holly Erdman
Sent: Thursday, February 08, 2018 4:56 PM
To: Dusty Pilkington; Tristen Lamb
Subject: RE: LP-17-00007 Swauk Valley Ranch Revised Application

Dusty,

Thank you for the opportunity to comment on this proposed project. We have the following criteria that needs to be met prior to approval of the application:

- 1) A current bacteriological test.
- 2) A current nitrate test.
- 3) The signed SMA (Satellite Management Agency) contract they have with Evergreen Valley Utilities.

If you have any questions please don't hesitate to contact us.

Holly

From: Dusty Pilkington
Sent: Thursday, February 08, 2018 4:25 PM
To: Tristen Lamb
Cc: Holly Erdman

Subject: FW: LP-17-00007 Swauk Valley Ranch Revised Application

Greetings. Follow the top link to review the proposed plat. Also, the application was revised, and the current plat drawing bookmarked with "Revised Plat" in the PDF. Thank you!

[LP-17-00001 Swauk Valley Ranch \(County Departments\)](#)

From: Dusty Pilkington
Sent: Tuesday, January 23, 2018 1:33 PM
To: Patti Johnson; Lisa Lawrence; 'jorgenja@cwu.edu'; 'helmsk@cwu.edu'; 'Deborah.j.knaub@usace.army.mil'
Subject: FW: LP-17-00007 Swauk Valley Ranch Revised Application

Find below notice of a Revised Application.

From: Dusty Pilkington
Sent: Tuesday, January 23, 2018 11:49 AM
To: Josh Hink; Kim Dawson; Julie Kjorsvik; Lisa Iammarino; Lisa Lawrence; Patti Johnson; Kelly Bacon; Candie Leader; 'jessica@yakama.com'; 'jmarvin@yakama.com'; 'johnson@yakama.com'; 'enviroreview@yakama.com'; 'separegister@ecy.wa.gov'; 'sepaunit@ecy.wa.gov'; 'gcle461@ecy.wa.gov'; 'Renfrow, Brent D (DFW)'; 'Downes, Scott G (DFW)'; 'Nelson, Jennifer L (DFW)'; 'SEPA (DAHP)'; Mike Flory; 'Mau, Russell E (DOH)'; 'ben.serr@doh.wa.gov'; 'cindy.preston@dnr.wa.gov'; 'rivers@dnr.wa.gov'; 'brooksideconsulting@gmail.com'; 'Deborah.j.knaub@usace.army.mil'; 'tribune@nkctribune.com'; 'terry@nkctribune.com'; 'Joanna Markell'; 'lonnie_allphin@ksd403.org'; Lucas Huck; Karen Hodges; 'PrilucJ@wsdot.wa.gov'; 'becky.kennedy@dnr.wa.gov'; 'Gary.Graff@ecy.wa.gov'; Justin Turnbull; 'martinl@thorpschools.org'; 'Kcdf1@elltel.net'; 'Keli Bender'
Cc: Lindsey Ozbolt; Dan Carlson
Subject: LP-17-00007 Swauk Valley Ranch Revised Application

Greetings. I am requesting comments on this Short Conservation Plat. Anyone with an interest can comment, and the comment period ends 02/05/2018 Click the links below to view information on the permit. If you have not comment on the project, please reply and inform CDS.

[LP-17-00001 Swauk Valley Ranch \(County Departments\)](#)

[LP-17-00001 Swauk Valley Ranch Cove \(Outside County Network\)](#)

Thank you,

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From: [Holly Erdman](#)
To: [Dusty Pilkington](#); [Tristen Lamb](#)
Cc: [Lindsey Ozbolt](#)
Subject: RE: LP-17-00007 Swauk Valley Ranch Revised Application
Date: Friday, February 09, 2018 4:07:21 PM

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Sent: Friday, February 09, 2018 4:02 PM
To: Holly Erdman; Tristen Lamb
Cc: Lindsey Ozbolt
Subject: RE: LP-17-00007 Swauk Valley Ranch Revised Application

Holly,

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To: [Holly Erdman](#); [Tristen Lamb](#)
Cc: [Lindsey Ozbolt](#)
Subject: RE: LP-17-00007 Swauk Valley Ranch Revised Application
Date: Friday, February 09, 2018 4:02:07 PM

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Sent: Tuesday, January 23, 2018 11:49 AM
To: Josh Hink; Kim Dawson; Julie Kjorsvik; Lisa Iammarino; Lisa Lawrence; Patti Johnson; Kelly Bacon; Candie Leader; 'jessica@yakama.com'; 'jmarvin@yakama.com'; 'johnson@yakama.com'; 'enviroreview@yakama.com'; 'separegister@ecy.wa.gov'; 'sepaunit@ecy.wa.gov'; 'gcle461@ecy.wa.gov'; 'Renfrow, Brent D (DFW)'; 'Downes, Scott G (DFW)'; 'Nelson, Jennifer L (DFW)'; 'SEPA (DAHP)'; Mike Flory;

'Mau, Russell E (DOH'; 'ben.serr@doh.wa.gov'; 'cindy.preston@dnr.wa.gov'; 'rivers@dnr.wa.gov'; 'brooksideconsulting@gmail.com'; 'Deborah.j.knaub@usace.army.mil'; 'tribune@nkctribune.com'; 'terry@nkctribune.com'; 'Joanna Markell'; 'lonnie_allphin@ksd403.org'; Lucas Huck; Karen Hodges; 'PrilucJ@wsdot.wa.gov'; 'becky.kennedy@dnr.wa.gov'; 'Gary.Graff@ecy.wa.gov'; Justin Turnbull; 'martinl@thorpschools.org'; 'Kcdf1@elltel.net'; 'Keli Bender'

Cc: Lindsey Ozbolt; Dan Carlson

Subject: LP-17-00007 Swauk Valley Ranch Revised Application

Greetings. I am requesting comments on this Short Conservation Plat. Anyone with an interest can comment, and the comment period ends 02/05/2018. Click the links below to view information on the permit. If you have not comment on the project, please reply and inform CDS.

[LP-17-00001 Swauk Valley Ranch \(County Departments\)](#)

[LP-17-00001 Swauk Valley Ranch Cove \(Outside County Network\)](#)

Thank you,

From: [Holly Erdman](#)
To: [Dusty Pilkington](#); [Tristen Lamb](#)
Cc: [Lindsey Ozbolt](#)
Subject: RE: LP-17-00007 Swauk Valley Ranch Revised Application
Date: Friday, February 09, 2018 3:47:49 PM

Dusty,

Items 1 – 3 are required before final plat approval WAC 246-291.

Soil logs would be required on each lot but because this is a conservation plat, it is different. I understand that two of the proposed lots are to be built on. Those two lots should be required to have soil logs but at this point, I need to look into it further.

Holly

From: Dusty Pilkington
Sent: Friday, February 09, 2018 11:07 AM
To: Holly Erdman; Tristen Lamb
Cc: Lindsey Ozbolt
Subject: RE: LP-17-00007 Swauk Valley Ranch Revised Application

Holly,

Thank you for your comments. Would you please clarify the following?:

- 1) Are these required prior to preliminary decision?
- 2) Are there any requirements for septic? If so, at what stage in the process are they required?

Thanks,

Dusty

From: Holly Erdman
Sent: Thursday, February 08, 2018 4:56 PM
To: Dusty Pilkington; Tristen Lamb
Subject: RE: LP-17-00007 Swauk Valley Ranch Revised Application

Dusty,

Thank you for the opportunity to comment on this proposed project. We have the following criteria that needs to be met prior to approval of the application:

- 1) A current bacteriological test.
- 2) A current nitrate test.
- 3) The signed SMA (Satellite Management Agency) contract they have with Evergreen Valley Utilities.

If you have any questions please don't hesitate to contact us.

Holly

From: Dusty Pilkington
Sent: Thursday, February 08, 2018 4:25 PM
To: Tristen Lamb
Cc: Holly Erdman
Subject: FW: LP-17-00007 Swauk Valley Ranch Revised Application

Greetings. Follow the top link to review the proposed plat. Also, the application was revised, and the current plat drawing bookmarked with "Revised Plat" in the PDF. Thank you!

[LP-17-00001 Swauk Valley Ranch \(County Departments\)](#)

From: Dusty Pilkington
Sent: Tuesday, January 23, 2018 1:33 PM
To: Patti Johnson; Lisa Lawrence; 'jorgenja@cwu.edu'; 'nelmsk@cwu.edu'; 'Deborah.j.knaub@usace.army.mil'
Subject: FW: LP-17-00007 Swauk Valley Ranch Revised Application

Find below notice of a Revised Application.

From: Dusty Pilkington
Sent: Tuesday, January 23, 2018 11:49 AM
To: Josh Hink; Kim Dawson; Julie Kjorsvik; Lisa Iammarino; Lisa Lawrence; Patti Johnson; Kelly Bacon; Candie Leader; 'jessica@yakama.com'; 'jmarvin@yakama.com'; 'johnson@yakama.com'; 'enviroreview@yakama.com'; 'separegister@ecy.wa.gov'; 'sepaunit@ecy.wa.gov'; 'gcle461@ecy.wa.gov'; 'Renfrow, Brent D (DFW)'; 'Downes, Scott G (DFW)'; 'Nelson, Jennifer L (DFW)'; 'SEPA (DAHP)'; Mike Flory; 'Mau, Russell E (DOH)'; 'ben.serr@doh.wa.gov'; 'cindy.preston@dnr.wa.gov'; 'rivers@dnr.wa.gov'; 'brooksideconsulting@gmail.com'; 'Deborah.j.knaub@usace.army.mil'; 'tribune@nkctribune.com'; 'terry@nkctribune.com'; 'Joanna Markell'; 'lonnie_allphin@ksd403.org'; Lucas Huck; Karen Hodges; 'PrilucJ@wsdot.wa.gov'; 'becky.kennedy@dnr.wa.gov'; 'Gary.Graff@ecy.wa.gov'; Justin Turnbull; 'martinl@thorpschools.org'; 'Kcdf1@elltel.net'; 'Keli Bender'
Cc: Lindsey Ozbolt; Dan Carlson
Subject: LP-17-00007 Swauk Valley Ranch Revised Application

Greetings. I am requesting comments on this Short Conservation Plat. Anyone with an interest can comment, and the comment period ends 02/05/2018 Click the links below to view information on the permit. If you have not comment on the project, please reply and inform CDS.

[LP-17-00001 Swauk Valley Ranch \(County Departments\)](#)
[LP-17-00001 Swauk Valley Ranch Cove \(Outside County Network\)](#)

Thank you,

Notice: Email sent to Kittitas County may be subject to public disclosure as required by law.
message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Dusty Pilkington](#)
To: [Holly Erdman](#); [Tristen Lamb](#)
Cc: [Lindsey Ozbolt](#)
Subject: RE: LP-17-00007 Swauk Valley Ranch Revised Application
Date: Friday, February 09, 2018 11:07:21 AM

Holly,

Thank you for your comments. Would you please clarify the following?:

- 1) Are these required prior to preliminary decision?
- 2) Are there any requirements for septic? If so, at what stage in the process are they required?

Thanks,

Dusty

From: Holly Erdman
Sent: Thursday, February 08, 2018 4:56 PM
To: Dusty Pilkington; Tristen Lamb
Subject: RE: LP-17-00007 Swauk Valley Ranch Revised Application

Dusty,

Thank you for the opportunity to comment on this proposed project. We have the following criteria that needs to be met prior to approval of the application:

- 1) A current bacteriological test.
- 2) A current nitrate test.
- 3) The signed SMA (Satellite Management Agency) contract they have with Evergreen Valley Utilities.

If you have any questions please don't hesitate to contact us.

Holly

From: Dusty Pilkington
Sent: Thursday, February 08, 2018 4:25 PM
To: Tristen Lamb
Cc: Holly Erdman
Subject: FW: LP-17-00007 Swauk Valley Ranch Revised Application

Greetings. Follow the top link to review the proposed plat. Also, the application was revised, and the current plat drawing bookmarked with "Revised Plat" in the PDF. Thank you!

[LP-17-00001 Swauk Valley Ranch \(County Departments\)](#)

From: Dusty Pilkington
Sent: Tuesday, January 23, 2018 1:33 PM
To: Patti Johnson; Lisa Lawrence; 'jorgenja@cwu.edu'; 'helmsk@cwu.edu'; 'Deborah.j.knaub@usace.army.mil'
Subject: FW: LP-17-00007 Swauk Valley Ranch Revised Application

Find below notice of a Revised Application.

