

From: [Timothy James Egan](#)
To: [Chris Cruse](#); [Chace Pedersen](#); [Tim Egan](#); [Chriss Egan](#)
Subject: Clarifying neighbors comments regarding Iron Mountain Road Easement "X"
Date: Thursday, April 20, 2023 8:33:21 PM

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From: Tim and Chriss Egan
To: Chace Petersen KCCDS
Subject: Egan short plat SP-23-00001

See attached : Exhibit - "A" Road Variance from Josh Fredrickson KC ENGINEER
Exhibit -"B" DECLARATION OF EASEMENT

Rebuttal to all three neighbors comments regards to Iron Mountain Road :

A. First lets talk about the facts ! All these neighbors who are complaining about this Iron Mountain Road Easement "X" had no problem purchasing there properties knowing all about these existing road conditions and have done nothing since to mitigate the existing road conditions. Let's start with Randy Kimmerly who does not even reside at this address who has a care taker livening there! Randy Kimmerly has had no problem building a 3 car garage/shop with a apartment above it. Along with remodeling his whole house and building Huge Red party Barn also adding outdoor built in ground swimming pool. Talk about devaluation of our property he took our view and we have to put up with a RV PARK ALL SUMMER ! People in his pool screaming and yelling RV TRAILERS

COMING IN AND STAYING FOR THE SUMMER. Randy had no problems at all with his contractors and there construction equipment using Iron Mountain Rd Easement "X" to enter and exit his property to build his empire with no maintenance up keep.

B. Secondly Mr. William P.Blanchard and C J Walton

Here again this neighbor has written a book of complaints about Iron Mountain Road Easement "X" but had no problem purchasing the property knowing the existing conditions of Iron Mountain rd. But has since built a Barn/Shop with a apartment above it and is getting ready to put a lean to off the east side of his barn with no permit. Again all his contractors and all the construction equipment that was used to build his barn only got there using Iron Mountain rd Easement "X". This neighbor has yet to make any type of financial investments into maintenance to the road for his construction endeavors. He has used our Easement "X" road hauling dirt creating a new entrance from Randy Kimmerly property to move over a thousand yards of fill from Randy Kimmerly pool project to fill in around his barn and else where with no permit. How's that work ? In his letter he also indicates that William P.Blanchard and CJ Walton along Lonnie and Cindy Hartwig "OWNS and CONTROLS EASEMENT "X"!!! Mr.Blanchard whats us to upgrade the whole road to fulfill all his wishes for Iron Mountain Rd Easement "X" in its entirety at our expense ! Makes no since as he has contributed nothing since moving here. Let's all be clear about Easement "X" which is 30' wide and includes the UTILITIES !

C. Thirdly Lonnie and Cindy Hartwig

These neighbors should have absolutely nothing to say about my shortplat as they have never contributed anything to Easement "X" Iron Mountain Rd. They do not have a home here unless you call there "Ag" permitted building that they are living in part time a residence without a occupancy permit. When the Torgets did there shortplat for Lonnie and Cindy Hartwig my wife and I were never notified for comments on there shortplat from Kitittas County planning ! It seems like a double standard here.

D. Things that use Easement "X" Iron Mountain Rd to support these three neighbors listed above 1. UPS DELIVERIES

2. Fed EX deliveries
3. RV Trailers
4. Snowmobile trailers
5. ATV/UTV trailers
6. Heavy tractors and Construction equipment
7. Concrete trucks
8. Gravel deliveries for there driveways not for the Iron Mountain Rd.

Parcel "K" #655536-Randy Kimmerly @ 275 Iron Mountain Rd

Parcel "J" #442836- William P. Blanchard & C J WALTON @ 277 Iron Mountain Rd

Parcel "G" #955117- Lonnie and Cindy Hartwig @ 273 Iron Mountain Road

Basically all the neighbors above have said the same thing as follows :

- A. Road is not wide enough (14')
- B. The gravel road is dusty
- C. Has a hazardous steep and blind corner
- D. Deep potholes
- E. Gravel washboard effect
- F. Erosion due to constant wear
- G. Two vehicles can not pass each other
- H. Access for Emergency Vehicles
- J. Winter conditions "SNOW"
- K. Noise
- L. Increased traffic
- M. Reducing the value of there property

Please note for the record the following:

Of all the the twenty years my wife and I have lived here

There has only been three neighbors who have contributed thousands of dollars to the gravel maintenance and snow removal of Iron Mountain Road which is Easement "X" .

Egan's 4 X's , Spawns 2 X's, Kimmerly 2 X's, Torgets "0" Blanchard & Walton big fat "0", Hartwig "0"

Those who have not contributed absolutely nothing towards the road maintenance and snow removal are as follows:
Torgets, Lonnie & Cindy Hartwig ,William P. Blanchard, C J Walton.

Refer to Exhibit "B" DECLARATION OF EASEMENT SECTIONS 1.2.3.4.5.6. Attached !

We appreciate a fair and honest review of our rebuttal to Iron Mountain Rd neighbors comments. Thank you Tim and Chriss Egan

Sent from my iPad