


KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

Kirk Holmes, Director

MEMORANDUM

To: Lindsey Ozbolt, Staff Planner
From: Kirk Holmes, Public Works 
Cc: Kittitas County Public Works Project Team, Ryan Lyyski
Date: October 2, 2014

Subject: RZ 06-00015 and LP 06-00022 – Blackhorse at Bender Road/Whiskey Creek

This memo serves as the response to the meeting held on October 16th, 2014 with representatives from DR Horton, City of Ellensburg, and County staff. The purpose of the meeting was to consider new mitigations proposed by DR Horton in lieu of the current requirement to construct a full width bridge and associated civil and road frontage improvements to Bender Road. Specifically, this memo discusses the impacts of the new Whiskey Creek crossing in relationship to the designated floodplain. Additional discussions are expected to occur on civil engineering issues associated prior to the applicant receiving Final Development Planning approvals.

It is important to note that Blackhorse requested water and sewer services from the City of Ellensburg for the development. This signed agreement requires full compliance with City of Ellensburg development standards, including road frontage improvements. Meeting these standards ultimately required the replacement of a culvert at the Bender Road/Whiskey Creek crossing with three sided box culvert per the Washington State Department of Fish and Wildlife design standards. As such, multiple hydrological studies that were conducted related to this site have indicated minor changes to peak flow conditions within this reach of Whiskey Creek. None of the studies available for review definitively indicate any additional risk to the regulatory floodplain than currently exists.

Current planned improvements to the stormwater systems and drainage facilities of the Blackhorse property appear to adequately address County and City requirements. Additional construction permitting may fall under the purview of other agencies and are the sole responsibility of the developer.