

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

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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
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Cle Elum, WA 98922

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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 received. 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.