

**COMMISSIONERS' MINUTES  
KITITAS COUNTY, WASHINGTON  
COMMISSIONER'S AUDITORIUM  
SPECIAL MEETING**

**FRIDAY**

**1:00 P.M.**

**OCTOBER 28, 2016**

Board members present: Chairman Obie O'Brien; Vice-Chairman Paul Jewell and Commissioner Laura Osiadacz.

Others: Mandy Buchholz, Deputy Clerk of the Board; Mark Cook, Public Works Director; Lucas Huck, County Engineer; Dan Carlson, CDS Director and 8 members of the public.

**SPECIAL MEETING**

**BLACK HORSE DEVELOPMENT**

**PUBLIC WORKS**

At 1:00 p.m. Chairman O'Brien opened a Special Meeting to receive an update from Public Works Staff regarding the D.R. Horton Black Horse Development.

Mark Cook, Public Works Director provided a Staff Report and explained that they were looking for the Boards direction and preferences regarding the bonding of internal stormwater improvements and the elimination of the proposed replacement culvert at Whiskey Creek (Bender Road) supporting the issuance of final plat for Phase 1 of DR Horton's Blackhorse development. He provided a brief review of the history and of the meeting the BoCC held with County Staff on March 16, 2016. He stated that at the conclusion of the meeting they were directed to return when they had a better assessment of the area and the concerns. He stated that DR Horton is requesting issuance of final plat for Phase 1 of Black Horse at Whiskey Creek. 81 lots will be available for development once Phase 1 is finalized. He reviewed the work Staff has done with the applicant as well as progress and set-backs. He outlined the Public Works discussion summary: 1.) finalizing Phase 1 currently requires bonding failed onsite stormwater improvements. 2.) The developer's preference for a mechanical solution at Pond No. 4 is not the preferred solution by EWC or Public Works Staff. 3.) Final Phase 1 pond configurations are unknown at this time. 4.) County Staff would prefer moving the disposal scheme from retention to detention. 5.) Impacts to the environment are not defined supporting detention. 6.) Installation of the replacement culvert at Whiskey Creek (Bender Road) increases the potential for adverse downstream impacts. 7.) Impacts resulting from not installing the Bender Road replacement culvert at Whiskey Creek are unknown at this time. 8.) Original Plat approval expires in February 2017. Mr. Cook indicated that they had been keeping in touch with the Ellensburg Water Co. as well as the citizens living around the project. He stated that going forward a letter of map revision is needed from FEMA.

BoCC expressed their support for Public Works and expressed their understanding of DPW's hesitancy to commit to the Bond until Pond #4 has a solution and is well received by everyone. They felt getting the pond empty is what needs to be done and then wait to see what happens once it's empty. They felt that would help give support for how to move forward.


There was discussion on detention vs. retention and if it's been considered and if not, why.

Meeting adjourned at 2:14 p.m.

**DEPUTY CLERK OF THE BOARD**

  
Mandy Buchholz

**KITTITAS COUNTY COMMISSIONERS  
KITTITAS COUNTY, WASHINGTON**

  
Obie O'Brien, Chairman