

Big Buck Ridge

Hi Jeff

Cory & Becky Andrus have elected to move forward with their long plat, Big Buck Ridge. Some of us who neighbor this property, received a Notice of Application this week, a copy is attached. Project: LP-07-00040

Can the CDS require Big Buck Ridge to enter into a Road Maintenance Agreement for both the road and the gate as part of the plat approval?

Additional traffic and heavy equipment will further degrade the road, and anyone who benefits from the road and gate, should be required to pay for the use and maintenance.

There are 29 lots in Cle Elum Ridge and 14 lots in Meadow Ridge, all of whom will participate in the Road Maintenance Agreement. The additional 14 lots for Big Buck Ridge means 24% of the total lot owners may not be required to pay for maintenance.

Background:

This property is not a part of Meadow Ridge or Cle Elum Ridge (section 23). Sapphire Skies sold the 25 acres to the Andrus in 2002 (?). The Andrus have legal access to the private road up Montgomery, but they purchased the property before the Road Maintenance Agreement was put in place with Sapphire Skies and Section 23 with Dave Berry.

Cle Elum Ridge property owners & Sapphire improved the road from 3rd street, up Montgomery, Deer Creek Road and Big Tail road in 2006 or 2007 by paving it and building a nice monument entrance gate. The costs for this was shared by Section 23 lot owners (Cle Elum Ridge) and Sapphire Skies (before any Meadow Ridge Lots were sold). This has certainly improved our land values and provided some security having a gate.

The Andrus' were asked to participate in this endeavor but refused the initial cost as well as the annual road maintenance fees, including snow removal. The Andrus offered to participate in 2007 if we would not oppose their long plat that included 14 – 1 acre lots. We countered that they subdivide to 5 acre lots in keeping with the rural atmosphere. In exchange, we would not oppose the plat. Nothing was resolved, and the Andrus have not paid for road and gate maintenance. I will mention that when the gate has been damaged or broken, Cory has attempted to service the gate himself.

I sent an email to the Andrus' 2/12/15 and also left a voice mail & text for Wayne Nelson, who now represents the Andrus' to find out what their intent is, in regards to the Road Maintenance. I have had no response from either.

