

## Jeff Watson

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**From:** Matt Clark <matti.clark@gmail.com>  
**Sent:** Sunday, February 22, 2015 5:24 PM  
**To:** Jeff Watson  
**Subject:** LP-07-00040 Big Buck Ridge Comment

**Follow Up Flag:** Follow up  
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Jeff Watson

Designated Permit Coordinator

Kittitas County

Mr Watson:

These comments and request are in reference to application "LP-07-00040 Big Buck Ridge." Please decide in favor of the neighbors of Big Buck Ridge to now allow development to continue without their participation in the Road Maintenance Agreement with Meadow Ridge and Section 23 property owners. So long as the Montgomery road route is the primary access to the Big Buck Ridge development, owners invested within that development should be expected to pay for the wear and tear they represent to that shared infrastructure, as well as security and status it adds to their development.

There is an obvious and well-established precedent in taxation and usage fees (e.g. tolls) where the government expects the citizenry to pay for shared infrastructure. If the infrastructure above Montgomery road were a County asset it would be funded from a common pool of income generated from all the residents, regardless of their use or personal desire to support it. We are simply asking for the County to apply their well-established pattern to this issue.

If Big Buck Ridge were to develop and use alternate access routes outside the Road Maintenance Agreement (RMA), such as Columbia or 6<sup>th</sup> as stated in other documents, and if the roadway in dispute is limited to emergency access only, it may then be reasonable to consider their exclusion from the RMA.

Big Buck Ridge's commitment to the Road Maintenance Agreement is not an unreasonable request. If the roads governed by the RMA did not exist then Big Buck Ridge would by default have to create and maintain access to their development. According to the SEPA submission Big Buck Ridge will likely contain "middle to high-income" families. The cost of the RMA "dues" is a minor expense compared to the income levels expected.

The impact to the Meadow Ridge /Section 23 RMA is not trivial. Current traffic levels are low due to the fewer participants, many of which are occasional use only. An estimated 24% increase in occupants that are more full-time, producing maybe 140 trips per day plus additional demand for public services, such as school buses, represents a significant increase. Without Big Buck's

participation the existing Meadow Ridge /Section 23 owners will have to absorb a proportionally large impact. This would also seem to open the Meadow Ridge /Section 23 owners to liability for road-related issues when the existing owners may not have been the cause of any contributing factor.

Meanwhile, the HOA's continued investment in the road, security gate and other associated features only serve to enhance the brand, property values, curb appeal and reputation that Big Buck Ridge will benefit from.

We are asking county officials to deny approval of this project until this potential injustice has been rectified.

Thank you for your attention to this matter.

Marcee and Matt Clark