



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

February 16, 2021

DR Horton

Jennifer Reiner, P.E., Senior Land Acquisition Project Manager

12910 Totem Lake Blvd. NE, Suite 220

Kirkland, WA 98034

Sent via email: jreiner@drhorton.com

Subject: Blackhorse Final Development Plan – Minor Alteration Determination

Dear Ms. Reiner,

On January 22, 2021, Kittitas County Community Development Services (CDS) received a request from Chad Bala of Terra Design Group, authorized agent, for a minor alteration to the Black Horse at Whiskey Creek PUD Final Development Plan (RZ-06-00015). This request would amend the phasing map and phasing table approved by Resolution 2015-043.

According to KCC 17.36.080.1, Minor Alterations may be approved by the Director when the basic character of the existing approved PUD is maintained and the proposed uses and density are not altered. Staff has reviewed the complete request and has determined that the request for a revision to the phasing map and phasing table can be processed as a minor alteration because the request does not alter the proposed uses or density and maintains the basic character of the approved PUD. The original approved final development plan allowed 354 residential units to be developed in four phases with construction occurring between 2015 and 2018. In 2018, Kittitas County approved a minor alteration that would retain the existing lot configuration and the total of 354 residential units as previously approved, however the proposal would be developed in 2 phases with phase 1 consisting of 3 divisions. The applicant is now proposing a minor alteration where the property would be developed in five phases. Phase 3 would be recorded two years from plat recording for Phase 1, Phase 4 would be dependent on monitoring and performance criteria, and Phase 5 would be dependent on removal of floodplain. The applicant has worked with Kittitas County Department of Public Works on resolving stormwater, groundwater, and flooding issues within the project. This work is still ongoing and necessitates additional time to reach the final platting stage of the project before buildout of the residential units can occur.

After review of all submitted information, Resolution 2015-043, and the 2018 minor alteration, it has been determined that the amended phasing map (Attachment A) and phasing table (Attachment B) shall be **approved**.

This approved alteration to the phasing plan and phasing map of the Black Horse at Whiskey Creek PUD *supersedes* the phasing plan and phasing map approved through Resolution 2015-043 and the minor alteration approved in 2018.

Please let me know if you have questions.

