



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"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

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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