

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
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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

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