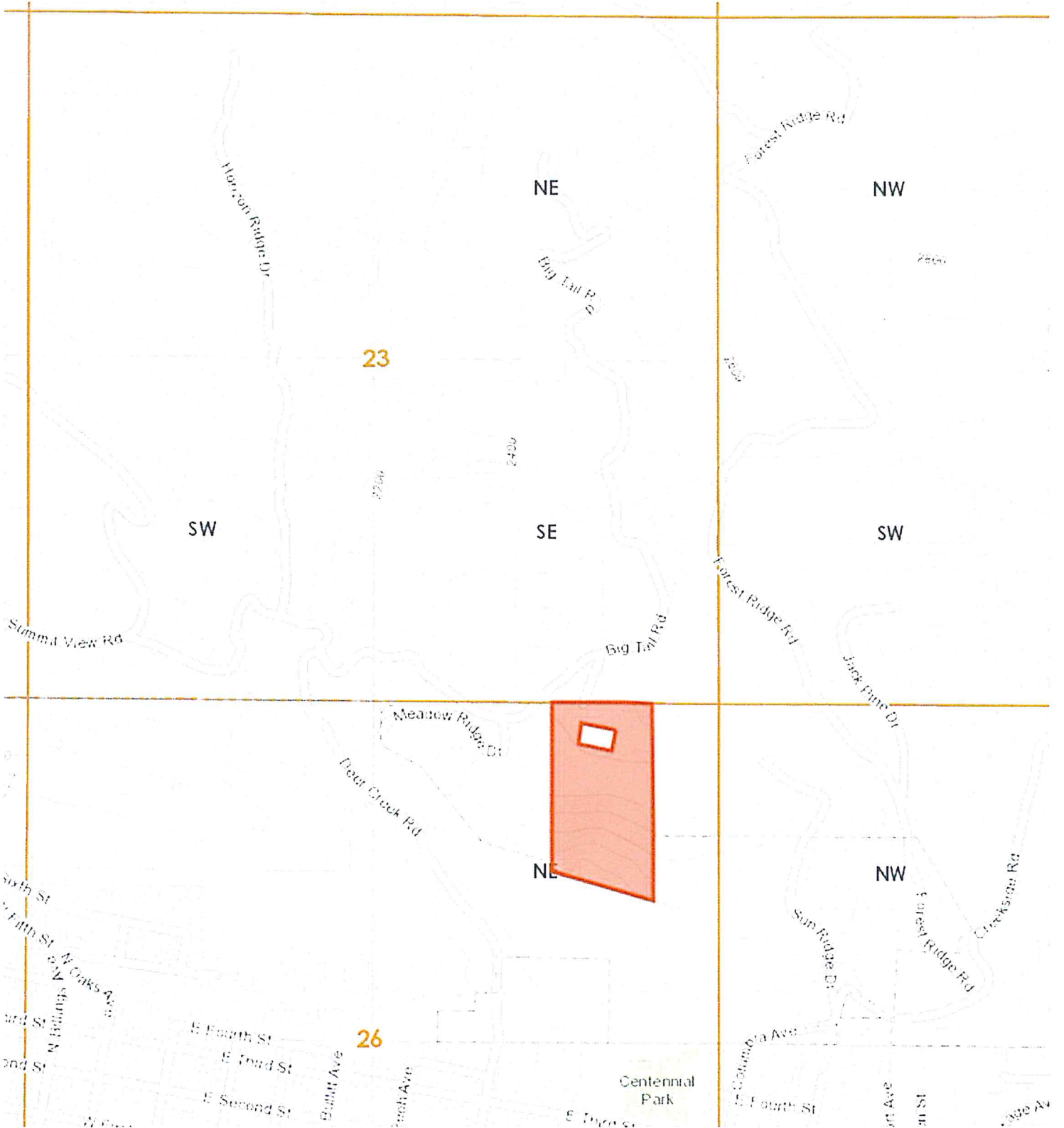
As a side note, the Big Buck Ridge (BBR) plat has a road variance in the submittals. This plat can actually access thru Columbia or 6th and not access through Montgomery. The plat entrance is right next to where Columbia/ Sun Ridge pops out. I'm not an expert at these types of items, but in reading the

variance, it assumes that eventually, the easement over Deer Creek will be widened to meet code. It isn't widened right now so the plat should be refused, in my opinion.

Here is the map of Section 23 (Cle Elum Ridge owners) and Meadow Ridge, who have PAID for the paving and maintenance of the road, and the location of Big Buck Ridge, who have NEVER paid for any part of the paving OR the gate.

What recourse do we have to impose at least a road maintenance agreement with us as part of a good neighbor effort, or, to make them use Columbia and cut them off from using Montgomery?

I don't know if the Andrus rights to the road is transferable.....who do I talk to about that?



Jeff Watson

From: Kay Muhlbeier <kmuhlbeier@comcast.net>
Sent: Friday, February 13, 2015 12:43 PM
To: Jeff Watson
Subject: Re: Project: LP07-00040 Big Buck Ridge
Attachments: Big Buck Ridge LP07-00040.docx

Hi Jeff,

Wayne no longer works for Encompasses so I don't know if he is the rep for the Andrus anymore.

I think you are the person I need to talk to. I am here in Redmond, but my cabin is next door to Andrus in Cle Elum and I have a vested interest in this plat.

Since we are having trouble connecting, I will provide some more details regarding my question. If you look at the map, you can see where all the pieces come together. We have paid for the paving of the road all the way from 3rd street up to the top of Big Tail. See where their entrance to their plat is, it should be required they do NOT use Big Tail road. The Andrus refused to pay for any part of the paving or the gate and have not participated in the maintenance fees for either.

Background:

This property is not a part of Meadow Ridge or Cle Elum Ridge (section 23). Sapphire Skies sold the 25 acres to the Andrus in 2002 (?). The Andrus have legal access to the private road up Montgomery, but they purchased the property before the Road Maintenance Agreement was put in place with Sapphire Skies and Section 23 with Dave Berry.

