

Jeff Watson

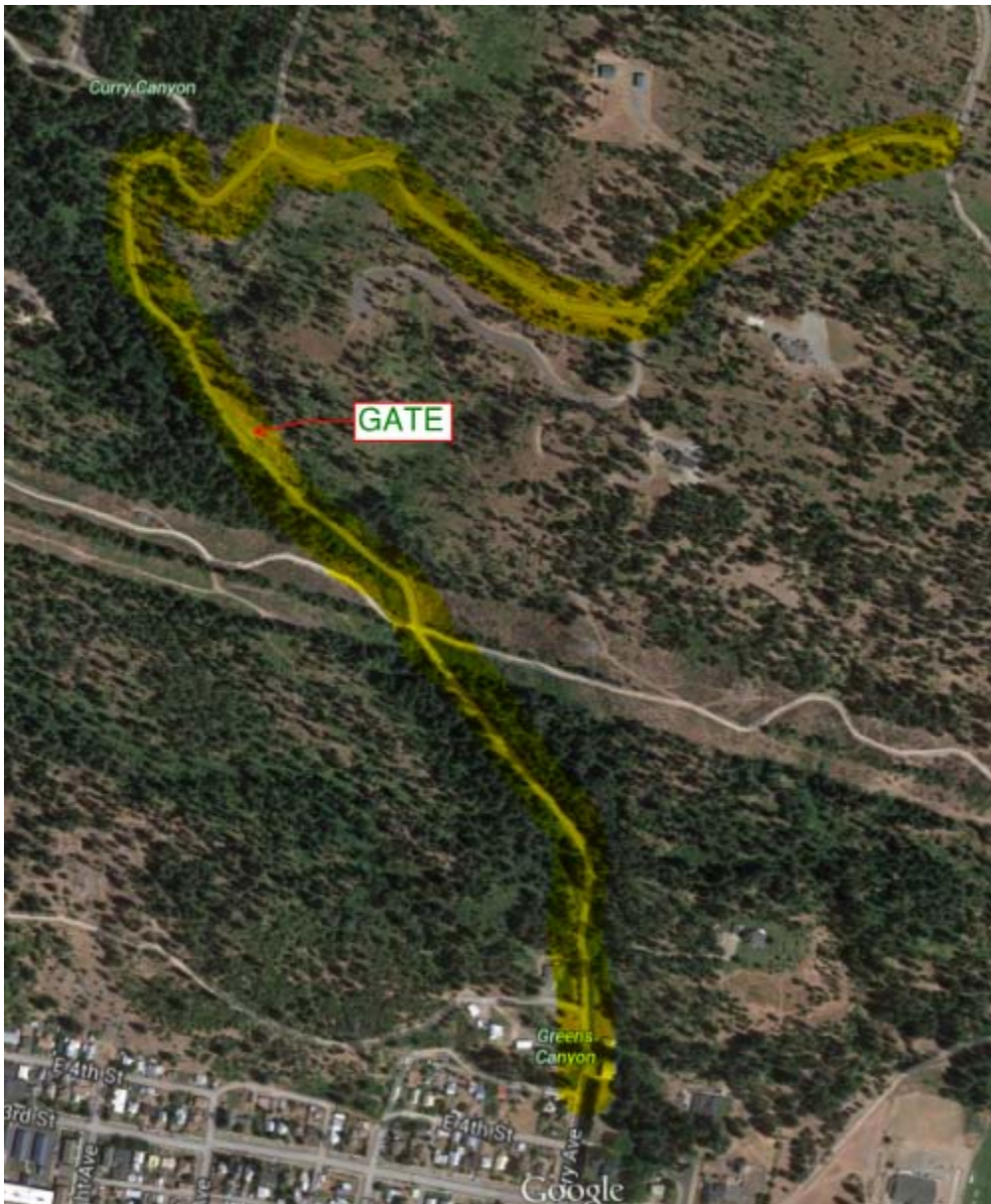
From: Skvarla, Joe <Joe.SKVARLA@redhawkus.com>
Sent: Monday, February 23, 2015 12:27 PM
To: Jeff Watson
Cc: Christina Wollman
Subject: Comments on Big Buck Ridge L07-00040

Follow Up Flag: Follow up
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Hi Jeff,

This email is in regards to the proposed Andrus Big Buck Ridge plat L07-00040.

I am writing as the (co)owner of the following parcel in Section 23: Parcel 7A (20-15-23052-0001).
Owners: Lisa and Joe Skvarla, 5026 42nd Ave SW, Seattle, WA 98136



While we oppose the entire plat due to its bringing an urban environment into a rural setting, this email is specifically as respects maintenance of the road from 3rd in Cle Elum, up Montgomery, Big Buck, and to their entry. This includes passing through an electric gate on Montgomery. This entire paved road as you know is a private road. It was built to Kittitas County standards as respects width and other points in the Kittitas road standards documentation back in 2007-20008 timeframe.

Being a private road, it is not maintained by the county nor the City of Cle Elum. It is maintained, along with the entry gate, jointly between the owners of Cle Elum Ridge (Section 23), and Meadow Ridge (a Sapphire Skies community). We have an existing road maintenance agreement in place and have shared road and gate expenses over the past several years per this agreement.

It is my understanding that the current Andrus property as it stands was exempt (through error) from the road maintenance agreement. Over the years we've paved the road (>\$75k), installed the electric gates (\$50k), and paid for snow removal. The Andrus property has not paid into any of these expenses.

Going forward the additional properties they wish to sell (14 more) will add significant traffic to the road, probably increasing it by 30% or more. This increase in traffic, including potential construction equipment, will have a huge impact on the road surface. Maintenance costs will be accrued on the road itself, and possibly with the gate due to

additional use. Without requiring these additional lots to be signatory on the road maintenance agreement, all this added cost will be put onto the owners of Cle Elum Ridge and Meadow Ridge. That obviously will not lead to anything good happening between neighbors☺!

The roads were built to County Standards to allow for emergency services (fire, police, medical). They need to be MAINTAINED to county standards as well. That maintenance should fall on all of those who use the road.

Please require (if this plat is allowed to move forward) that these additional lots **MUST** sign onto the (revised) road maintenance agreement for both the roads and the gate. Otherwise there will be decreased accessibility for emergency services. As an option – please deny egress from Montgomery to these properties. They can develop their own egress from Columbia.

Regards,

Lisa and Joe Skvarla
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