From: Dusty Pilkington
Sent: Tuesday, January 23, 2018 11:49 AM
To: Josh Hink; Kim Dawson; Julie Kjorsvik; Lisa Iammarino; Lisa Lawrence; Patti Johnson; Kelly Bacon; Candie Leader; 'jessica@yakama.com'; 'jmarvin@yakama.com'; 'johnson@yakama.com'; 'enviroreview@yakama.com'; 'separegister@ecy.wa.gov'; 'sepaunit@ecy.wa.gov'; 'gcle461@ecy.wa.gov'; 'Renfrow, Brent D (DFW)'; 'Downes, Scott G (DFW)'; 'Nelson, Jennifer L (DFW)'; 'SEPA (DAHP)'; Mike Flory; 'Mau, Russell E (DOH)'; 'ben.serr@doh.wa.gov'; 'cindy.preston@dnr.wa.gov'; 'rivers@dnr.wa.gov'; 'brooksideconsulting@gmail.com'; 'Deborah.j.knaub@usace.army.mil'; 'tribune@nkctribune.com'; 'terry@nkctribune.com'; 'Joanna Markell'; 'lonnie_allphin@ksd403.org'; Lucas Huck; Karen Hodges; 'PrilucJ@wsdot.wa.gov'; 'becky.kennedy@dnr.wa.gov'; 'Gary.Graff@ecy.wa.gov'; Justin Turnbull; 'martinl@thorpschools.org'; 'Kcdf1@elltel.net'; 'Keli Bender'
Cc: Lindsey Ozbolt; Dan Carlson
Subject: LP-17-00007 Swauk Valley Ranch Revised Application

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[LP-17-00001 Swauk Valley Ranch \(County Departments\)](#)

[LP-17-00001 Swauk Valley Ranch Cove \(Outside County Network\)](#)

Thank you,

From: [Holly Erdman](#)
To: [Dusty Pilkington](#); [Tristen Lamb](#)
Subject: RE: LP-17-00007 Swauk Valley Ranch Revised Application
Date: Thursday, February 08, 2018 4:56:13 PM

Dusty,

Thank you for the opportunity to comment on this proposed project. We have the following criteria that needs to be met prior to approval of the application:

- 1) A current bacteriological test.
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If you have any questions please don't hesitate to contact us.

Holly

From: Dusty Pilkington
Sent: Thursday, February 08, 2018 4:25 PM
To: Tristen Lamb
Cc: Holly Erdman
Subject: FW: LP-17-00007 Swauk Valley Ranch Revised Application

Greetings. Follow the top link to review the proposed plat. Also, the application was revised, and the current plat drawing bookmarked with "Revised Plat" in the PDF. Thank you!

[LP-17-00001 Swauk Valley Ranch \(County Departments\)](#)

From: Dusty Pilkington
Sent: Tuesday, January 23, 2018 1:33 PM
To: Patti Johnson; Lisa Lawrence; 'jorgenja@cwu.edu'; 'helmsk@cwu.edu'; 'Deborah.j.knaub@usace.army.mil'
Subject: FW: LP-17-00007 Swauk Valley Ranch Revised Application

Find below notice of a Revised Application.

From: Dusty Pilkington
Sent: Tuesday, January 23, 2018 11:49 AM
To: Josh Hink; Kim Dawson; Julie Kjorsvik; Lisa Iammarino; Lisa Lawrence; Patti Johnson; Kelly Bacon; Candie Leader; 'jessica@yakama.com'; 'jmarvin@yakama.com'; 'johnson@yakama.com'; 'enviroreview@yakama.com'; 'separegister@ecy.wa.gov'; 'sepaunit@ecy.wa.gov'; 'gcle461@ecy.wa.gov'; 'Renfrow, Brent D (DFW)'; 'Downes, Scott G (DFW)'; 'Nelson, Jennifer L (DFW)'; 'SEPA (DAHP)'; Mike Flory; 'Mau, Russell E (DOH)'; 'ben.serr@doh.wa.gov'; 'cindy.preston@dnr.wa.gov'; 'rivers@dnr.wa.gov'; 'brooksideconsulting@gmail.com'; 'Deborah.j.knaub@usace.army.mil'; 'tribune@nkctribune.com'; 'terry@nkctribune.com'; 'Joanna Markell'; 'lonnie_allphin@ksd403.org'; Lucas Huck; Karen Hodges; 'PrilucJ@wsdot.wa.gov'; 'becky.kennedy@dnr.wa.gov'; 'Gary.Graff@ecy.wa.gov'; Justin Turnbull;

'martinl@thorpschools.org'; 'Kcdf1@elltel.net'; 'Keli Bender'
Cc: Lindsey Ozbolt; Dan Carlson
Subject: LP-17-00007 Swauk Valley Ranch Revised Application

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[LP-17-00001 Swauk Valley Ranch \(County Departments\)](#)

[LP-17-00001 Swauk Valley Ranch Cove \(Outside County Network\)](#)

Thank you,

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Dusty Pilkington](#)
To: [Tristen Lamb](#)
Cc: [Holly Erdman](#)
Subject: FW: LP-17-00007 Swauk Valley Ranch Revised Application
Date: Thursday, February 08, 2018 4:25:29 PM
Attachments: [LP-17-00007 Swauk Valley Ranch Notice of Application Signed.pdf](#)

Greetings. Follow the top link to review the proposed plat. Also, the application was revised, and the current plat drawing bookmarked with "Revised Plat" in the PDF. Thank you!

[LP-17-00001 Swauk Valley Ranch \(County Departments\)](#)

From: Dusty Pilkington
Sent: Tuesday, January 23, 2018 1:33 PM
To: Patti Johnson; Lisa Lawrence; 'jorgenja@cwu.edu'; 'nelmsk@cwu.edu'; 'Deborah.j.knaub@usace.army.mil'
Subject: FW: LP-17-00007 Swauk Valley Ranch Revised Application

Find below notice of a Revised Application.

From: Dusty Pilkington
Sent: Tuesday, January 23, 2018 11:49 AM
To: Josh Hink; Kim Dawson; Julie Kjorsvik; Lisa Iammarino; Lisa Lawrence; Patti Johnson; Kelly Bacon; Candie Leader; 'jessica@yakama.com'; 'jmarvin@yakama.com'; 'johnson@yakama.com'; 'enviroreview@yakama.com'; 'separegister@ecy.wa.gov'; 'sepaunit@ecy.wa.gov'; 'gcle461@ecy.wa.gov'; 'Renfrow, Brent D (DFW)'; 'Downes, Scott G (DFW)'; 'Nelson, Jennifer L (DFW)'; 'SEPA (DAHP)'; Mike Flory; 'Mau, Russell E (DOH)'; 'ben.serr@doh.wa.gov'; 'cindy.preston@dnr.wa.gov'; 'rivers@dnr.wa.gov'; 'brooksideconsulting@gmail.com'; 'Deborah.j.knaub@usace.army.mil'; 'tribune@nkctribune.com'; 'terry@nkctribune.com'; 'Joanna Markell'; 'lonnie_allphin@ksd403.org'; Lucas Huck; Karen Hodges; 'PrilucJ@wsdot.wa.gov'; 'becky.kennedy@dnr.wa.gov'; 'Gary.Graff@ecy.wa.gov'; Justin Turnbull; 'martinl@thorpschools.org'; 'Kcdf1@elltel.net'; 'Keli Bender'
Cc: Lindsey Ozbolt; Dan Carlson
Subject: LP-17-00007 Swauk Valley Ranch Revised Application

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[LP-17-00001 Swauk Valley Ranch \(County Departments\)](#)

[LP-17-00001 Swauk Valley Ranch Cove \(Outside County Network\)](#)

Thank you,

From: Nelson, Jennifer L (DFW)
To: [Dusty Pilkington](mailto:Dusty.Pilkington)
Subject: RE: LP-17-00007 Swauk Valley Ranch Revised Application
Date: Tuesday, January 30, 2018 9:34:34 AM

Dusty,

This revised application appears like it will be more compatible with the protection of critical areas, but the survey still does not reflect the unnamed fish bearing tributary that flows in or near proposed lots 2 and 3. Also, the shoreline buffer associated with Swauk Creek should be shown to ensure the building envelopes do not encroach upon critical areas or their buffers. The attached photo shows the approximate proposed lot lines on an aerial photo, but the stream locations are not accurate. Individual site review and/or survey is necessary for the protection of these critical areas.

Thank you for the opportunity to comment,
Jen

Jennifer Nelson
Washington Department of Fish and Wildlife
Habitat Program
201 North Pearl Street
Ellensburg, WA 98926
(509) 962-3421 Office
(509) 961-6639 Mobile

From: Dusty Pilkington [mailto:dusty.pilkington@co.kittitas.wa.us]
Sent: Tuesday, January 23, 2018 11:49 AM
To: Josh Hink <josh.hink@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Lisa Iammarino <lisa.iammarino@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Johnson <patti.johnson@co.kittitas.wa.us>; Kelly Bacon <kelly.bacon@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; 'jessica@yakama.com' <jessica@yakama.com>; 'jmarvin@yakama.com' <jmarvin@yakama.com>; 'johnson@yakama.com' <johnson@yakama.com>; 'enviroreview@yakama.com' <enviroreview@yakama.com>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; Clear, Gwen (ECY) <GCLE461@ECY.WA.GOV>; Renfrow, Brent D (DFW) <Brent.Renfrow@dfw.wa.gov>; Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>; Nelson, Jennifer L (DFW) <Jennifer.Nelson@dfw.wa.gov>; SEPA (DAHP) <sepa@dahp.wa.gov>; Mike Flory <mike.flory@co.kittitas.wa.us>; Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>; 'ben.serr@doh.wa.gov' <ben.serr@doh.wa.gov>; PRESTON, CINDY (DNR) <CINDY.PRESTON@dnr.wa.gov>; DNR RE AQ LEASING RIVERS <DNRREAQLEASINGRIVERS@dnr.wa.gov>; 'brooksideconsulting@gmail.com' <brooksideconsulting@gmail.com>; 'Deborah.j.knaub@usace.army.mil' <Deborah.j.knaub@usace.army.mil>; Stoner, Jana <tribune@nkctribune.com>; 'terry@nkctribune.com' <terry@nkctribune.com>; 'Joanna Markell' <jmarkell@kvnews.com>; 'lonnie_allphin@ksd403.org' <lonnie_allphin@ksd403.org>; Lucas Huck

<lucas.huck@co.kittitas.wa.us>; Karen Hodges <karen.hodges@co.kittitas.wa.us>;
'PrilucJ@wsdot.wa.gov' <PrilucJ@wsdot.wa.gov>; Kennedy, Becky (DNR)
<Becky.Kennedy@dnr.wa.gov>; Graff, Gary (ECY) <GAGR461@ECY.WA.GOV>; Justin Turnbull
<justin.turnbull@co.kittitas.wa.us>; 'martinl@thorpschools.org' <martinl@thorpschools.org>;
'Kcdf1@elltel.net' <Kcdf1@elltel.net>; 'Keli Bender' <krd.keli@fairpoint.net>
Cc: Lindsey Ozbolt <lindsey.ozbolt@co.kittitas.wa.us>; Dan Carlson <dan.carlson@co.kittitas.wa.us>
Subject: LP-17-00007 Swauk Valley Ranch Revised Application

Greetings. I am requesting comments on this Short Conservation Plat. Anyone with an interest can comment, and the comment period ends 02/05/2018. Click the links below to view information on the permit. If you have not comment on the project, please reply and inform CDS.

[LP-17-00001 Swauk Valley Ranch \(County Departments\)](#)

[LP-17-00001 Swauk Valley Ranch Cove \(Outside County Network\)](#)

Thank you,

From: Keli Bender
To: [Dusty Pilkington](#)
Subject: Re: LP-17-00007 Swauk Valley Ranch Revised Application
Date: Wednesday, January 24, 2018 8:54:08 AM

On 1/23/2018 11:48 AM, Dusty Pilkington wrote:

Greetings. I am requesting comments on this Short Conservation Plat. Anyone with an interest can comment, and the comment period ends 02/05/2018. Click the links below to view information on the permit. If you have not comment on the project, please reply and inform CDS.

[LP-17-00001 Swauk Valley Ranch \(County Departments\)](#)

[LP-17-00001 Swauk Valley Ranch Cove \(Outside County Network\)](#)

Thank you,

Notice: Email sent to Kittitas County may be subject to public disclosure as required by law.
message id: 38eb45916c6dcbdac24bb8719d004a14

Dusty,

In regards to the Swauk Valley Ranch project, it appears that some of the lots are outside of the KRD service area. This will need to be address with the Landholder as well, prior to approval. Thank you.

Keli

From: [Mike Flory](#)
To: [Dusty Pilkington](#)
Subject: RE: LP-17-00007 Swauk Valley Ranch Revised Application
Date: Tuesday, January 23, 2018 4:31:47 PM
Attachments: [LP-17-00001 Swauk Valley Ranch.doc](#)

Dusty,

Please see the attached response.

