

Jeff Watson

From: David MacDuff <davemacduff@gmail.com>
Sent: Tuesday, February 24, 2015 11:55 AM
To: Jeff Watson
Subject: Big Buck Ridge Plat Application LP-07-00040

Follow Up Flag: Follow up
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Jeff Watson

Staff Planner

Kittitas County Community Development Services

411 N. Ruby St., Suite 2

Ellensburg, WA 98926

Re: Project Name : Big Buck Ridge
Project File No. : LP-07-00040

Dear Mr. Watson:

You are, or will be today, in receipt of a letter from James C. Carmody, of Meyer, Fluegge, & Tenney, P.S., written on behalf of the Section 23 Property Owners on Cle Elum Ridge, In Kittitas County, in regards to the above noted Project.

My wife and I are co-owners of 66 acres on Cle Elum Ridge. With our friends and partners we have created three 22 acre parcels, and intend to keep the bulk of the property in forest land in order to facilitate the rural nature of the property, enhance the continued presence of wildlife there, and help preserve the natural beauty of the area.

We are, through this email, joining in the position and analysis set forth in Mr. Carmody's letter on behalf of the Section 23 property owners. In addition, we want to point out the inequities of the position taken by the Andruses in utilizing the roads on the Ridge while refusing to join in the expense of improving and maintaining the roads.

Furthermore, I would be surprised at any action by the county might take that would allow this inequitable position be exacerbated many-fold by allowing the creation of new lots that are similarly exempted from their fair-share maintenance and improvement costs. For your information, the property owners who fall under the road maintenance agreements within Cle Elum Ridge HOA have all spent ten's of thousands of dollars to improve the roads to their current condition. We face thousand more in repair and upgrade costs as the roads age, and fail, as Kittitas road will do. We even figured out an equitable roads solution with Sapphire Skies. Please don't allow a single property owner to enrich themselves at our expense.

So while we oppose the plat per Mr. Carmody's letters, we look to the county to protect the equitable interests of current property owners against inequitable future subdivisions.

Thank you for your consideration of our comments.

Very Truly Yours,

David MacDuff