

RECEIVED

September 16, 2013

Kittitas County Commissioners

205 W 5th Ave, Suite 108

Ellensburg, WA 98926

SEP 17 2013

1st 2nd 3rd
KITTITAS COUNTY BOARD OF COMMISSIONERS

CDS
PA

Dear Commissioners:

We have just been informed, via a copy of the enclosed letter to Mr. Cruz (Cruse), that the long awaited construction of Mt Daniels Drive in the Happy Trails plat, and its connection to existing Mt Daniels Drive will not be required as part of the final plat approval.

Having lived at our present address at 2104 E Quartz Mountain Drive for over thirty three years we have seen vehicle traffic increase tremendously since the development and construction of residences in the Grasslands Park, Green Trails, and now Happy Trails plats. At present there are thirty five residences with nine more planned in Happy Trails plat. Quartz Mountain Drive is the only access road in and out of the area.

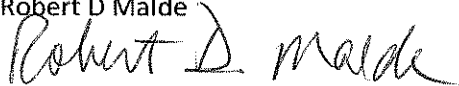
Numerous residents in the older Grasslands as well as the newer developments to the east use the roadways for walking, jogging and biking. The increased amount of traffic funneling through Quartz Mountain Drive increases the level of danger for these residents, since there are no sidewalks.

Additionally, emergency vehicles have only one access point, through Quartz Mountain Drive, which could result in longer response times, or if that road is blocked, no access at all. School busses also have only one way in and out.

We sincerely hope that paragraph 16 in the preliminary plat approval resolution (No 2008-23) which says "Access to the plat will be via Quartz Mountain Drive or Mt Baldy Lane..." simply overlooked Mt Daniels Drive as an access point. We ask that Mt Daniels Drive be added to the final plat approval so that it can be constructed as a required access. This would reduce traffic on Quartz Mountain Drive, reduce the danger to residents using the roadway for exercise, and provide an additional access point for emergency responders and for school busses.

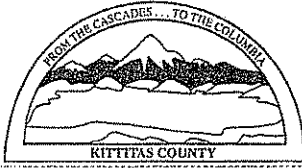
Thank you for your consideration.

Robert D Malde



Ida Malde





KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

September 5, 2013

Mr. Chris Cruz
Cruse and Associates
217 East 4th Ave.
P.O. Box 959
Ellensburg, WA 98926

RE: LP-06-00038, Happy Trails Plat Requirement for Construction of Mt. Daniels Drive as Point of Access

Mr. Cruz;

As you are aware, an issue surfaced regarding the preliminary plat Happy Trails and the establishment of Mt. Daniels Drive as a point of access as was originally shown in application and the plat submitted. The issue revolved around the absence of documented information that indicated that such an access was no longer necessary. Specifically:

- The record of the MDNS issued for the plat indicates that the plat would have access via Delta Street, Fenz Lane (now called "Mt. Baldi"), and Mt. Daniels Drive;
- The planning commission audio record indicates that they recommend the approval of the application under conditions proposed by staff, and that the applicant agreed to the conditions for approval of building Mt. Daniels Drive to the west property boundary as shown in the preliminary plat;
- There is no audio or written record in the file indicating from staff in verbal or written recommendations, or within the Board of County Commissioners Findings of Fact, that relief should be granted from the condition of building Mt. Daniels Drive for final plat approval;
- The record shows the preliminary plat as having Mt. Daniels Drive, which can be considered a significant improvement within the proposed plat.

That being said, after further review of the file and in consideration of your comments and comments from other staff in our meeting today regarding these issues, I also find:

- While the Planning Commission is a recommendation for approval with conditions to the Board of County Commissioners and not a final decision;
- The Mt. Daniels Drive right of way will exist at the time of final approval and will be graded to an elevation that permits the completion of the road if found that the road is needed;
- That setbacks from such a right of way shall be adhered to;
- That a loop access is provided to the site through Mt. Baldi connected to Quartz Mountain road;
- A signed resolution by the Board of County Commissioners did not include Mt. Daniels Drive as a required access, even though findings of fact in the decision did not indicate why such connection was not needed; as such, construction plans have been approved by the County Engineer which does not show construction of Mt. Daniels Drive.