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, January 23, 2018 11:49 AM
To: Josh Hink; Kim Dawson; Julie Kjorsvik; Lisa Iammarino; Lisa Lawrence; Patti Johnson; Kelly Bacon; Candie Leader; 'jessica@yakama.com'; 'jmarvin@yakama.com'; 'johnson@yakama.com'; 'enviroreview@yakama.com'; 'separegister@ecy.wa.gov'; 'sepaunit@ecy.wa.gov'; 'gcle461@ecy.wa.gov'; 'Renfrow, Brent D (DFW)'; 'Downes, Scott G (DFW)'; 'Nelson, Jennifer L (DFW)'; 'SEPA (DAHP)'; Mike Flory; 'Mau, Russell E (DOH)'; 'ben.serr@doh.wa.gov'; 'cindy.preston@dnr.wa.gov'; 'rivers@dnr.wa.gov'; 'brooksideconsulting@gmail.com'; 'Deborah.j.knaub@usace.army.mil'; 'tribune@nkctribune.com'; 'terry@nkctribune.com'; 'Joanna Markell'; 'lonnie_allphin@ksd403.org'; Lucas Huck; Karen Hodges; 'PrilucJ@wsdot.wa.gov'; 'becky.kennedy@dnr.wa.gov'; 'Gary.Graff@ecy.wa.gov'; Justin Turnbull; 'martinl@thorpschools.org'; 'Kcdf1@elltel.net'; 'Keli Bender'
Cc: Lindsey Ozbolt; Dan Carlson
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the permit. If you have not comment on the project, please reply and inform CDS.

[LP-17-00001 Swauk Valley Ranch \(County Departments\)](#)

[LP-17-00001 Swauk Valley Ranch Cove \(Outside County Network\)](#)

Thank you,

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: Keli Bender
To: [Dusty Pilkington](#)
Subject: Re: LP-17-00007 Swauk Valley Ranch Revised Application
Date: Tuesday, January 23, 2018 2:41:08 PM

On 1/23/2018 11:48 AM, Dusty Pilkington wrote:

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[LP-17-00001 Swauk Valley Ranch Cove \(Outside County Network\)](#)

Thank you,

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message id: 38eb45916c6dcbdac24bb8719d004a14

Good afternoon, Dusty,

The KRD requirements set forth in the General Guidelines for Subdivisions will need to be met on this project prior to approval. Please let me know if you need anything further.

Keli

From: [Dusty Pilkington](#)
To: [Patti Johnson](#); [Lisa Lawrence](#); "[jorgenja@cwu.edu](#)"; "[nelmsk@cwu.edu](#)"; "[Deborah.j.knaub@usace.army.mil](#)"
Subject: FW: LP-17-00007 Swauk Valley Ranch Revised Application
Date: Tuesday, January 23, 2018 1:32:57 PM
Attachments: [LP-17-00007 Swauk Valley Ranch Notice of Application Signed.pdf](#)

Find below notice of a Revised Application.

From: Dusty Pilkington
Sent: Tuesday, January 23, 2018 11:49 AM
To: Josh Hink; Kim Dawson; Julie Kjorsvik; Lisa Iammarino; Lisa Lawrence; Patti Johnson; Kelly Bacon; Candie Leader; 'jessica@yakama.com'; 'jmarvin@yakama.com'; 'johnson@yakama.com'; 'enviroreview@yakama.com'; 'separegister@ecy.wa.gov'; 'sepaunit@ecy.wa.gov'; 'gcle461@ecy.wa.gov'; 'Renfrow, Brent D (DFW)'; 'Downes, Scott G (DFW)'; 'Nelson, Jennifer L (DFW)'; 'SEPA (DAHP)'; Mike Flory; 'Mau, Russell E (DOH)'; 'ben.serr@doh.wa.gov'; 'cindy.preston@dnr.wa.gov'; 'rivers@dnr.wa.gov'; 'brooksideconsulting@gmail.com'; 'Deborah.j.knaub@usace.army.mil'; 'tribune@nkctribune.com'; 'terry@nkctribune.com'; 'Joanna Markell'; 'lonnie_allphin@ksd403.org'; Lucas Huck; Karen Hodges; 'PrilucJ@wsdot.wa.gov'; 'becky.kennedy@dnr.wa.gov'; 'Gary.Graff@ecy.wa.gov'; Justin Turnbull; 'martinl@thorpschools.org'; 'Kcdf1@elltel.net'; 'Keli Bender'
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[LP-17-00001 Swauk Valley Ranch Cove \(Outside County Network\)](#)

Thank you,

From: [Dusty Pilkington](#)
To: ["Smits, Brenda M \(DOH\)"](#)
Cc: [Lindsey Ozbolt](#); [Chelsea Benner](#); [Jeremy Johnston](#)
Subject: RE: LP-17-00007 Swauk Valley Ranch Revised Application
Date: Tuesday, January 23, 2018 1:20:16 PM

That is not a problem. Updating now.

Thanks,

Dusty

From: Smits, Brenda M (DOH) [mailto:brenda.smits@doh.wa.gov]
Sent: Tuesday, January 23, 2018 12:59 PM
To: Dusty Pilkington
Subject: RE: LP-17-00007 Swauk Valley Ranch Revised Application

Hi Dusty,
Could you please remove ben.serr@doh.wa.gov from your email list and replace with brenda.smits@doh.wa.gov?
Thank you,
Brenda

From: Dusty Pilkington [mailto:dusty.pilkington@co.kittitas.wa.us]
Sent: Tuesday, January 23, 2018 11:49 AM
To: Josh Hink <josh.hink@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Lisa Iammarino <lisa.iammarino@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Johnson <patti.johnson@co.kittitas.wa.us>; Kelly Bacon <kelly.bacon@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; 'jessica@yakama.com' <jessica@yakama.com>; 'jmarvin@yakama.com' <jmarvin@yakama.com>; 'johnson@yakama.com' <johnson@yakama.com>; 'enviroreview@yakama.com' <enviroreview@yakama.com>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; Clear, Gwen (ECY) <GCLF461@ECY.WA.GOV>; Renfrow, Brent D (DFW) <Brent.Renfrow@dfw.wa.gov>; Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>; Nelson, Jennifer L (DFW) <Jennifer.Nelson@dfw.wa.gov>; SEPA (DAHP) <sepa@dahp.wa.gov>; Mike Flory <mike.flory@co.kittitas.wa.us>; Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>; 'ben.serr@doh.wa.gov' <ben.serr@doh.wa.gov>; PRESTON, CINDY (DNR) <CINDY.PRESTON@dnr.wa.gov>; DNR RE AQ LEASING RIVERS <DNRREAQLEASINGRIVERS@dnr.wa.gov>; 'brooksideconsulting@gmail.com' <brooksideconsulting@gmail.com>; 'Deborah.j.knaub@usace.army.mil' <Deborah.j.knaub@usace.army.mil>; Stoner, Jana <tribune@nkctribune.com>; 'terry@nkctribune.com' <terry@nkctribune.com>; 'Joanna Markell' <jmarkell@kvnews.com>; 'lonnie_allphin@ksd403.org' <lonnie_allphin@ksd403.org>; Lucas Huck <lucas.huck@co.kittitas.wa.us>; Karen Hodges <karen.hodges@co.kittitas.wa.us>; 'PrilucJ@wsdot.wa.gov' <PrilucJ@wsdot.wa.gov>; Kennedy, Becky (DNR) <Becky.Kennedy@dnr.wa.gov>; Graff, Gary (ECY) <GAGR461@ECY.WA.GOV>; Justin Turnbull <justin.turnbull@co.kittitas.wa.us>; 'martinl@thorpschools.org' <martinl@thorpschools.org>;

'Kcdf1@elltel.net' <Kcdf1@elltel.net>; 'Keli Bender' <krd.keli@fairpoint.net>

Cc: Lindsey Ozbolt <lindsey.ozbolt@co.kittitas.wa.us>; Dan Carlson <dan.carlson@co.kittitas.wa.us>

Subject: LP-17-00007 Swauk Valley Ranch Revised Application

Greetings. I am requesting comments on this Short Conservation Plat. Anyone with an interest can comment, and the comment period ends 02/05/2018. Click the links below to view information on the permit. If you have not comment on the project, please reply and inform CDS.

[LP-17-00001 Swauk Valley Ranch \(County Departments\)](#)

[LP-17-00001 Swauk Valley Ranch Cove \(Outside County Network\)](#)

Thank you,

Notice: Email sent to Kittitas County may be subject to public disclosure as required by law.
message id: 38eb45916c6dcbdac24bb8719d004a14

From: Smits, Brenda M (DOH)
To: [Dusty Pilkington](mailto:Dusty.Pilkington)
Subject: RE: LP-17-00007 Swauk Valley Ranch Revised Application
Date: Tuesday, January 23, 2018 12:59:36 PM

Hi Dusty,

Could you please remove ben.serr@doh.wa.gov from your email list and replace with brenda.smits@doh.wa.gov?

Thank you,

Brenda

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

Sent: Tuesday, January 23, 2018 11:49 AM

To: Josh Hink <josh.hink@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Lisa Iammarino <lisa.iammarino@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Johnson <patti.johnson@co.kittitas.wa.us>; Kelly Bacon <kelly.bacon@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; 'jessica@yakama.com' <jessica@yakama.com>; 'jmarvin@yakama.com' <jmarvin@yakama.com>; 'johnson@yakama.com' <johnson@yakama.com>; 'enviroreview@yakama.com' <enviroreview@yakama.com>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; Clear, Gwen (ECY) <GCLF461@ECY.WA.GOV>; Renfrow, Brent D (DFW) <Brent.Renfrow@dfw.wa.gov>; Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>; Nelson, Jennifer L (DFW) <Jennifer.Nelson@dfw.wa.gov>; SEPA (DAHP) <sepa@dahp.wa.gov>; Mike Flory <mike.flory@co.kittitas.wa.us>; Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>; 'ben.serr@doh.wa.gov' <ben.serr@doh.wa.gov>; PRESTON, CINDY (DNR) <CINDY.PRESTON@dnr.wa.gov>; DNR RE AQ LEASING RIVERS <DNRREAQLEASINGRIVERS@dnr.wa.gov>; 'brooksideconsulting@gmail.com' <brooksideconsulting@gmail.com>; 'Deborah.j.knaub@usace.army.mil' <Deborah.j.knaub@usace.army.mil>; Stoner, Jana <tribune@nkctribune.com>; 'terry@nkctribune.com' <terry@nkctribune.com>; 'Joanna Markell' <jmarkell@kvnews.com>; 'lonnie_allphin@ksd403.org' <lonnie_allphin@ksd403.org>; Lucas Huck <lucas.huck@co.kittitas.wa.us>; Karen Hodges <karen.hodges@co.kittitas.wa.us>; 'PrilucJ@wsdot.wa.gov' <PrilucJ@wsdot.wa.gov>; Kennedy, Becky (DNR) <Becky.Kennedy@dnr.wa.gov>; Graff, Gary (ECY) <GAGR461@ECY.WA.GOV>; Justin Turnbull <justin.turnbull@co.kittitas.wa.us>; 'martinl@thorpschools.org' <martinl@thorpschools.org>; 'Kcdf1@elltel.net' <Kcdf1@elltel.net>; 'Keli Bender' <krd.keli@fairpoint.net>

Cc: Lindsey Ozbolt <lindsey.ozbolt@co.kittitas.wa.us>; Dan Carlson <dan.carlson@co.kittitas.wa.us>

Subject: LP-17-00007 Swauk Valley Ranch Revised Application

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[LP-17-00001 Swauk Valley Ranch \(County Departments\)](#)

[LP-17-00001 Swauk Valley Ranch Cove \(Outside County Network\)](#)

Thank you,

Notice: Email sent to Kittitas County may be subject to public disclosure as required by law.
message id: 38eb45916c6dcbdac24bb8719d004a14

From: Mau, Russell E (DOH)
To: [Dusty Pilkington](#)
Cc: [Holly Erdman](#); [Smits, Brenda M \(DOH\)](#); [Benson, Richard \(DOH\)](#)
Subject: RE: LP-17-00007 Swauk Valley Ranch Revised Application
Date: Tuesday, January 23, 2018 12:54:19 PM

Mr. Pilkington:

The current application proposes to provide drinking water from an existing Group B water system: Swauk Valley Ranch (AC733).

Swauk Valley Ranch is approved for 9 connections and has 2 active, Residential connections.

The current application identifies 4 or 5 parcels that would be provided water from Swauk Valley Ranch.

Please confirm that these proposed 4 or 5 parcels, in the current application, were included (identified) as part of the 9 connections approved for Swauk Valley Ranch.

If not, then DOH requires the applicant to evaluate the capacity of Swauk Valley Ranch to serve these additional 4 or 5 connections (for a total of 13 or 14 connections).

