

Jeff Watson

From: Don Owens <owensmeats@gmail.com>
Sent: Tuesday, February 24, 2015 3:50 PM
To: Jeff Watson
Subject: Big Buck Ridge long plat, Project File No: LP-07-00040
Attachments: Letter to the planning department.docx

Follow Up Flag: Follow up
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Dear Jeff, please find our letter as an attachment regarding the Andrus's Big Buck Ridge application.

Thank you, The Owens family

Cle Elum, WA 98922

Don's cell 509-470-4679

Doug's cell 509-470-4691

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Don R Owens
Kristina L Owens
Doug M Owens
Dana Owens
502 E 1st Street
Cle Elum, Wa 98922

February 25, 2015

Jeff Watson
Staff Planner
Kittitas County Community Development Services
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

Re: Project Name : Big Buck Ridge
Project File No. : LP-07-00040

Dear Mr. Watson:

We are writing this letter in regards to a proposed Long Plat application for the creation of 14 one acre parcels under the application name Big Buck Ridge.

We oppose the application's approval if the application is approved without Becky and Cory Andrus and the Big Buck Ridge lots cluster being part of the RMA of Section 23 and The Cle Elum Ridge Community. We are ourselves advocates of personal and private property rights. With that being said we would never want to tell someone what they can and can not do with their property, unless their plan negatively affects the surrounding neighbors. In the case of this particular plat we believe there are reasons that it would.

1. One of the reasons we purchased property on Big Tail Rd was because of the large acreage lot sizes that ensured the desirable beauty and serenity that the area offers. Breaking this up further would negatively affect the experience that the land owners currently enjoy. We currently walk, jog and use this road almost daily to access our property and the Cle Elum ridge. 14 more residents would definitely reduce the tranquility of the area.

2. The road is a huge issue with being a property owner of The Cle Elum Ridge Community. It is a paved road which has been put in at the expense of members of the RMA. The number of members are relatively few. Not only was the road and the gate a large initial expense but the continued maintenance and upkeep of the road and security gate is an ongoing expense. The road currently is in need of repairs which the RMA has recently received a bid of \$60,000.00 to repair. The damage that has occurred is from a very low number of property

owners and users. To consider the fact that the Andrus's have been using this road and security gate freely at the expense of others is very unfair in itself, but to consider allowing a long plat to go through with another 13 users to free load off the expense of the RMA members is unthinkable. The expense of maintenance goes down dramatically when divided between all users. It is my understanding that the Andrus's had been approached multiple times throughout the years to join the RMA and help in the expense of the road they enjoy but have declined to follow through. This is not a fair or neighborly way conduct one self.

3. We feel that if the plat were to move forward that it should be more in line with todays zoning of larger lot sizes which would create less of an impact on neighbors, water availability, traffic and the road.

4. It was mentioned in some of the correspondence letters between Cory, Becky Andrus and the county that if this plat went through that the maximum number of users on this road would be reached and that if any more plats were to be approved in the future that road upgrades would have to be met. This is very unfair to think that the folks that have been paying their RMA dues and helped build and maintain the road might not even be able to benefit in the future by dividing a 40 acre parcel into two 20 acre parcels without going through the huge expense of road upgrades. If there are to be any plat applications approved for the division of land parcels it should be recognized and approved to those land owners who have contributed to the building and the maintenance of the roads.

In Closing we would like to feel assured that our local government is taking into account the feelings and fairness of all the property owners affected by proposed plat application's. We would hope that if the application does move forward that it would be based upon the acceptance of the Andrus's and the Big Buck Ridge into the Cle Elum Ridge Community's RMA.

Sincerely, Don & Kristina Owens
Doug & Dana Owens