

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 3<sup>rd</sup> 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 6<sup>th</sup> 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?