For these reasons I have decided that Mt. Daniels Drive does not have to be constructed at this time within the Happy Trails plat for final consideration and approval. Although the right of way shall be designated on the final plat, and the road shall not be required to be constructed at this time, there shall

Mr. Chris Cruz
September 5, 2013
Page 2

be curbs provided at the east end of the Mt. Daniels Drive right of way where it connects with Delta Street, and the right of way shall be paved 10 feet into the Mt. Daniels Drive right of way. The balance of the right of way may remain vegetated. There shall be on the face of the plat the existence of the Mt. Daniels Drive right of way and its boundary, and a note that all buildings requiring or not requiring building permit will meet zoning and other required setbacks in the event that the County determines that the road is necessary link to the County's transportation system. Such a note shall also be included in any title report on any property adjacent to the right of way.

This letter shall be placed in the Happy Trails plat file. If you have any further questions please contact me. Thank you.

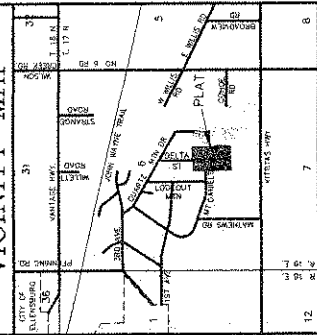
Sincerely,

A handwritten signature in black ink, appearing to read "Robert 'Doc' Hansen". The signature is fluid and cursive, with a long horizontal stroke at the end.

Robert "Doc" Hansen
Planning Official, Kittitas County

- cc. Kirk Holmes, Director Public Works
Doug D'Hondt, County Engineer
Christina Wollman, Public Works Planner
Lindsey Ozbolt, Staff Planner
Jeff Watson, Planner II
Neil Caulkins
Brenda Larson

VICINITY MAP



OWNER:
TALL BROTHERS DEV. LLC
700 E MTN NEW AVE SUITE 501
ELLENSBURG, WA 98926

TOTAL ACRES: 14.57 ACRES
NO. OF LOTS: 9
ZONE: SUBURBAN
ASSESSOR'S NO. 1719-06040-0026

SOURCE OF WATER: GROUP B WATER SYSTEM
SEWER SYSTEM: SEPTIC TANKS
DRAINAGE: PER KITTITAS CO. STANDARDS
ACCESS: PUBLIC ROAD

LEGAL DESCRIPTION

PARCEL D OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 15, 2003, IN BOOK 28 OF SURVEYS, PAGES 177 AND 178, UNDER AUDITOR'S FILE NO. 200312150026, RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON;

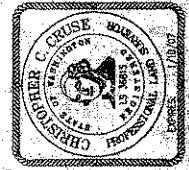
AND

PARCEL Y OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 15, 2003, IN BOOK 29 OF SURVEYS, PAGES 177 AND 178, UNDER AUDITOR'S FILE NO. 200312150026, RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