Thanks,

Russell E. Mau, Ph.D., P.E.
Regional Engineer
Department of Health, Office of Drinking Water
16201 East Indiana Avenue, Suite 1500, Spokane Valley, WA 99216
Desk: 509-329-2116
Cell: 509-951-5494
Fax: 509-329-2104
Russell.Mau@DOH.WA.GOV

Public Health - Always Working for a Safer and Healthier Washington

Visit our web site at www.doh.wa.gov/ehp/dw

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

Sent: Tuesday, January 23, 2018 11:49 AM

To: Josh Hink <josh.hink@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Lisa Iammarino <lisa.iammarino@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Johnson <patti.johnson@co.kittitas.wa.us>; Kelly Bacon <kelly.bacon@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; 'jessica@yakama.com' <jessica@yakama.com>; 'jmarvin@yakama.com' <jmarvin@yakama.com>; 'johnson@yakama.com' <johnson@yakama.com>; 'enviroreview@yakama.com' <enviroreview@yakama.com>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; Clear, Gwen (ECY) <GCLE461@ECY.WA.GOV>; Renfrow, Brent D (DFW) <Brent.Renfrow@dfw.wa.gov>; Downes, Scott G (DFW)

<Scott.Downes@dfw.wa.gov>; Nelson, Jennifer L (DFW) <Jennifer.Nelson@dfw.wa.gov>; SEPA (DAHP) <sepa@dahp.wa.gov>; Mike Flory <mike.flory@co.kittitas.wa.us>; Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>; 'ben.serr@doh.wa.gov' <ben.serr@doh.wa.gov>; PRESTON, CINDY (DNR) <CINDY.PRESTON@dnr.wa.gov>; DNR RE AQ LEASING RIVERS <DNRREAQLEASINGRIVERS@dnr.wa.gov>; 'brooksideconsulting@gmail.com' <brooksideconsulting@gmail.com>; 'Deborah.j.knaub@usace.army.mil' <Deborah.j.knaub@usace.army.mil>; Stoner, Jana <tribune@nkctribune.com>; 'terry@nkctribune.com' <terry@nkctribune.com>; 'Joanna Markell' <jmarkell@kvnews.com>; 'lonnie_allphin@ksd403.org' <lonnie_allphin@ksd403.org>; Lucas Huck <lucas.huck@co.kittitas.wa.us>; Karen Hodges <karen.hodges@co.kittitas.wa.us>; 'PrilucJ@wsdot.wa.gov' <PrilucJ@wsdot.wa.gov>; Kennedy, Becky (DNR) <Becky.Kennedy@dnr.wa.gov>; Graff, Gary (ECY) <GAGR461@ECY.WA.GOV>; Justin Turnbull <justin.turnbull@co.kittitas.wa.us>; 'martinl@thorpschools.org' <martinl@thorpschools.org>; 'Kcdf1@elltel.net' <Kcdf1@elltel.net>; 'Keli Bender' <krd.keli@fairpoint.net>
Cc: Lindsey Ozbolt <lindsey.ozbolt@co.kittitas.wa.us>; Dan Carlson <dan.carlson@co.kittitas.wa.us>
Subject: LP-17-00007 Swauk Valley Ranch Revised Application

Greetings. I am requesting comments on this Short Conservation Plat. Anyone with an interest can comment, and the comment period ends 02/05/2018 Click the links below to view information on the permit. If you have not comment on the project, please reply and inform CDS.

[LP-17-00001 Swauk Valley Ranch \(County Departments\)](#)

[LP-17-00001 Swauk Valley Ranch Cove \(Outside County Network\)](#)

Thank you,

From: [Candie Leader](#)
To: [Dusty Pilkington](#)
Subject: Automatic reply: LP-17-00007 Swauk Valley Ranch Revised Application
Date: Tuesday, January 23, 2018 11:49:01 AM

I am out of the office January 12 - January 25, 2018. I am unable to monitor my email account. Please call 509-962-7523 if you require immediate assistance.

Thank you!

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Dusty Pilkington](#)
To: [Josh Hink](#); [Kim Dawson](#); [Julie Kjorsvik](#); [Lisa Iammarino](#); [Lisa Lawrence](#); [Patti Johnson](#); [Kelly Bacon](#); [Candie Leader](#); "[jessica@yakama.com](#)"; "[jmarvin@yakama.com](#)"; "[johnson@yakama.com](#)"; "[enviroreview@yakama.com](#)"; "[separegister@ecy.wa.gov](#)"; "[sepaunit@ecy.wa.gov](#)"; "[gcle461@ecy.wa.gov](#)"; "[Renfrow, Brent D \(DFW\)](#)"; "[Downes, Scott G \(DFW\)](#)"; "[Nelson, Jennifer L \(DFW\)](#)"; "[SEPA \(DAHP\)](#)"; [Mike Flory](#); "[Mau, Russell E \(DOH\)](#)"; "[ben.serr@doh.wa.gov](#)"; "[cindy.preston@dnr.wa.gov](#)"; "[rivers@dnr.wa.gov](#)"; "[brooksideconsulting@gmail.com](#)"; "[Deborah.j.knaub@usace.army.mil](#)"; "[tribune@nkctribune.com](#)"; "[terry@nkctribune.com](#)"; "[Joanna Markell](#)"; "[lonnie_allphin@ksd403.org](#)"; [Lucas Huck](#); [Karen Hodges](#); "[PrilucJ@wsdot.wa.gov](#)"; "[becky.kennedy@dnr.wa.gov](#)"; "[Gary.Graff@ecy.wa.gov](#)"; [Justin Turnbull](#); "[martin@thorpschools.org](#)"; "[Kcdf1@elltel.net](#)"; "[Keli Bender](#)"
Cc: [Lindsey Ozbolt](#); [Dan Carlson](#)
Subject: LP-17-00007 Swauk Valley Ranch Revised Application
Date: Tuesday, January 23, 2018 11:48:59 AM
Attachments: [LP-17-00007 Swauk Valley Ranch Notice of Application Signed.pdf](#)

Greetings. I am requesting comments on this Short Conservation Plat. Anyone with an interest can comment, and the comment period ends 02/05/2018 Click the links below to view information on the permit. If you have not comment on the project, please reply and inform CDS.

[LP-17-00001 Swauk Valley Ranch \(County Departments\)](#)

[LP-17-00001 Swauk Valley Ranch Cove \(Outside County Network\)](#)

Thank you,

From: [Dusty Pilkington](#)
To: ["Megan Woodruff"](#)
Subject: LP-17-00007 Swauk Valley Ranch Revised Application
Date: Friday, January 19, 2018 2:36:49 PM
Attachments: [LP-17-00007 Swauk Valley Ranch Notice of Application Legal01_19.pdf](#)

Megan,

Could you run this for Tuesday the 23rd?

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: Alex Cordas
To: [Dusty Pilkington](mailto:Dusty.Pilkington)
Subject: RE: Conservation plat (LP-17-00007)
Date: Monday, January 29, 2018 1:10:24 PM

Thanks for the speedy reply.

We can do nothing really well!

From: Dusty Pilkington [mailto:dusty.pilkington@co.kittitas.wa.us]
Sent: Monday, January 29, 2018 1:09 PM
To: Alex Cordas <alexc@mckinstry.com>
Subject: RE: Conservation plat (LP-17-00007)

Alex,

Since this is a short plat processed administratively, no further posting is required.

Thanks,

Dusty

From: Alex Cordas [mailto:alexc@mckinstry.com]
Sent: Monday, January 29, 2018 1:02 PM
To: Dusty Pilkington
Subject: Conservation plat (LP-17-00007)

Received your notice of revised application today.

Will there be anything we need to post? We have the previous sign still on the gate (a little hard to read currently).

Thank you

Alex Cordas
206-763-5403 direct
206-391-1195 cell

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From: [Dusty Pilkington](#)
To: ["Alex Cordas"](#)
Subject: RE: Conservation plat (LP-17-00007)
Date: Monday, January 29, 2018 1:08:57 PM

Alex,

Since this is a short plat processed administratively, no further posting is required.

Thanks,

Dusty

From: Alex Cordas [mailto:alexc@mckinstry.com]
Sent: Monday, January 29, 2018 1:02 PM
To: Dusty Pilkington
Subject: Conservation plat (LP-17-00007)

Received your notice of revised application today.

Will there be anything we need to post? We have the previous sign still on the gate (a little hard to read currently).

Thank you

Alex Cordas
206-763-5403 direct
206-391-1195 cell

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From: Alex Cordas
To: [Dusty Pilkington](#)
Subject: Conservation plat (LP-17-00007)
Date: Monday, January 29, 2018 1:02:06 PM

Received your notice of revised application today.

Will there be anything we need to post? We have the previous sign still on the gate (a little hard to read currently).

Thank you

Alex Cordas
206-763-5403 direct
206-391-1195 cell

This email is the property of McKinstry or one of its affiliates and may contain confidential and/or privileged information. If you are not the intended recipient or have received this e-mail in error please notify the sender immediately and delete this e-mail. Any unauthorized copying, disclosure or distribution of the material in this e-mail is strictly forbidden.

From: ECY RE CRO SEPA COORDINATOR
To: [Dusty Pilkington](#)
Subject: Comments for LP-17-00007
Date: Monday, February 05, 2018 10:39:32 AM
Attachments: [7267 Swauk Valley Ranch.pdf](#)
Importance: High

Please see the attached comment letter for the Swauk Valley Ranch subdivision.

Thank you,

Gwen Clear
WA State Dept. of Ecology
Regional SEPA Coordinator
1250 W. Alder Street
Union Gap, WA 98903-0009
(509) 575-2012
crosepa@ecy.wa.gov

From: Megan Woodruff
To: [Dusty Pilkington](mailto:Dusty.Pilkington@co.kittitas.wa.us)
Subject: Re: Confirmation: Ad 1720107 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Ranch Revised Application
Date: Monday, January 22, 2018 8:15:07 AM

Thanks!

Megan Woodruff

Legal Specialist / Advertising Assistant

Daily Record, Ellensburg

mwoodruff@kvnews.com

legals@kvnews.com

(509) 925-1414

LEGAL Submission & Approval Deadlines						
If 1st publication date is a...	MON	TUE	WED	THU	FRI	SAT
DEADLINE FOR SUBMISSION	12pm FRI	12pm FRI	12pm MON	12pm TUES	12pm WED	12pm THU
DEADLINE FOR APPROVAL	3pm FRI	11am MON	11am TUE	11am WED	11am THU	11am FRI
COST open rate for legals is \$12.75 per column inch						
NEW CUSTOMERS prepayment is required for new customers - please include a billing address, phone number, and email to send the proof to						
AFFIDAVITS & TEAR SHEETS an affidavit, memo bill, and original tear sheet will be sent to you soon after the last publication date						

From: Dusty Pilkington <dusty.pilkington@co.kittitas.wa.us>
Sent: Friday, January 19, 2018 5:04 PM
To: Megan Woodruff
Subject: RE: Confirmation: Ad 1720107 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Ranch Revised Application

That one looks good.

Thanks,

Dusty

From: Megan Woodruff [<mailto:mwoodruff@kvnews.com>]
Sent: Friday, January 19, 2018 3:53 PM
To: Dusty Pilkington
Subject: Re: Confirmation: Ad 1720107 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Ranch Revised Application

Thanks Dusty,

Do you approve of this corrected version?

Megan Woodruff

Legal Specialist / Advertising Assistant

Daily Record, Ellensburg

mwoodruff@kvnews.com

legals@kvnews.com

(509) 925-1414

LEGAL Submission & Approval Deadlines						
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AFFIDAVITS & TEAR SHEETS an affidavit, memo bill, and original tear sheet will be sent to you soon after the last publication date						

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

Sent: Friday, January 19, 2018 3:28 PM

To: Megan Woodruff

Subject: RE: Confirmation: Ad 1720107 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Ranch Revised Application

Megan,

I just realized that the URL to the project was bad. Find attached a version with the correct web location.

Thanks,

Dusty

From: Megan Woodruff [mailto:mwoodruff@kvnews.com]

Sent: Friday, January 19, 2018 3:13 PM

To: Dusty Pilkington

Subject: Confirmation: Ad 1720107 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Ranch Revised Application

Good afternoon Dusty,

Please see attached for your legal proof scheduled to run on January 23.

Please reply back with a final approval or any needed changes by 11:00am Monday.

Thanks so much and happy Friday!

Megan Woodruff

Legal Specialist / Advertising Assistant

Daily Record, Ellensburg

mwoodruff@kvnews.com

legals@kvnews.com

(509) 925-1414

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AFFIDAVITS & TEAR SHEETS an affidavit, memo bill, and original tear sheet will be sent to you soon after the last publication date						

From: Dusty Pilkington <dusty.pilkington@co.kittitas.wa.us>
Sent: Friday, January 19, 2018 2:36 PM
To: Megan Woodruff
Subject: LP-17-00007 Swauk Valley Ranch Revised Application

Megan,

Could you run this for Tuesday the 23rd?

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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message id: 38eb45916c6dcbdac24bb8719d004a14

From: Megan Woodruff
To: [Dusty Pilkington](#)
Subject: Confirmation: Ad 1720107 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Ranch Revised Application
Date: Friday, January 19, 2018 3:13:16 PM
Attachments: [AD1720107_jnl.pdf](#)

Good afternoon Dusty,

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Please reply back with a final approval or any needed changes by 11:00am Monday.

Thanks so much and happy Friday!

Megan Woodruff

Legal Specialist / Advertising Assistant
Daily Record, Ellensburg
mwoodruff@kvnews.com
legals@kvnews.com
(509) 925-1414

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Sent: Friday, January 19, 2018 2:36 PM
To: Megan Woodruff
Subject: LP-17-00007 Swauk Valley Ranch Revised Application

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Planner I

Kittitas County Community Development Services

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(509) -962-7079

dusty.pilkington@co.kittitas.wa.us

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From: [Dusty Pilkington](#)
To: "[Megan Woodruff](#)"
Subject: RE: Confirmation: Ad 1720107 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Ranch Revised Application
Date: Friday, January 19, 2018 3:28:22 PM
Attachments: [LP-17-00007 Swauk Valley Ranch Notice of Application Legal01 19.pdf](#)

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Sent: Friday, January 19, 2018 3:13 PM
To: Dusty Pilkington
Subject: Confirmation: Ad 1720107 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Ranch Revised Application

Good afternoon Dusty,

Please see attached for your legal proof scheduled to run on January 23.