Cle Elum Ridge property owners & Sapphire improved the road from 3rd street, up Montgomery, Deer Creek Road and Big Tail road in 2006 or 2007 by paving it and building a nice monument entrance gate. The costs for this was shared by Section 23 lot owners (Cle Elum Ridge) and Sapphire Skies (before any Meadow Ridge Lots were sold). This has certainly improved our land values and provided some security having a gate.

The Andrus' were asked to participate in this endeavor but refused the initial cost as well as the annual road maintenance fees, including snow removal. The Andrus offered to participate in 2007 if we would not oppose their long plat that included 14 – 1 acre lots. We countered that they subdivide to 5 acre lots in keeping with the rural atmosphere. In exchange, we would not oppose the plat. Nothing was resolved, and the Andrus have not paid for road and gate maintenance. I will mention that when the gate has been damaged or broken, Cory has attempted to service the gate himself. I sent an email to the Andrus' 2/12/15 and also left a voice mail for Wayne Nelson, who now represents the Andrus' to find out what their intent is, in regards to the Road Maintenance. I have had no response from either.

As a side note, the Big Buck Ridge (BBR) plat has a road variance in the submittals. This plat can actually access thru Columbia or 6th and not access through Montgomery.

The plat entrance is right next to where Sun Ridge pops out. I'm not an expert at these types of items, but in reading the variance, it assumes that eventually, the easement over Deer Creek will be widened to meet code.

It isn't widened right now so the plat should be refused, in my opinion.

I have attached a word document with some of the facts with the map so you can see how unfair this is to all of us who have paid hard earned money for a road that the Andrus has not shared in.

I will come to Cle Elum to meet with you , if we can pin a time.

Kay
206-9546434

From: "Jeff Watson" <jeff.watson@co.kittitas.wa.us>
To: "Kay Muhlbeier" <kmuhlbeier@comcast.net>
Sent: Friday, February 13, 2015 11:56:39 AM
Subject: RE: Project: LP07-00040 Big Buck Rldge

Wayne's Contact info

<http://www.encompasses.net/images/resumes/wayne.pdf>

Jeffrey A. Watson
Planner II
[Kittitas County Public Works/Community Development Services](#)
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274

From: Kay Muhlbeier [mailto:kmuhlbeier@comcast.net]
Sent: Thursday, February 12, 2015 3:02 PM
To: Jeff Watson
Subject: Re: Project: LP07-00040 Big Buck Rldge

Hi Jeff,
I left another voice mail for you.
I really would like some of your time to review this proposed plat.

Mr. Andrus has legal access to OUR private road off Montgomery onto Big Tail Road, but I believe the 14 lots in the proposed Big Buck Ridge plat should *not* be granted access to the private road off Montgomery.

There are two private roads that do have a 60ft easement off of Columbia that spits out at Big Buck Road, as stated in their variance. This plat should be required to use it and not Montgomery.

The Big Tail Road runs through my property and my property is adjacent to Mr. Andrus. I do not want to see the increased traffic due to these 14 lots.

Big Buck Road is a spur off of Big Tail.

Mr. Andrus has refused to pay maintenance on the road for improvements, snow removal, and all other maintenance pertaining to this, including the asphalt and gate.

The owners in Cle Elum Ridge purchased in our community to keep the lands in a rural state, therefore we have minimum 20 acre lots. One acre lots are not acceptable for our community.

My husband, Jim Muhlbeier, and several of our neighbors objected to this plat in 2007, and nothing has changed in our view.

The value of the said property has been increased due to our hard work and expense of putting in this road, and I object to the plat, but I especially object to the non participation with the road maintenance.

I propose the County/City require at a minimum, that Big Buck Ridge be required to participate in our Road Maintenance agreement.

Both the Cle Elum Ridge and MEadow Ridge shared the costs to improve the road from 3rd street all the way up to the top of Big Tail Road with asphalt and a gate.

This would be the neighborly thing to do.

