

Jeff Watson

From: David Berry <westerntimber@outlook.com>
Sent: Monday, February 23, 2015 4:21 PM
To: Jeff Watson
Subject: Big Buck Ridge
Attachments: To Jeff Watson 2-17-15.docx

Mr. Watson,

Attached please find a memo to you regarding the County's position on the proposed Big Buck Ridge development submitted to you by the Andrus'. This memo is from David G. Berry who may be contacted by return email or the numbers given below.

Sincerely,

Melissa King-Koska

Office Assistant

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To: Kittitas County Community Development Services
Attn: Mr. Jeff Watson, Staff Planner
From: David G. Berry
Re: Project File Number LP-07-0040
Project Name: Big Buck Ridge

Dear Mr. Watson:

I represent Cle Elum Homestead LLC and DJ Cattle & Land LP, as their manager. Both Cle Elum Homestead LLC and DJ Cattle & Land LP own property in Section 23, Township 20N, Range 15E W.M. Section 23 is north of and adjoining the proposed plat of Big Buck Ridge. My properties are provided access over the same roads that access the Andrus property, Deer Creek and Big Tail Roads, and are privately maintained.

The creek crossing near the north end of Montgomery and the South end of Deer Creek, is very narrow and as the road bridges the creek it also makes a very sharp "S" turn that is not adequate for the additional vehicle traffic that will be generated from the proposed plat of Big Buck Ridge.

I purchased Section 23 in 2001 and I believe the Andrus's purchased their property in 2002 from Cle Elum Sapphire Skies (CESS). During the preparation of an access easement, Mr. Jim Wood mistakenly did not include the Andrus property in the road maintenance agreement for roads that serve Section 23 and Section 26. Mr. Wood, Mr. & Mrs. Andrus and myself met at the CESS office in Cle Elum and discussed Mr. Wood's oversight and asked that the Andrus's join in and be a part of the Road Maintenance for the roads that provide them access. The Andrus's refused and to this date have not contributed any funds for road maintenance, snow removal, gate installation, gate repairs and the associated gate maintenance, asphalt paving or maintenance. This meeting took place after the Andrus' made their purchase from CESS.

I am requesting that the plat of Big Buck Ridge be denied as it is not consistent with the rural character of the area and the roads are not adequate to serve 14 additional homes.

In the event that the plat is approved, please condition the approval on upgrading the creek crossing to Kittitas County Standards, at the Andrus' expense, and require Andrus' and Big Buck Ridge to join the road and gate maintenance agreement.

Sincerely,

David G. Berry
Cle Elum Homestead LLC, Manger
DJ Cattle & Land LP, Partner