Please reply back with a final approval or any needed changes by 11:00am Monday.

Thanks so much and happy Friday!

Megan Woodruff

Legal Specialist / Advertising Assistant

Daily Record, Ellensburg

mwoodruff@kvnews.com

legals@kvnews.com

(509) 925-1414

LEGAL Submission & Approval Deadlines						
If 1st publication date is a...	MON	TUE	WED	THU	FRI	SAT
DEADLINE FOR SUBMISSION	12pm FRI	12pm FRI	12pm MON	12pm TUES	12pm WED	12pm THU
DEADLINE FOR APPROVAL	3pm FRI	11am MON	11am TUE	11am WED	11am THU	11am FRI
COST open rate for legals is \$12.75 per column inch						
NEW CUSTOMERS prepayment is required for new customers - please include a billing address, phone number, and email to send the proof to						
AFFIDAVITS & TEAR SHEETS an affidavit, memo bill, and original tear sheet will be sent to you soon after the last publication date						

From: Dusty Pilkington <dusty.pilkington@co.kittitas.wa.us>
Sent: Friday, January 19, 2018 2:36 PM
To: Megan Woodruff
Subject: LP-17-00007 Swauk Valley Ranch Revised Application

Megan,

Could you run this for Tuesday the 23rd?

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

Notice: Email sent to Kittitas County may be subject to public disclosure as required by law.
message id: 38eb45916c6dcbdac24bb8719d004a14

From: Megan Woodruff
To: [Dusty Pilkington](mailto:dusty.pilkington@co.kittitas.wa.us)
Subject: Re: Confirmation: Ad 1720107 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Ranch Revised Application
Date: Friday, January 19, 2018 3:53:33 PM
Attachments: [CORRECTED - AD1720107_jnl \(1\).pdf](#)

Thanks Dusty,

Do you approve of this corrected version?

Megan Woodruff

Legal Specialist / Advertising Assistant

Daily Record, Ellensburg

mwoodruff@kvnews.com

legals@kvnews.com

(509) 925-1414

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

Sent: Friday, January 19, 2018 3:28 PM

To: Megan Woodruff

Subject: RE: Confirmation: Ad 1720107 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Ranch Revised Application

Megan,

I just realized that the URL to the project was bad. Find attached a version with the correct web location.

Thanks,

Dusty

From: Megan Woodruff [mailto:mwoodruff@kvnews.com]
Sent: Friday, January 19, 2018 3:13 PM
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dusty.pilkington@co.kittitas.wa.us

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Dusty Pilkington](#)
To: ["Megan Woodruff"](#)
Subject: RE: Confirmation: Ad 1720107 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Ranch Revised Application
Date: Friday, January 19, 2018 5:04:42 PM

That one looks good.

Thanks,

Dusty

From: Megan Woodruff [mailto:mwoodruff@kvnews.com]
Sent: Friday, January 19, 2018 3:53 PM
To: Dusty Pilkington
Subject: Re: Confirmation: Ad 1720107 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Ranch Revised Application

Thanks Dusty,

Do you approve of this corrected version?

Megan Woodruff

Legal Specialist / Advertising Assistant

Daily Record, Ellensburg

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legals@kvnews.com

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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: Kaiser, Mark
To: [Dusty Pilkington](#)
Cc: [Prilucik, Jacob](#); [Gonseth, Paul](#)
Subject: LP-17-00007 - Swauk Valley Ranch - Revised Application (SR 10 milepost 95.57 left)
Date: Monday, January 29, 2018 7:48:31 AM
Attachments: [LP-17-00007 - Swauk Valley Ranch - Revised Application \(SR 10 milepost 9....pdf](#)

Good morning Dusty, attached is a scanned copy of WSDOT's comments for LP-17-00007 - Swauk Valley Ranch - Revised Application. The original will be mailed to you for your permanent record.

Thanks

Mark Kaiser

WSDOT – Planning
2809 Rudkin Rd.
Union Gap, WA 98903-1648

Phone: 509-577-1668

From: [Lindsey Ozbolt](#)
To: "Alex Cordas"; [Dan Carlson](#)
Cc: [Dusty Pilkington](#); [Konrad Liegel \(Konrad@konradjliegel.com\)](mailto:Konrad.Liegel@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

411 N. Ruby St., Suite 2 | Ellensburg, WA 98926

(509) 962-7046 | lindsey.ozbolt@co.kittitas.wa.us

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: [Lindsey Ozbolt](#)
To: [Kelly Bacon](#)
Cc: [Dusty Pilkington](#)
Subject: RE: Swauk Valley Ranch Conservation Plat - Road Variance RV-17-06
Date: Thursday, January 04, 2018 3:04:17 PM
Attachments: [LP-17-00007 Swauk Valley Additional Information Letter and Matrix.pdf](#)

Hi Kelly,

Here is the Request for Additional information for the Swauk Valley Conservation Plat. I am happy to sit down with you to go over it if that is helpful.

Thanks,

Lindsey Ozbolt

Planning Official

Kittitas County Community Development Services

411 N. Ruby St., Suite 2 | Ellensburg, WA 98926

(509) 962-7046 | lindsey.ozbolt@co.kittitas.wa.us

From: Kelly Bacon
Sent: Thursday, January 04, 2018 1:57 PM
To: Lindsey Ozbolt
Subject: Swauk Valley Ranch Conservation Plat - Road Variance RV-17-06
Importance: High

Hi Lindsey,

I was wondering if you could provide a detailed description of the change taking place on the conservation plat for Swauk Valley? I am drafting a letter amending the original road variance to allow for up to 12 lots rather than the original 11 and want to make sure I have the details correct in regards to why the change had to take place.

Thank you,

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: [Dusty Pilkington](#)
To: ["acordas@mckinstry.com"](mailto:acordas@mckinstry.com)
Cc: [Dan Carlson](#); [Lindsey Ozbolt](#)
Subject: LP-17-00007 Additional Information Letter
Date: Friday, December 22, 2017 4:56:28 PM
Attachments: [LP-17-00007 Swauk Valley Additional Information Letter and Matrix.pdf](#)

Mr. Cordas,

Please find attached the additional information letter summarizing our meeting the other day. A hard copy is en route via US mail.

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: [Dusty Pilkington](#)
To: ["Alex Cordas"](#)
Cc: [Lindsey Ozbolt](#)
Subject: LP-17-00007 Swuak Valley
Date: Monday, December 18, 2017 10:51:24 AM
Attachments: [SEPA Environmental Checklist 2017.docx](#)

Alex,

Find attached the SEPA Checklist. Lindsey is CCd on this message, so you will have her email address.

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: "[Alex Cordas](#)"
Subject: RE: LP-17-00007 Swuak Valley
Date: Monday, November 06, 2017 8:19:34 AM

Mr. Cordas,

Upon review of the map,, it looks like you are right. I had not yet gottend= to looking at the list of nearby property owners, and had simply seen development to the North on the aerial. Posting the south next to the highway should be sufficient.

Thanks,

Dusty

From: Alex Cordas [mailto:alexc@mckinstry.com]
Sent: Friday, November 03, 2017 5:06 PM
To: Dusty Pilkington
Subject: RE: LP-17-00007 Swuak Valley

Please note that your sign posting map has me posting a sign close the north border of the proposed plat.

We are happy to comply I would like to note that I would be posting the sign on the Swauk Ranch private driveway. All the adjacent parcels are owned by Swauk.

I will be in no later than Wednesday. Thanks

From: Dusty Pilkington [mailto:dusty.pilkington@co.kittitas.wa.us]
Sent: Friday, November 03, 2017 2:58 PM
To: Alex Cordas <alexc@mckinstry.com>
Subject: LP-17-00007 Swuak Valley

Mr. Cordas,

Find attached notification of a complete application, along with instructions for locations to post Land Use signs on the property. A hard copy of the letter is is en route via US Mail. At your convenience, you can pick up County signs to post at the site. Once that is completed, I will require an affidavit of posting, to be filled out, which is also attached, with photos of the posted signs. Once posting is complete, I can send out Notice of Application and get the process going.

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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From: Fuller Fraser
To: [Dusty Pilkington](#)
Subject: Swauk Creek parcels
Date: Friday, December 01, 2017 4:54:14 PM
Attachments: [Dec 1, Swauk.docx](#)

From: [Dusty Pilkington](#)
To: "[Megan Woodruff](#)"
Subject: LP-17-00007 Swuak Valley
Date: Tuesday, November 14, 2017 11:39:59 AM
Attachments: [LP-17-00007 Swauk Valley Ranch Notoce of Application Legal.pdf](#)

Megan,

Find attached a correction to the Notice of Application that published today. Could you run it Thursday the 16th?

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: [Lucas Huck](#); [Justin Turnbull](#)
Subject: RE: LP-17-00007 Swauk Valley Ranch
Date: Friday, December 01, 2017 4:41:26 PM
Attachments: [LP-17-00007 PW Planning Comments Preliminary.pdf](#)
[LP-17-00007 SurveyReview Prelim.pdf](#)

Dusty,

Attached are Public Works Planning and Survey preliminary comments for the Swauk Valley Ranch Conservation Plat.

Thank you,

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: Dusty Pilkington
Sent: Thursday, November 16, 2017 9:45 AM
To: Josh Hink; Kim Dawson; Julie Kjorsvik; Lisa Iammarino; Lisa Lawrence; Patti Johnson; Kelly Bacon; Candie Leader; 'jessica@yakama.com'; 'jmarvin@yakama.com'; 'johnson@yakama.com'; 'enviroreview@yakama.com'; 'separegister@ecy.wa.gov'; 'sepaunit@ecy.wa.gov'; 'gcle461@ecy.wa.gov'; 'Reed, Catherine D. (ECY)'; 'Renfrow, Brent D (DFW)'; 'Downes, Scott G (DFW)'; 'Nelson, Jennifer L (DFW)'; 'SEPA (DAHP)'; Mike Flory; Amber Green; Steph Mifflin; 'Mau, Russell E (DOH)'; 'linda.hazlett@dnr.wa.gov'; 'cindy.preston@dnr.wa.gov'; 'rivers@dnr.wa.gov'; 'brooksideconsulting@gmail.com'; 'Deborah.j.knaub@usace.army.mil'; 'tribune@nkctribune.com'; 'terry@nkctribune.com'; 'Joanna Markell'; 'lonnie_allphin@ksd403.org'; Lucas Huck; Karen Hodges; 'lowh461@ECY.WA.GOV'; 'Smits, Brenda M (DOH)'; 'PrilucJ@wsdot.wa.gov'; 'Kcdf1@elltel.net'; 'HolmstR@wsdot.wa.gov'; 'PrilucJ@wsdot.wa.gov'
Subject: LP-17-00007 Swauk Valley Ranch

Greetings. I am requesting comments on this Long Plat Application. Anyone with an interest can comment, and the comment period ends 12/01/2017. Click the links below to view information on the permit.

[LP-17-00007 Swauk Valley Ranch \(County Departments\)](#)

[LP-17-00007 Swauk Valley Ranch \(Outside County Network\)](#)

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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message id: 38eb45916c6dcbdac24bb8719d004a14

From: Nelson, Jennifer L (DFW)
To: [Dusty Pilkington](#)
Cc: [Downes, Scott G \(DFW\)](#); [Dan Carlson](#); [Lindsey Ozbolt](#)
Subject: RE: LP-17-00007 Swauk Valley Ranch
Date: Friday, December 01, 2017 2:57:15 PM
Attachments: [WDFW comments Swauk Valley Ranch Long Plat.pdf](#)

Dusty,

Please find WDFW's comments attached to this email for the proposed long plat.