I further propose that Big Buck Ridge road access should be through 6th and Columbia and not Montgomery.

The road variance that was submitted should be challenged. It states that Deer Creek that has a 30ft easement will eventually have a 60ft when other developments go in.

As far as I know, it is still a 30 ft easement and just saying that it will happen one day, doesn't make it true.

There are two other private road accesses off 6th and Columbia which are primitive roads, and this new plat will never use them.

I beg of you to help me find a way to protect our private road off of Montgomery.
I don't know all the ins and outs of this process, and could use some guidance.

Thank you
Kay Muhlbeier
206-954-6434

From: "Kay Muhlbeier" <kmuhlbeier@comcast.net>
To: "jeff watson" <jeff.watson@co.kittitas.wa.us>
Cc: kmuhlbeier@comcast.net
Sent: Thursday, February 12, 2015 8:58:48 AM
Subject: Project: LP07-00040 Big Buck Ridge

Good Morning Jeff:
Could I set up a time to have a call with you tomorrow, Friday?
It is regarding the subject plat.

Please let me know what time works for you.
how about 8:00 am?

Can you provide the contact info for Wayne Nelson?

thank you

Kay Muhlbeier
206-954-6434

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

message id: 38eb45916c8dcbdac24bb8719d004a14

Jeff Watson

From: Kay Muhlbeier <kmuhlbeier@comcast.net>
Sent: Sunday, February 22, 2015 9:44 AM
To: Jeff Watson
Cc: Don Owens; Skvarla, Joe; McKim, Ken; MacDuff, Dave; Suman, Margaret; Kevin & Roiann Daly; Newton, Jon; Chapman, Karma; Kim & Shirley Person; Person, Kim & Shirley; Dave Berry; MacDuff, Sara
Subject: Comments on Big Buck Ridge L07-00040
Attachments: Big Buck Ridge LP07-00040 February 20, 2015 comments.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Jeff,

Please find my additional comments regarding the subject long plat on the attached document.

Please ask the review board to consider the impact Big Buck Ridge will have to our entire community in Section 23 and Meadow Ridge.

It is not just a long plat just off a city road, it is a plat that would reside inside an existing community and has a road easement for one home owner on a private road that runs through my property. An additional 13 home owners should not have the same easement and therefore this is not a viable development.

I oppose this long plat.

There are 29 lots in Section 23 for a total of 600 acres.

The owners I have copied on this email represent 20 lots in Section 23, Cle Elum Ridge.

If at a minimum, all of them provide their own comments to oppose this long plat, that is 70% of the lots in Section 23 who oppose this plat.

There are probably more, and I cannot speak to the 14 property owners in Meadow Ridge.

Thank you for your consideration.

Kay Muhlbeier
691 Big Tail Road
Cle Elum, WA 98922

Mailing Address:
21403 SE 16th place
Sammamish, WA 98075

Comments on Big Buck Ridge LP-07-00040

Prepared by: Kay Muhlbeier

Relationship to Andrus: Muhlbeier's 22 acres is adjacent to the Andrus property in Cle Elum Ridge, Section 23, the road access cuts through my property.

Please reject the proposed plat, Big Buck Ridge, LP-07-00040.