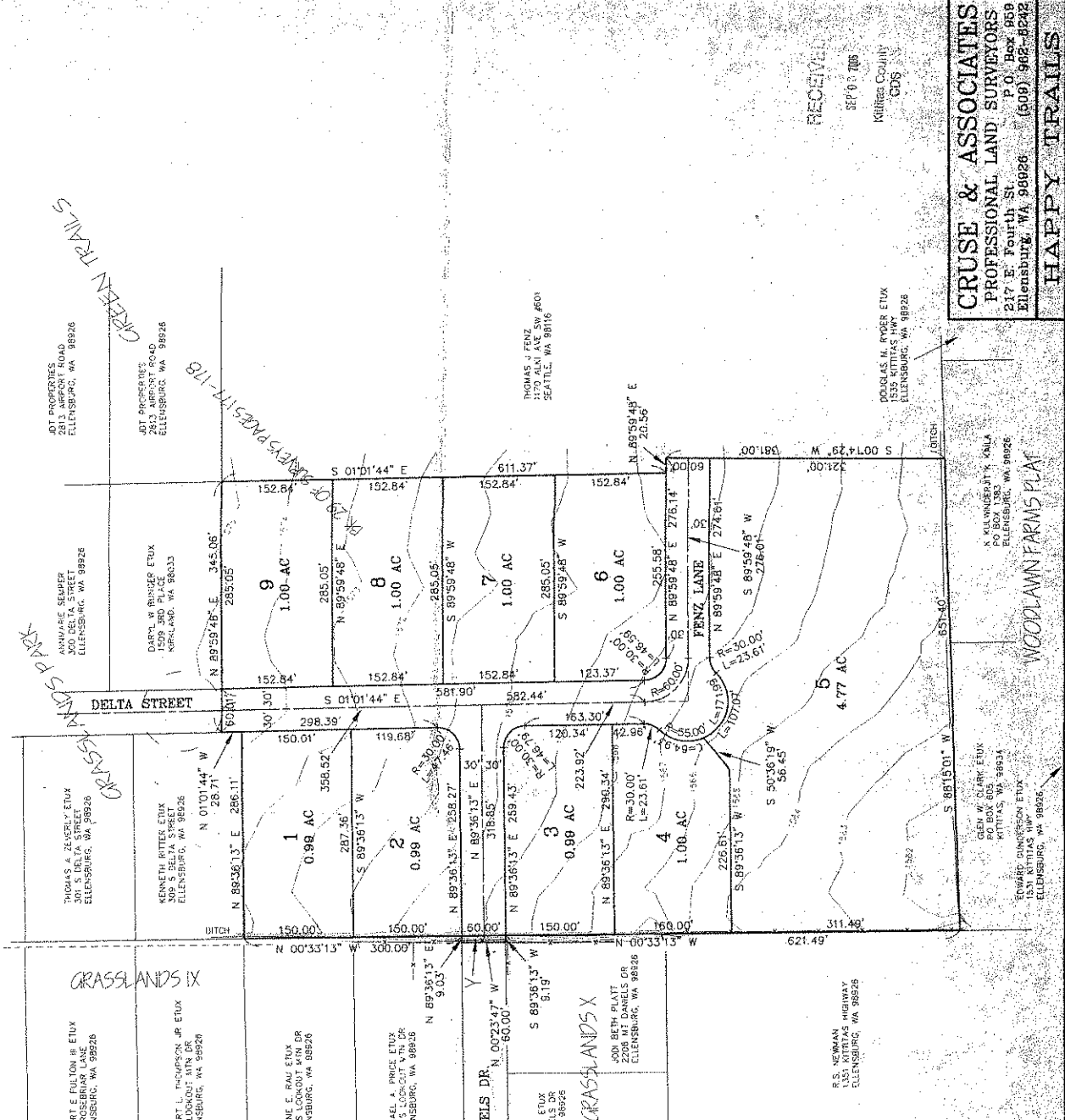
SURVEYOR'S CERTIFICATE

THIS MAP AND LOT LAYOUT IS A DEPICTION OF THE PROPERTY DESCRIBED HEREON. TOPOGRAPHIC INFORMATION IS BASED ON FIELD WORK DONE IN JULY OF 2004.

Christopher C. Cruse
DATE: 9/7/2004
CHRISTOPHER C. CRUSE
Professional Land Surveyor
License No. 36815



HAPPY TRAILS
SECTION 6, T. 17 N., R. 19 E., W.M.
KITTITAS COUNTY, WASHINGTON
PRELIMINARY PLAT



RECEIVED
SEP 03 2004
Kittitas County
CDS

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St.
Ellensburg, WA 98926 (509) 962-8242
HAPPY TRAILS