Have a great weekend,
Jen

Jennifer Nelson
Washington Department of Fish and Wildlife
Habitat Program
201 North Pearl Street
Ellensburg, WA 98926
(509) 962-3421 Office
(509) 961-6639 Mobile

From: Dusty Pilkington [mailto:dusty.pilkington@co.kittitas.wa.us]
Sent: Thursday, November 16, 2017 9:45 AM
To: Josh Hink <josh.hink@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Lisa Iammarino <lisa.iammarino@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Johnson <patti.johnson@co.kittitas.wa.us>; Kelly Bacon <kelly.bacon@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; 'jessica@yakama.com' <jessica@yakama.com>; 'jmarvin@yakama.com' <jmarvin@yakama.com>; 'johnson@yakama.com' <johnson@yakama.com>; 'enviroreview@yakama.com' <enviroreview@yakama.com>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; Clear, Gwen (ECY) <GCLE461@ECY.WA.GOV>; 'Reed, Catherine D. (ECY)' <CRAJ461@ECY.WA.GOV>; Renfrow, Brent D (DFW) <Brent.Renfrow@dfw.wa.gov>; Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>; Nelson, Jennifer L (DFW) <Jennifer.Nelson@dfw.wa.gov>; SEPA (DAHP) <sepa@dahp.wa.gov>; Mike Flory <mike.flory@co.kittitas.wa.us>; Amber Green <amber.green@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>; 'linda.hazlett@dnr.wa.gov' <linda.hazlett@dnr.wa.gov>; PRESTON, CINDY (DNR) <CINDY.PRESTON@dnr.wa.gov>; DNR RE AQ LEASING RIVERS <DNRREAQLEASINGRIVERS@dnr.wa.gov>; 'brooksideconsulting@gmail.com' <brooksideconsulting@gmail.com>; 'Deborah.j.knaub@usace.army.mil' <Deborah.j.knaub@usace.army.mil>; Stoner, Jana <tribune@nkctribune.com>; 'terry@nkctribune.com' <terry@nkctribune.com>; 'Joanna Markell' <jmarkell@kvnews.com>; 'lonnie_allphin@ksd403.org' <lonnie_allphin@ksd403.org>; Lucas Huck <lucas.huck@co.kittitas.wa.us>; Karen Hodges <karen.hodges@co.kittitas.wa.us>; White, Lori (ECY)

<lowh461@ECY.WA.GOV>; Smits, Brenda M (DOH) <brenda.smits@doh.wa.gov>;
'PrilucJ@wsdot.wa.gov' <PrilucJ@wsdot.wa.gov>; 'Kcdf1@elltel.net' <Kcdf1@elltel.net>;
'HolmstR@wsdot.wa.gov' <HolmstR@wsdot.wa.gov>; 'PrilucJ@wsdot.wa.gov'
<PrilucJ@wsdot.wa.gov>

Subject: LP-17-00007 Swauk Valley Ranch

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[LP-17-00007 Swauk Valley Ranch \(County Departments\)](#)

[LP -17-00007 Swuak Valley Ranch \(Outside County Network\)](#)

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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message id: 38eb45916c6dcbdac24bb8719d004a14

From: Prilucik, Jacob
To: [Dusty Pilkington](mailto:Dusty.Pilkington)
Subject: RE: LP-17-00007 Swauk Valley Ranch
Date: Wednesday, November 29, 2017 1:49:21 PM
Attachments: [1756_001.pdf](#)

Dusty,

Our comment letter regarding the above-mentioned proposal is attached and a hard copy is in the US Mail. Let me know if you have any questions, thanks.

Jacob Prilucik

(509) 577-1635 – prilucj@wsdot.wa.gov

From: Dusty Pilkington [mailto:dusty.pilkington@co.kittitas.wa.us]
Sent: Thursday, November 16, 2017 9:45 AM
To: Josh Hink <josh.hink@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Lisa Iammarino <lisa.iammarino@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Johnson <patti.johnson@co.kittitas.wa.us>; Kelly Bacon <kelly.bacon@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; 'jessica@yakama.com' <jessica@yakama.com>; 'jmarvin@yakama.com' <jmarvin@yakama.com>; 'johnson@yakama.com' <johnson@yakama.com>; 'enviroreview@yakama.com' <enviroreview@yakama.com>; 'separegister@ecy.wa.gov' <separegister@ecy.wa.gov>; 'sepaunit@ecy.wa.gov' <sepaunit@ecy.wa.gov>; 'gcle461@ecy.wa.gov' <gcle461@ecy.wa.gov>; Reed, Catherine <Craj461@ecy.wa.gov>; 'Renfrow, Brent D (DFW)' <Brent.Renfrow@dfw.wa.gov>; 'Downes, Scott G (DFW)' <Scott.Downes@dfw.wa.gov>; 'Nelson, Jennifer L (DFW)' <Jennifer.Nelson@dfw.wa.gov>; 'SEPA (DAHP)' <sepa@dahp.wa.gov>; Mike Flory <mike.flory@co.kittitas.wa.us>; Amber Green <amber.green@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; 'Mau, Russell E (DOH)' <Russell.Mau@DOH.WA.GOV>; 'linda.hazlett@dnr.wa.gov' <linda.hazlett@dnr.wa.gov>; 'cindy.preston@dnr.wa.gov' <cindy.preston@dnr.wa.gov>; 'rivers@dnr.wa.gov' <rivers@dnr.wa.gov>; 'brooksideconsulting@gmail.com' <brooksideconsulting@gmail.com>; 'Deborah.j.knaub@usace.army.mil' <Deborah.j.knaub@usace.army.mil>; 'tribune@nkctribune.com' <tribune@nkctribune.com>; 'terry@nkctribune.com' <terry@nkctribune.com>; 'Joanna Markell' <jmarkell@kvnews.com>; 'lonnie_allphin@ksd403.org' <lonnie_allphin@ksd403.org>; Lucas Huck <lucas.huck@co.kittitas.wa.us>; Karen Hodges <karen.hodges@co.kittitas.wa.us>; 'lowh461@ECY.WA.GOV' <lowh461@ECY.WA.GOV>; 'Smits, Brenda M (DOH)' <brenda.smits@doh.wa.gov>; Prilucik, Jacob <PrilucJ@wsdot.wa.gov>; 'Kcdf1@elltel.net' <Kcdf1@elltel.net>; Holmstrom, Rick <HolmstR@wsdot.wa.gov>; Prilucik, Jacob <PrilucJ@wsdot.wa.gov>
Subject: LP-17-00007 Swauk Valley Ranch

Greetings. I am requesting comments on this Long Plat Application. Anyone with an interest can comment, and the comment period ends 12/01/2017. Click the links below to view information on the permit.

[LP-17-00007 Swauk Valley Ranch \(County Departments\)](#)

[LP -17-00007 Swuak Valley Ranch \(Outside County Network\)](#)

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

Notice: Email sent to Kittitas County may be subject to public disclosure as required by law.
message id: 38eb45916c6dcbdac24bb8719d004a14

From: Kaehler, Gretchen (DAHP)
To: [Dusty Pilkington](#)
Cc: johnson@yakama.com; [Kate Valdez \(kate@yakama.com\)](mailto:Kate.Valdez@yakama.com); [Jessica Lally \(Jessica Lally@Yakama.com\)](mailto:Jessica.Lally@Yakama.com)
Subject: RE: LP-17-00007 Swauk Valley Ranch
Date: Tuesday, November 28, 2017 11:50:47 AM
Attachments: [2017-11-08416 NOTICE OF APPLICATION LP-17-00007 Swauk Valley Ranch\(DAHP\).pdf](#)

Hi Dusty,

Please see attached for this project. Please feel free to contact me if you have any questions.

Best,

Gretchen

Gretchen Kaehler
Assistant State Archaeologist, Local Governments
Department of Archaeology and Historic Preservation (DAHP)
P: 360-586-3088
C: 360-628-2755

From: Dusty Pilkington [mailto:dusty.pilkington@co.kittitas.wa.us]
Sent: Thursday, November 16, 2017 9:45 AM
To: Josh Hink; Kim Dawson; Julie Kjorsvik; Lisa Iammarino; Lisa Lawrence; Patti Johnson; Kelly Bacon; Candie Leader; 'jessica@yakama.com'; 'jmarvin@yakama.com'; 'johnson@yakama.com'; 'enviroreview@yakama.com'; ECY RE SEPA REGISTER; ECY RE SEPA REGISTER; Clear, Gwen (ECY); 'Reed, Catherine D. (ECY)'; Renfrow, Brent D (DFW); Downes, Scott G (DFW); Nelson, Jennifer L (DFW); SEPA (DAHP); Mike Flory; Amber Green; Steph Mifflin; Mau, Russell E (DOH); 'linda.hazlett@dnr.wa.gov'; PRESTON, CINDY (DNR); DNR RE AQ LEASING RIVERS; 'brooksideconsulting@gmail.com'; 'Deborah.j.knaub@usace.army.mil'; Stoner, Jana; 'terry@nkctribune.com'; 'Joanna Markell'; 'lonnie_allphin@ksd403.org'; Lucas Huck; Karen Hodges; White, Lori (ECY); Smits, Brenda M (DOH); 'PrilucJ@wsdot.wa.gov'; 'Kcdf1@elltel.net'; 'HolmstR@wsdot.wa.gov'; 'PrilucJ@wsdot.wa.gov'
Subject: LP-17-00007 Swauk Valley Ranch

Greetings. I am requesting comments on this Long Plat Application. Anyone with an interest can comment, and the comment period ends [12/01/2017](#). Click the links below to view information on the permit.

[LP-17-00007 Swauk Valley Ranch \(County Departments\)](#)
[LP-17-00007 Swauk Valley Ranch \(Outside County Network\)](#)

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

Notice: Email sent to Kittitas County may be subject to public disclosure as required by law.
message id: 38eb45916c6dcbdac24bb8719d004a14

From: Mau, Russell E (DOH)
To: [Dusty Pilkington](#)
Cc: [Holly Duncan](#); [Smits, Brenda M \(DOH\)](#)
Subject: RE: LP-17-00007 Swauk Valley Ranch
Date: Friday, November 17, 2017 9:49:17 AM

Mr. Pilkington:

The application states that water “to be provided from the existing class b [sic] well, system id: AC733E”. DOH concurs that any subdividing of the property would remain classified as a single “project” (in terms of drinking water), and all parcels do need to be served by a single water system. In this particular case, the cited water system (“Swauk Valley Ranch” with the ID number as noted: AC733) does have sufficient approved capacity to serve these new parcels:

- Existing Active (“active” = constructed structures connected to the water system) Connections = 2
- Approved Connections = 9

So, seven (7) additional structures can be constructed/connected to the approved water system, while still remaining within the capacity of the approved water system.

DOH does want to know if the creation of the four (4) lots are part of the 9 approved connections or are they in addition to the 9 approved connections. If they are “in addition”, then the currently reviewed and approved water system would not have sufficient capacity to serve all potential connections.

Thanks,

Russell E. Mau, PhD, PE
Regional Engineer
Department of Health, Office of Drinking Water
16201 East Indiana Avenue, Suite 1500, Spokane Valley, WA 99216
Desk: 509-329-2116
Fax: 509-329-2104
Russell.Mau@DOH.WA.GOV

Public Health - Always Working for a Safer and Healthier Washington

Visit our web site at www.doh.wa.gov/ehp/dw

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

Sent: Thursday, November 16, 2017 9:45 AM

To: Josh Hink <josh.hink@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Lisa Iammarino <lisa.iammarino@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Johnson <patti.johnson@co.kittitas.wa.us>; Kelly Bacon <kelly.bacon@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; 'jessica@yakama.com' <jessica@yakama.com>; 'jmarvin@yakama.com' <jmarvin@yakama.com>; 'johnson@yakama.com' <johnson@yakama.com>; 'enviroreview@yakama.com'

<enviroreview@yakama.com>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; Clear, Gwen (ECY) <GCLE461@ECY.WA.GOV>; 'Reed, Catherine D. (ECY)' <CRAJ461@ECY.WA.GOV>; Renfrow, Brent D (DFW) <Brent.Renfrow@dfw.wa.gov>; Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>; Nelson, Jennifer L (DFW) <Jennifer.Nelson@dfw.wa.gov>; SEPA (DAHP) <sepa@dahp.wa.gov>; Mike Flory <mike.flory@co.kittitas.wa.us>; Amber Green <amber.green@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>; 'linda.hazlett@dnr.wa.gov' <linda.hazlett@dnr.wa.gov>; PRESTON, CINDY (DNR) <CINDY.PRESTON@dnr.wa.gov>; DNR RE AQ LEASING RIVERS <DNRREAQLEASINGRIVERS@dnr.wa.gov>; 'brooksideconsulting@gmail.com' <brooksideconsulting@gmail.com>; 'Deborah.j.knaub@usace.army.mil' <Deborah.j.knaub@usace.army.mil>; Stoner, Jana <tribune@nkctribune.com>; 'terry@nkctribune.com' <terry@nkctribune.com>; 'Joanna Markell' <jmarkell@kvnews.com>; 'lonnie_allphin@ksd403.org' <lonnie_allphin@ksd403.org>; Lucas Huck <lucas.huck@co.kittitas.wa.us>; Karen Hodges <karen.hodges@co.kittitas.wa.us>; White, Lori (ECY) <lowh461@ECY.WA.GOV>; Smits, Brenda M (DOH) <brenda.smits@doh.wa.gov>; 'PrilucJ@wsdot.wa.gov' <PrilucJ@wsdot.wa.gov>; 'Kcdf1@elltel.net' <Kcdf1@elltel.net>; 'HolmstR@wsdot.wa.gov' <HolmstR@wsdot.wa.gov>; 'PrilucJ@wsdot.wa.gov' <PrilucJ@wsdot.wa.gov>

Subject: LP-17-00007 Swauk Valley Ranch

Greetings. I am requesting comments on this Long Plat Application. Anyone with an interest can comment, and the comment period ends 12/01/2017. Click the links below to view information on the permit.