Sincerely,



Dan Carlson, AICP
Community Development Services Director

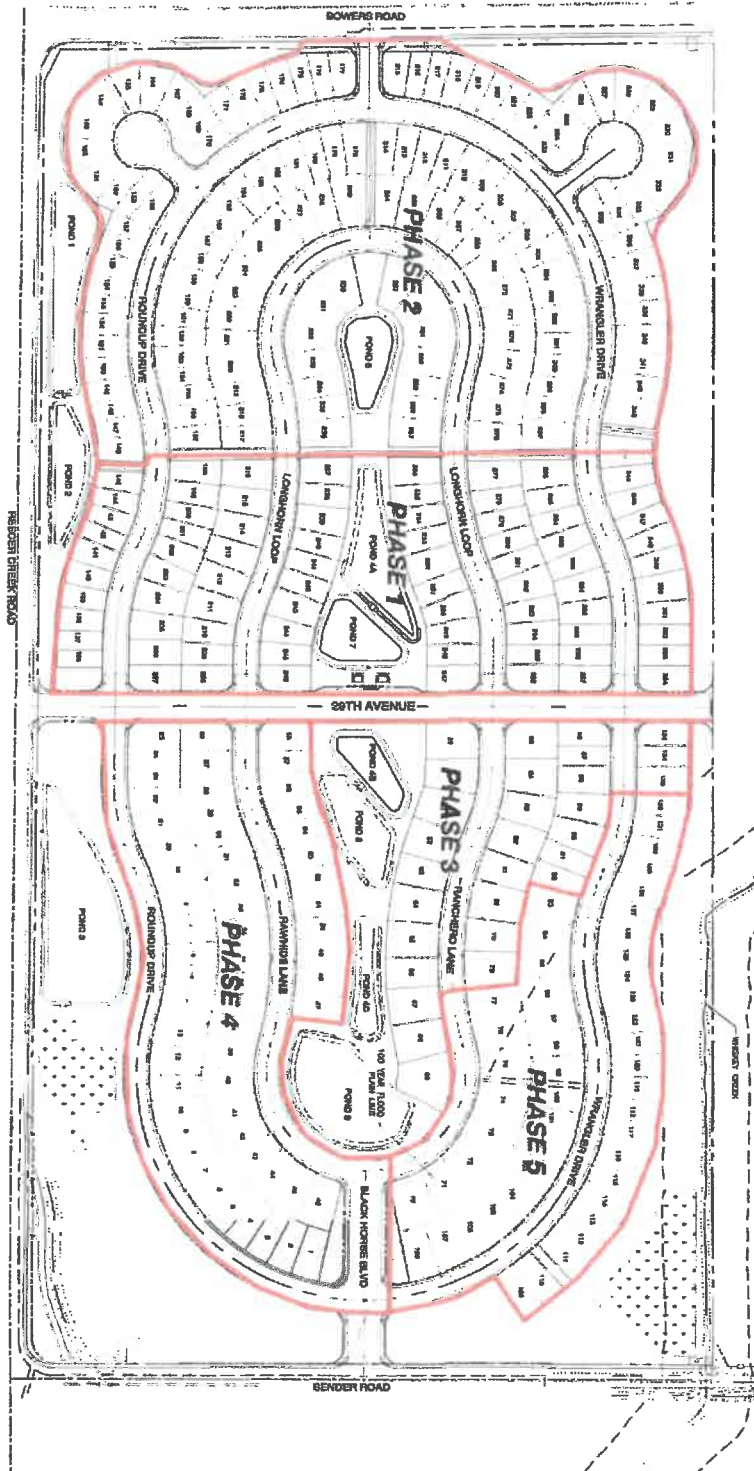
Cc: Mark Cook, P.E., Kittitas County Public Works Director
Jeremy Johnston, Planning Official
Chad Bala, Terra Design Group, Authorized Agent

via email
via email
via email

Attachment A

Attachment 1.
Date: 1-22-21
Revised Phasing

A PORTION OF SEC. 27, T. 18 N., R. 18 E., W.M.



EN-94
 1 of 1 sheets

D.R. HORTON
BLACK HORSE AT WHISKEY CREEK
 PHASING EXHIBIT
 HILLS COUNTY

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 Portland, ME, MA 04102
 www.cemcivil.com
 Civil Engineering Public Works
 Land Surveying
 Land Planning
 Landscape Architecture

DATE: 1-22-21	SCALE: 1" = 100'
DRAWN BY: [Name]	CHECKED BY: [Name]
DESIGNED BY: [Name]	APPROVED BY: [Name]
PROJECT NO.:	SHEET NO.:

Attachment B

Black Horse @ Whiskey Creek Amended Phasing, Dated 2-9-21		
Phase 1	Identified Lots within Phase 1	Phase 1 Notes:
	Lots 136-145	All Roads will be dedicated. All ponds will be online triggering the beginning of the monitoring period.
	Lots 198-216	
	Lots 237-256	
	Lots 277-296	
	Lots 344-354	
Phase 2	Identified Lots within Phase 2	Phase 2 Notes:
	Lots 146-177	All ponds will be online triggering the beginning of the monitoring period.
	Lots 178-197	
	Lots 217-229	
	Lots 230-236	
	Lots 257-263	
	Lots 264-276	
	Lots 297-314	
	Lots 315-343	
Phase 3	Identified Lots within Phase 3	Phase 3 Notes:
	Lots 59-69	No recording of plat/plats south of 29th Avenue for 2yrs from the final plat recording of Phase 1
	Lots 78-92	
	Lots 133-135	
Phase 4	Identified Lots within Phase 4	Phase 4 Notes:
	Lots 1-46	Any recording of final plat/plats is dependent upon Monitoring and performance criteria per Mitigation Agreement
	Lots 47-58	
Phase 5	Identified Lots within Phase 5	Phase 5 Notes:
	Lots 70-77	Any recording of final plat/plats is dependent upon the removal of floodplain.
	Lots 93-108	

	Lots 109-132	
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