

From: [Deborah Girard](#)
To: [Kelly Bacon \(CD\)](#)
Cc: [James Carmody](#)
Subject: Hidden Point LLC
Date: Monday, January 4, 2021 3:44:25 PM
Attachments: [MX-6070N_20210104_184944.pdf](#)

Please see attached correspondence from James Carmody.

Debbie Girard

Paralegal to James C. Carmody

Meyer, Fluegge & Tenney, P.S.

230 S. 2nd Street

Yakima, WA 98901

Phone: 509/575-8500

Fax: 509/575-4676

This e-mail transmission may contain information which is protected by the attorney-client, work-product and/or other privileges. If you are not the intended recipient, you are hereby notified that any disclosure or taking of any action in reliance on the contents is strictly prohibited. If you have received this transmission in error, please contact us immediately and return any e-mail to us by choosing Reply (or the corresponding function on your e-mail system) and then deleting the e-mail.

MEYER, FLUEGGE & TENNEY, P.S.

DENNIS L. FLUEGGE
ROBERT C. TENNEY
MARK D. WATSON*
JEROME R. AIKEN*
JOHN A. MAXWELL, JR.
PETER M. RITCHIE**
JAMES C. CARMODY

ATTORNEYS & COUNSELORS
230 SOUTH SECOND STREET, SUITE 101
P.O. BOX 22680
YAKIMA, WASHINGTON 98907-2680

SEAN M. WORLEY
JACOB A. LARA
KINDRA K. CRAWFORD
*DEREK L. GAUTHIER

OF COUNSEL

GARY E. LOFLAND

**Also admitted in Oregon*
***Also admitted in Virginia*

carmody@mftlaw.com

January 4, 2020

Via email

Kittitas County Community Development Services
Attn: Kelly Bacon, Staff Planner
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926
kelly.bacon.cd@co.kittitas.wa.us

Re: Hidden Point LLC Conditional Use Permit Application
File No.: CU-20-00005
Applicant: Hidden Point LLC (Owners)
Location: Assessor Parcel Nos. 867634, 797634 and 877634

Dear Ms. Bacon:

We also represent Unionville Ranch, L.L.C., a Washington limited liability company. While Unionville Ranch, L.L.C., is a member of Hidden Valley Rural Character Preservation Society ("Hidden Valley Preservation"), this letter is provided to specifically address a specific issue and impact associated with Unionville Ranch.

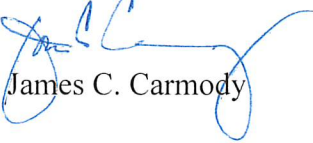
Unionville Ranch is under contract and in closing for the acquisition of two parcels of real property owned by Gary D. Dorman (Assessor Parcel Nos. 177634 and 617634). The parcels are immediately adjacent to the proposed Hidden Point LLC ("Hidden Point") project.

While private roadway exists on the Dorman property, this is to advise that Hidden Point holds no easement or access rights for use of the road for the benefit of their property. Access to the Hidden Point property will need to be provided over other easements or roadways and subject to consent and authorization by impacted property owners.

Second, the Dorman property is particularly sensitive from an environmental and habitat point of view. We agree with Department of Fish & Wildlife (WDFW) that a Critical Area Report should be prepared with an appropriate habitat management plan. And as a final point, the Dorman property was adversely impacted by the Taylor Creek fire and is subject to a high fire risk.

Please accept these supplemental comments for your consideration and review of the project proposal.

Very truly yours,
MEYER, FLUEGGE & TENNEY, P.S.



James C. Carmody

cc: Client (via email)