[LP-17-00007 Swauk Valley Ranch \(County Departments\)](#)

[LP-17-00007 Swauk Valley Ranch \(Outside County Network\)](#)

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

Notice: Email sent to Kittitas County may be subject to public disclosure as required by law.
message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Mike Flory](#)
To: [Dusty Pilkington](#)
Subject: RE: LP-17-00007 Swauk Valley Ranch
Date: Thursday, November 16, 2017 5:07:45 PM
Attachments: [LP-17-00007 Swauk Valley Ranch Comments.doc](#)

Dusty, see attached letter.

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: Thursday, November 16, 2017 9:45 AM
To: Josh Hink; Kim Dawson; Julie Kjorsvik; Lisa Iammarino; Lisa Lawrence; Patti Johnson; Kelly Bacon; Candie Leader; 'jessica@yakama.com'; 'jmarvin@yakama.com'; 'johnson@yakama.com'; 'enviroreview@yakama.com'; 'separegister@ecy.wa.gov'; 'sepaunit@ecy.wa.gov'; 'gcle461@ecy.wa.gov'; 'Reed, Catherine D. (ECY)'; 'Renfrow, Brent D (DFW)'; 'Downes, Scott G (DFW)'; 'Nelson, Jennifer L (DFW)'; 'SEPA (DAHP)'; Mike Flory; Amber Green; Steph Mifflin; 'Mau, Russell E (DOH)'; 'linda.hazlett@dnr.wa.gov'; 'cindy.preston@dnr.wa.gov'; 'rivers@dnr.wa.gov'; 'brooksideconsulting@gmail.com'; 'Deborah.j.knaub@usace.army.mil'; 'tribune@nkctribune.com'; 'terry@nkctribune.com'; 'Joanna Markell'; 'lonnie_allphin@ksd403.org'; Lucas Huck; Karen Hodges; 'lowh461@ECY.WA.GOV'; 'Smits, Brenda M (DOH)'; 'PrilucJ@wsdot.wa.gov'; 'Kcdf1@elltel.net'; 'HolmstR@wsdot.wa.gov'; 'PrilucJ@wsdot.wa.gov'
Subject: LP-17-00007 Swauk Valley Ranch

Greetings. I am requesting comments on this Long Plat Application. Anyone with an interest can comment, and the comment period ends 12/01/2017. Click the links below to view information on the permit.

[LP-17-00007 Swauk Valley Ranch \(County Departments\)](#)

[LP -17-00007 Swuak Valley Ranch \(Outside County Network\)](#)

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

Notice: Email sent to Kittitas County may be subject to public disclosure as required by law.
message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Dusty Pilkington](#)
To: ["Alex Cordas"](#)
Subject: LP-17-00007 Swauk Valley Ranch
Date: Thursday, November 16, 2017 11:24:29 AM
Attachments: [LP-17-00007 Swauk Valley Ranch Notice of Application.pdf](#)

Greetings. Find attached the Notice of Application for the Cluster Plat. A hard copy is en route via US Mail for your records.

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: [Dusty Pilkington](#)
To: [Mike Flory](#)
Subject: RE: LP-17-00007 Swauk Valley Ranch
Date: Thursday, November 16, 2017 11:02:45 AM

I know. That is a “undeliverable” message. They always come back like that sometimes.

Thanks,

Dusty

From: Mike Flory
Sent: Thursday, November 16, 2017 10:05 AM
To: Dusty Pilkington
Subject: RE: LP-17-00007 Swauk Valley Ranch

Dusty,

Look at page 56 of the County Departments documents. It's in Chinese 😊

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: Thursday, November 16, 2017 9:45 AM
To: Josh Hink; Kim Dawson; Julie Kjorsvik; Lisa Iammarino; Lisa Lawrence; Patti Johnson; Kelly Bacon; Candie Leader; 'jessica@yakama.com'; 'jmarvin@yakama.com'; 'johnson@yakama.com';

'enviroreview@yakama.com'; 'separegister@ecy.wa.gov'; 'sepaunit@ecy.wa.gov'; 'gcle461@ecy.wa.gov'; 'Reed, Catherine D. (ECY)'; 'Renfrow, Brent D (DFW)'; 'Downes, Scott G (DFW)'; 'Nelson, Jennifer L (DFW)'; 'SEPA (DAHP)'; 'Mike Flory; Amber Green; Steph Mifflin; 'Mau, Russell E (DOH)'; 'linda.hazlett@dnr.wa.gov'; 'cindy.preston@dnr.wa.gov'; 'rivers@dnr.wa.gov'; 'brooksideconsulting@gmail.com'; 'Deborah.j.knaub@usace.army.mil'; 'tribune@nkctribune.com'; 'terry@nkctribune.com'; 'Joanna Markell'; 'lonnie_allphin@ksd403.org'; Lucas Huck; Karen Hodges; 'lowh461@ECY.WA.GOV'; 'Smits, Brenda M (DOH)'; 'PrilucJ@wsdot.wa.gov'; 'Kcdf1@elltel.net'; 'HolmstR@wsdot.wa.gov'; 'PrilucJ@wsdot.wa.gov'
Subject: LP-17-00007 Swauk Valley Ranch

Greetings. I am requesting comments on this Long Plat Application. Anyone with an interest can comment, and the comment period ends 12/01/2017. Click the links below to view information on the permit.

[LP-17-00007 Swauk Valley Ranch \(County Departments\)](#)

[LP -17-00007 Swuak Valley Ranch \(Outside County Network\)](#)

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

Notice: Email sent to Kittitas County may be subject to public disclosure as required by law.
message id: 38eb45916c6dcbdac24bb8719d004a14

From: Prilucik, Jacob
To: [Dusty Pilkington](#)
Subject: Automatic reply: LP-17-00007 Swauk Valley Ranch
Date: Thursday, November 16, 2017 9:45:15 AM

I am out of the office until November 20. Please contact Paul Gonseth at (509) 577-1630 or gonsetp@wsdot.wa.gov.

From: [Candie Leader](#)
To: [Dusty Pilkington](#)
Subject: Automatic reply: LP-17-00007 Swauk Valley Ranch
Date: Thursday, November 16, 2017 9:44:56 AM

I am out of the office November 15 - November 17, 2017. Please call 509-962-7523 if you require immediate assistance.

Thank you!

Notice: Email sent to Kittitas County may be subject to public disclosure as required by law.
message id: 38eb45916c6dcbdac24bb8719d004a14

From: Megan Woodruff
To: [Dusty Pilkington](mailto:Dusty.Pilkington@co.kittitas.wa.us)
Subject: Re: Confirmation: Ad 1696407 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swuak Valley
Date: Wednesday, November 15, 2017 11:29:09 AM

Hi Dusty,

I'm sorry to hear you are not feeling well. Here's hoping you feel better soon!

Thanks again,

Megan Woodruff

Legal Specialist / Advertising Assistant

Daily Record, Ellensburg

mwoodruff@kvnews.com

legals@kvnews.com

(509) 925-1414

LEGAL Submission & Approval Deadlines						
If 1st publication date is a...	MON	TUE	WED	THU	FRI	SAT
DEADLINE FOR SUBMISSION	12pm FRI	12pm FRI	12pm MON	12pm TUES	12pm WED	12pm THU
DEADLINE FOR APPROVAL	3pm FRI	11am MON	11am TUE	11am WED	11am THU	11am FRI
COST open rate for legals is \$12.75 per column inch						
NEW CUSTOMERS prepayment is required for new customers - please include a billing address, phone number, and email to send the proof to						
AFFIDAVITS & TEAR SHEETS an affidavit, memo bill, and original tear sheet will be sent to you soon after the last publication date						

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

Sent: Wednesday, November 15, 2017 11:11 AM

To: Megan Woodruff

Subject: RE: Confirmation: Ad 1696407 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swuak Valley

Megan,

Apologies on my failure to get back to you yesterday, I was not feeling well and went home a bit early. It is good to go.

Thanks,

Dusty

From: Megan Woodruff [mailto:mwoodruff@kvnews.com]
Sent: Wednesday, November 15, 2017 10:42 AM
To: Dusty Pilkington
Subject: Re: Confirmation: Ad 1696407 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swuak Valley

Hi Dusty,

Is the corrected ad approved to run tomorrow?

Thanks again,

Megan Woodruff

Legal Specialist / Advertising Assistant

Daily Record, Ellensburg

mwoodruff@kvnews.com

legals@kvnews.com

(509) 925-1414

LEGAL Submission & Approval Deadlines						
If 1st publication date is a...	MON	TUE	WED	THU	FRI	SAT
DEADLINE FOR SUBMISSION	12pm FRI	12pm FRI	12pm MON	12pm TUES	12pm WED	12pm THU
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COST open rate for legals is \$12.75 per column inch						
NEW CUSTOMERS prepayment is required for new customers - please include a billing address, phone number, and email to send the proof to						
AFFIDAVITS & TEAR SHEETS an affidavit, memo bill, and original tear sheet will be sent to you soon after the last publication date						

From: Megan Woodruff
Sent: Tuesday, November 14, 2017 1:34 PM
To: Dusty Pilkington
Subject: Confirmation: Ad 1696407 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swuak Valley

Good afternoon Dusty,

I hope your week is going well so far!

Please see attached for your legal proof scheduled to run on November 16.

Please let me know if you approve or would like any changes made.

Thanks so much,

Megan Woodruff

Legal Specialist / Advertising Assistant

Daily Record, Ellensburg

mwoodruff@kvnews.com

legals@kvnews.com

(509) 925-1414

LEGAL Submission & Approval Deadlines						
If 1st publication date is a...	MON	TUE	WED	THU	FRI	SAT
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AFFIDAVITS & TEAR SHEETS an affidavit, memo bill, and original tear sheet will be sent to you soon after the last publication date						

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

Sent: Tuesday, November 14, 2017 11:39 AM

To: Megan Woodruff

Subject: LP-17-00007 Swuak Valley

Megan,

Find attached a correction to the Notice of Application that published today. Could you run it Thursday the 16th?

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

Notice: Email sent to Kittitas County may be subject to public disclosure as required by law.
message id: 38eb45916c6dcbdac24bb8719d004a14

From: Megan Woodruff
To: [Dusty Pilkington](#)
Subject: Confirmation: Ad 1696407 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swuak Valley
Date: Tuesday, November 14, 2017 1:34:36 PM
Attachments: [AD1696407_jnl.pdf](#)

Good afternoon Dusty,

I hope your week is going well so far!

Please see attached for your legal proof scheduled to run on November 16.

Please let me know if you approve or would like any changes made.

Thanks so much,

Megan Woodruff

Legal Specialist / Advertising Assistant

Daily Record, Ellensburg

mwoodruff@kvnews.com

legals@kvnews.com

(509) 925-1414

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

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To: Megan Woodruff

Subject: LP-17-00007 Swuak Valley

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Thanks!

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Planner I
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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: Megan Woodruff
To: [Dusty Pilkington](#)
Subject: Re: Confirmation: Ad 1696407 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swuak Valley
Date: Wednesday, November 15, 2017 10:41:43 AM

Hi Dusty,

Is the corrected ad approved to run tomorrow?

Thanks again,

Megan Woodruff

Legal Specialist / Advertising Assistant

Daily Record, Ellensburg

mwoodruff@kvnews.com

legals@kvnews.com

(509) 925-1414

LEGAL Submission & Approval Deadlines						
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COST open rate for legals is \$12.75 per column inch						
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AFFIDAVITS & TEAR SHEETS an affidavit, memo bill, and original tear sheet will be sent to you soon after the last publication date						

From: Megan Woodruff
Sent: Tuesday, November 14, 2017 1:34 PM
To: Dusty Pilkington
Subject: Confirmation: Ad 1696407 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swuak Valley

Good afternoon Dusty,

I hope your week is going well so far!

Please see attached for your legal proof scheduled to run on November 16.

Please let me know if you approve or would like any changes made.

Thanks so much,

Megan Woodruff

Legal Specialist / Advertising Assistant

Daily Record, Ellensburg

mwoodruff@kvnews.com

legals@kvnews.com

(509) 925-1414

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AFFIDAVITS & TEAR SHEETS an affidavit, memo bill, and original tear sheet will be sent to you soon after the last publication date						

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

Sent: Tuesday, November 14, 2017 11:39 AM

To: Megan Woodruff

Subject: LP-17-00007 Swuak Valley

Megan,

Find attached a correction to the Notice of Application that published today. Could you run it Thursday the 16th?

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

Notice: Email sent to Kittitas County may be subject to public disclosure as required by law.
message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Dusty Pilkington](#)
To: "[Megan Woodruff](#)"
Subject: RE: Confirmation: Ad 1696407 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swuak Valley
Date: Wednesday, November 15, 2017 11:11:44 AM

Megan,

Apologies on my failure to get back to you yesterday, I was not feeling well and went home a bit early. It is good to go.

Thanks,

Dusty

From: Megan Woodruff [mailto:mwoodruff@kvnews.com]
Sent: Wednesday, November 15, 2017 10:42 AM
To: Dusty Pilkington
Subject: Re: Confirmation: Ad 1696407 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swuak Valley

Hi Dusty,

Is the corrected ad approved to run tomorrow?

