

## Doc Hansen

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**From:** Cruse & Associates <cruseandassoc@kvalley.com>  
**Sent:** Thursday, September 05, 2013 11:37 AM  
**To:** Doc Hansen; Jeff Watson  
**Cc:** Kirk Holmes; Doug D'Hondt  
**Subject:** Happy Trails

Doc

I have reviewed the file and following up on our discussion regarding the construction of Mt. Daniels Dr. for the plat of Happy Trails. During our initial pre-app meeting we proposed a number of access routes into this neighborhood. During these meetings we were told that PW would not allow access to Kittitas Hwy and No. 6 road as it would allow motorists to cut through Grasslands instead of using the main arterials and overburden the existing Grasslands road system. As we submitted plats we started constructing Quartz Mt. Dr. and working our way east and south to the plat of Happy Trails.

Based on previous meetings we submitted Happy Trails in 8/2006 expecting that construction of Mt Daniels Dr would be required for final approval. During the review process it became apparent that conflicts in the existing right of way in Mt Daniels Dr. west of this application in the original plats of Grassland X would hinder construction. I was not involved with any discussions with the land owners along the original Mt Daniels Dr right of way but believe county staff ( Director of PW Bradshaw?) at that time reviewed the original right of way and met with the adjacent land owners. I was told due to the use and improvements of the adjoining land owners within the original right of way staff had determined that the conflicts were such that it was not feasible to actually construct the road. I was told that this application would be required to dedicate the right of way for Mt Daniels Dr but would not need to be constructed for approval of this plat. Staff at this time felt the traffic pattern for the area would be sufficient and the right of way for Mt Daniels Dr would be in place if needed for future construction.

We agreed with staff's decision and proceeded through the initial public hearing in front of the planning commission and closed record with the BOCC. Resolution No. 2008-23 signed by the BOCC 2/5/2008 requiring the construction of Delta St. and Quartz Mt. ( renamed to Mt. Baldi Ln.) Dr. under item 8 are exactly as expected as was discussed by staff and during the hearings. Item 16 of said resolution also states that access to the plat was to be from Quartz Mt or Mt Baldi Ln. In 2011 the road design was approved and recently construction has started with no intent to build Mt. Daniels Dr. Until staff's email last week I thought the requirements regarding Mt Daniels Dr was clear that the right of way is to be dedicated but the road was not to be constructed. I am sorry I can not provide any additional documentation as I was not given any written correspondence from the county reflecting this decision. Please review and contact me back at the number below with any questions.

Thanks,  
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