- Please review this plat under the zoning requirements that apply today, not from 8 years ago when this was originally submitted. The intent of the zoning is to protect our environment and properties. Please look at it with the knowledge and zoning we have today, and not through the zoning that was in place 8 years ago. The zoning was changed for good reason.
- Consider the affects it will have on those of us with deep water wells. Water is a precious commodity in Eastern Washington. Additional 13 lots drawing from a Group B water system may impact my ability to get water from my 700 ft, 2 gallons a minute well, but will impact the county in general.
- The Traffic Impact to our small, private community would increase by 24%, since there will be 24% more lots accessing our private road. The Traffic Impact study should be re-evaluated. It is not complete and assumes variances. With the change in zoning, no variances should be allowed for this plat. The increased noise would be heard by all of us, but especially by Meadow Ridge and myself. Heavy equipment for the infrastructure and ultimately the building of homes would be increased, traffic noises increased and so on. By my estimates, 13 lots means at least 26 drivers, not to mention the additional family members and guests this would bring. The traffic would be traveling on a private road that was paid for by Section 23 and Meadow Ridge and was not funded by the Andrus, with no plans to help with the maintenance.
- The stars at night seen from Cle Elum Ridge are phenomenal. Adding 13 more homes in our area brings more lights and ultimately affects the Dark Sky.
- Section 23, Cle Elum Ridge, was designed to be kept in a rural state. The CCR's in Section 23 have a minimum lot size of 20 acres in order to preserve this for a total of 600 acres. A private road that provides access to Section 23 also provides access to a 25 acre development, Meadow Ridge, and to the Andrus' 25 acres. Part of the private road, Big Tail Road, cuts through my property, and my property is adjacent to both Meadow Ridge and the Andrus land. When we purchased the property in 2004, it was in part due to the large lots, private road and rural atmosphere. Most of us in Section 23 share these values.
- If the county approves Big Buck Ridge, not only are you approving the degradation of the land into an additional 13 lots (Andrus house being the 14th), you are also approving the 13 lots to use the PRIVATE road. Although the use of a private road may not be under your jurisdiction, the approval of the additional lots directly impacts the road use for all their neighbors and hopefully, is a part of your decision process. It is not just about the width of the road, or the number of access points, the traffic would be greatly increased in our community.

There are 28 or 29 lots in Section 23 , Cle Elum Ridge, for a total of 600 acres and 14 lots in Meadow Ridge on 25 acres, all of whom have legal access to the private road up Montgomery, who are required to participate in the Road Maintenance Agreement. The Andrus property is neither part of Meadow Ridge or Section 23 CCRs. The additional 14 lots for Big Buck Ridge means 24% of the total lot owners *may not be required* to pay for maintenance, electricity to the gate, lighting at the gate, snow removal etc. The burden is shouldered by the rest of the community. Even if they were to join the Road Maintenance Agreement, I oppose the long plat for all the reasons stated herein.

This property is not a part of Meadow Ridge or Cle Elum Ridge (section 23) yet does have an easement to use our road. Sapphire Skies sold the 25 acres to Andrus in 2002. The Andrus have legal access to the private road up Montgomery, but they purchased the property without signing the Road Maintenance Agreement which was put in place with Sapphire Skies and Section 23. Since 2002, the Andrus have been asked to join the Road Agreement, but never followed through.

In 2007 or 2008, Cle Elum Ridge property owners & Sapphire improved the road from 3rd street, up Montgomery, Deer Creek Road and Big Tail road by paving it and building a nice monument entrance gate. The costs for this was shared by Section 23 lot owners (Cle Elum Ridge) and Sapphire Skies (before any Meadow Ridge Lots were sold). This has certainly improved land values and provided some security to all of us by having a gate.

The Andrus' were asked to participate in this project but refused to pay for their share of the road and gate as well as the annual road maintenance fees, including snow removal.

Since the BBR plat was initially submitted in 2007, Kittitas County has changed the zoning, and if submitted today, it would be rejected. Performance based clusters plats have been removed.

However, since the time of the submittal in 2007, the County asked for additional information, and it was considered open and still viable, until the response was receive. This was a technicality. One of the items requested was a Traffic Impact Analysis, that was submitted just last year. This was technically deemed 'complete' since this was submitted. However, it is subject to interpretation. Please review this in detail and its impacts to all of the properties in Section 23 and Meadow Ridge.

Kittitas County is committed to protecting our rural areas. BBR does not meet that intent.

Section 23 has a minimum 20 acre lot requirement to maintain and protect the rural area, and wild life. There are numerous elk, deer, bear, cougar, wild turkeys and others that roam our hills. As an owner, that is important to me and my family.

Please review the impact Big Buck Ridge will have to our entire community in Section 23 and Meadow Ridge. It is not just a long plat that is off a city road, it is a plat that resides inside an existing community and has a road easement for one home owner on a private road that runs through my property. An additional 13 home owners should not have the same easement and therefore this is not a viable development.