Thanks again,

Megan Woodruff

Legal Specialist / Advertising Assistant

Daily Record, Ellensburg

mwoodruff@kvnews.com

legals@kvnews.com

(509) 925-1414

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Thanks so much,

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mwoodruff@kvnews.com

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

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To: Megan Woodruff

Subject: LP-17-00007 Swuak Valley

Megan,

Find attached a correction to the Notice of Application that published today. Could you run it Thursday the 16th?

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: Megan Woodruff
To: [Dusty Pilkington](mailto:Dusty.Pilkington@co.kittitas.wa.us)
Subject: Re: Confirmation: Ad 1694599 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Plat
Date: Thursday, November 09, 2017 11:13:33 AM

Sweet; thanks!

Megan Woodruff

Legal Specialist / Advertising Assistant

Daily Record, Ellensburg

mwoodruff@kvnews.com

legals@kvnews.com

(509) 925-1414

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From: Dusty Pilkington <dusty.pilkington@co.kittitas.wa.us>
Sent: Thursday, November 9, 2017 11:08 AM
To: Megan Woodruff
Subject: RE: Confirmation: Ad 1694599 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Plat

Good to go.

Thanks,

Dusty

From: Megan Woodruff [<mailto:mwoodruff@kvnews.com>]
Sent: Thursday, November 09, 2017 11:04 AM
To: Dusty Pilkington
Subject: Re: Confirmation: Ad 1694599 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Plat

How does this corrected version look?

Thanks!

Megan Woodruff

Legal Specialist / Advertising Assistant

Daily Record, Ellensburg

mwoodruff@kvnews.com

legals@kvnews.com

(509) 925-1414

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

Sent: Thursday, November 9, 2017 11:00 AM

To: Megan Woodruff

Subject: RE: Confirmation: Ad 1694599 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Plat

Megan,

It looks like there is a typo in the web address on the proof. Could you ensure that this url is on there?

Thanks,

[http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Long Plats](http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Long%20Plats)

Dusty

From: Megan Woodruff [<mailto:mwoodruff@kvnews.com>]

Sent: Thursday, November 09, 2017 9:51 AM

To: Dusty Pilkington
Subject: Confirmation: Ad 1694599 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Plat

Hi Dusty!

Please see attached for your legal proof scheduled to run on November 14.

Please let me know if you approve.

Have a good day and thanks!

Megan Woodruff

Legal Specialist / Advertising Assistant

Daily Record, Ellensburg

mwoodruff@kvnews.com

legals@kvnews.com

(509) 925-1414

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

Sent: Thursday, November 9, 2017 9:30 AM

To: Megan Woodruff

Subject: LP-17-00007 Swauk Valley Plat

Megan,

Find attached a legal notice to run on Tuesday the 14th.

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

Notice: Email sent to Kittitas County may be subject to public disclosure as required by law.
message id: 38eb45916c6dcbdac24bb8719d004a14

From: Megan Woodruff
To: [Dusty Pilkington](mailto:Dusty.Pilkington@co.kittitas.wa.us)
Subject: Confirmation: Ad 1694599 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Plat
Date: Thursday, November 09, 2017 9:50:52 AM
Attachments: [AD1694599_jnl \(1\).pdf](#)

Hi Dusty!

Please see attached for your legal proof scheduled to run on November 14.

Please let me know if you approve.

Have a good day and thanks!

Megan Woodruff

Legal Specialist / Advertising Assistant
Daily Record, Ellensburg
mwoodruff@kvnews.com
legals@kvnews.com
(509) 925-1414

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From: Dusty Pilkington <dusty.pilkington@co.kittitas.wa.us>
Sent: Thursday, November 9, 2017 9:30 AM
To: Megan Woodruff
Subject: LP-17-00007 Swauk Valley Plat

Megan,

Find attached a legal notice to run on Tuesday the 14th.

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: [Dusty Pilkington](#)
To: "[Megan Woodruff](#)"
Subject: RE: Confirmation: Ad 1694599 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Plat
Date: Thursday, November 09, 2017 11:00:36 AM

Megan,

It looks like there is a typo in the web address on the proof. Could you ensure that this url is on there?

Thanks,

<http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Long Plats>

-
-
-

Dusty

From: Megan Woodruff [mailto:mwoodruff@kvnews.com]
Sent: Thursday, November 09, 2017 9:51 AM
To: Dusty Pilkington
Subject: Confirmation: Ad 1694599 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Plat

Hi Dusty!

Please see attached for your legal proof scheduled to run on November 14.

Please let me know if you approve.

Have a good day and thanks!

Megan Woodruff

Legal Specialist / Advertising Assistant

Daily Record, Ellensburg

mwoodruff@kvnews.com

legals@kvnews.com

(509) 925-1414

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To: Megan Woodruff

Subject: LP-17-00007 Swauk Valley Plat

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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

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From: Megan Woodruff
To: [Dusty Pilkington](mailto:Dusty.Pilkington@co.kittitas.wa.us)
Subject: Re: Confirmation: Ad 1694599 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Plat
Date: Thursday, November 09, 2017 11:04:17 AM
Attachments: [CORRECTED - AD1694599_jnl \(2\).pdf](#)

How does this corrected version look?

Thanks!

Megan Woodruff

Legal Specialist / Advertising Assistant
Daily Record, Ellensburg
mwoodruff@kvnews.com
legals@kvnews.com
(509) 925-1414

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From: Dusty Pilkington <dusty.pilkington@co.kittitas.wa.us>
Sent: Thursday, November 9, 2017 11:00 AM
To: Megan Woodruff
Subject: RE: Confirmation: Ad 1694599 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Plat

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Thanks,

[http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Long Plats](http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Long%20Plats)

Dusty

From: Megan Woodruff [mailto:mwoodruff@kvnews.com]
Sent: Thursday, November 09, 2017 9:51 AM
To: Dusty Pilkington
Subject: Confirmation: Ad 1694599 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Plat

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From: [Dusty Pilkington](#)
To: "[Megan Woodruff](#)"
Subject: RE: Confirmation: Ad 1694599 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Plat
Date: Thursday, November 09, 2017 11:08:43 AM

Good to go.

Thanks,

Dusty

From: Megan Woodruff [mailto:mwoodruff@kvnews.com]
Sent: Thursday, November 09, 2017 11:04 AM
To: Dusty Pilkington
Subject: Re: Confirmation: Ad 1694599 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Plat

How does this corrected version look?

Thanks!

Megan Woodruff

Legal Specialist / Advertising Assistant

Daily Record, Ellensburg

mwoodruff@kvnews.com

legals@kvnews.com

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From: Dusty Pilkington <dusty.pilkington@co.kittitas.wa.us>
Sent: Thursday, November 9, 2017 11:00 AM
To: Megan Woodruff
Subject: RE: Confirmation: Ad 1694599 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Plat

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Thanks,

<http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Long Plats>

Dusty

From: Megan Woodruff [<mailto:mwoodruff@kvnews.com>]
Sent: Thursday, November 09, 2017 9:51 AM
To: Dusty Pilkington
Subject: Confirmation: Ad 1694599 for KC COMMUNITY DEVELOPMENT SERVICES / Re: LP-17-00007 Swauk Valley Plat

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Please let me know if you approve.

Have a good day and thanks!

Megan Woodruff

Legal Specialist / Advertising Assistant

Daily Record, Ellensburg

mwoodruff@kvnews.com

legals@kvnews.com

(509) 925-1414

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

Sent: Thursday, November 9, 2017 9:30 AM

To: Megan Woodruff

Subject: LP-17-00007 Swauk Valley Plat

Megan,

Find attached a legal notice to run on Tuesday the 14th.

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: [Dusty Pilkington](#)
To: "[Megan Woodruff](#)"
Subject: LP-17-00007 Swauk Valley Plat
Date: Thursday, November 09, 2017 9:30:42 AM
Attachments: [LP-17-00007 Swauk Valley Ranch Notoce of Application Legal.pdf](#)

Megan,

Find attached a legal notice to run on Tuesday the 14th.

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
To: [Dusty Pilkington](mailto:Dusty.Pilkington)
Subject: RE: LP-17-00007 conservation plat
Date: Tuesday, October 31, 2017 10:43:05 AM

By the way.

Do you want 8 sets of 18x24 and 1 set 11x17 delivered again?

Thanks

From: Dusty Pilkington [mailto:dusty.pilkington@co.kittitas.wa.us]
Sent: Tuesday, October 31, 2017 8:23 AM
To: Alex Cordas <alexc@mckinstry.com>
Subject: RE: LP-17-00007 conservation plat

Mr. Cordas,

To address your questions:

1. The owner/subdivider information was in the application materials, but under code, it needs to be shown on the plat drawings themselves. Adding that info at the bottom right corner where the township and range, along with the LLC name, should be sufficient.
2. No change is need in regard to the north arrow, and updating the date using the same layout will work. An update of the scale , with a new survey date is all that is required for addressing item 2.

Thanks,

Dusty

From: Alex Cordas [mailto:alexc@mckinstry.com]
Sent: Monday, October 30, 2017 4:33 PM
To: Dusty Pilkington
Cc: Dustin Conroy
Subject: LP-17-00007 conservation plat

We received your notice of incomplete application dated 10-26-17.

Dusty, If we could get a little more clarification so we may address items properly. Please make note below on the items if you need additional information or clarification.

(1)

The owner, subdivider is as noted:

Swauk Valley Ranch, LLC (mailing address)
PO Box 24567
Seattle, WA 98124

18511 Hwy 10 (physical address)
Ellensburg, WA 98926

The surveyor/engineer (date of survey(s) and specific surveyor is noted on the drawing.
Pioneer Surveying and Engineering
125 Simcoe Drive
Goldendale, WA 988620

(2)

Working on getting the drawing corrected. Is the way north currently noted need some change?
And how/where should the date be noted?

Thank you.

This email is the property of McKinstry or one of its affiliates and may contain confidential and/or privileged information. If you are not the intended recipient or have received this e-mail in error please notify the sender immediately and delete this e-mail. Any unauthorized copying, disclosure or distribution of the material in this e-mail is strictly forbidden.

Notice: Email sent to Kittitas County may be subject to public disclosure as required by law.
message id: 38eb45916c6dcbdac24bb8719d004a14

From: Alex Cordas
To: [Dusty Pilkington](#)
Cc: [Dustin Conroy](#)
Subject: LP-17-00007 conservation plat
Date: Monday, October 30, 2017 4:33:21 PM

We received your notice of incomplete application dated 10-26-17.

Dusty, If we could get a little more clarification so we may address items properly. Please make note below on the items if you need additional information or clarification.

(1)

The owner, subdivider is as noted:

Swauk Valley Ranch, LLC (mailing address)
PO Box 24567
Seattle, WA 98124

18511 Hwy 10 (physical address)
Ellensburg, WA 98926

The surveyor/engineer (date of survey(s) and specific surveyor is noted on the drawing.
Pioneer Surveying and Engineering
125 Simcoe Drive
Goldendale, WA 988620

(2)

Working on getting the drawing corrected. Is the way north currently noted need some change?
And how/where should the date be noted?

Thank you.

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From: [Dusty Pilkington](#)
To: "[Alex Cordas](#)"
Subject: RE: LP-17-00007 conservation plat
Date: Tuesday, October 31, 2017 8:22:39 AM

Mr. Cordas,

To address your questions:

- 1) The owner/subdivider information was in the application materials, but under code, it needs to be shown on the plat drawings themselves. Adding that info at the bottom right corner where the township and range, along with the LLC name, should be sufficient.
- 2) No change is need in regard to the north arrow, and updating the date using the same layout will work. An update of the scale , with a new survey date is all that is required for addressing item 2.

Thanks,

Dusty

From: Alex Cordas [mailto:alexc@mckinstry.com]
Sent: Monday, October 30, 2017 4:33 PM
To: Dusty Pilkington
Cc: Dustin Conroy
Subject: LP-17-00007 conservation plat

We received your notice of incomplete application dated 10-26-17.

Dusty, If we could get a little more clarification so we may address items properly. Please make note below on the items if you need additional information or clarification.

(1)

The owner, subdivider is as noted:

Swauk Valley Ranch, LLC (mailing address)
PO Box 24567
Seattle, WA 98124

18511 Hwy 10 (physical address)
Ellensburg, WA 98926

The surveyor/engineer (date of survey(s) and specific surveyor is noted on the drawing.
Pioneer Surveying and Engineering
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(2)

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From: Alex Cordas
To: [Dusty Pilkington](mailto:Dusty.Pilkington@co.kittitas.wa.us)
Subject: RE: LP-17-00007 conservation plat
Date: Tuesday, October 31, 2017 8:30:13 AM

Appreciate the clarification. Hopefully will have something to return in the near term.
Thanks

From: Dusty Pilkington [mailto:dusty.pilkington@co.kittitas.wa.us]
Sent: Tuesday, October 31, 2017 8:23 AM
To: Alex Cordas <alexc@mckinstry.com>
Subject: RE: LP-17-00007 conservation plat

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