



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

July 3, 2018

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 April 13, 2018, 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. On May 23, 2018 County Staff requested additional information and on June 14, 2018 the additional information requested was submitted to CDS.

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. The proposed alteration 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 and is anticipated to occur between 2 and 5 years of the first phase and division receiving final plat approval. The applicant has worked with Kittitas County Department of Public Works over the past couple of years to understand and work towards 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 and Resolution 2015-043, it has been determined that the amended phasing map (Attachment A) and phasing table (shown below) shall be **approved**.

Black Horse @ Whiskey Creek Amended Phasing

Timeline: 2-5 years beginning on the approval and platting of Phase 1, Division 1

PHASE 1			PHASE 1, Division 1 Notes:
Division 1.	Lots 133 thru 146	14	<p>29th Avenue, Wrangler Drive, & Rancho Lane are currently constructed. Cul de sacs will be constructed per Kittitas County Code on Wrangler Drive and Rancho Lane providing the required access turnaround.</p> <p>As part of Division 1 Wrangler Drive, Longhorn Loop & Roundup Drive will be constructed with the required cul de sacs meeting Kittitas County Code. This extension of the road network is to serve the those lots in Division 1 North of 29th Avenue.</p> <p>Division 1 is served by stormwater ponds 3, 8 & 9, as reviewd by Kittitas County Department of Public Works.</p>
	Lot #'s 255 thru 261	7	
	Lot #'s 262 thru 265	4	
	Lot #'s 285 thru 293	9	
	Lot #'s 294 thru 300	7	
	Lot #'s 341 thru 347	7	
	Lot #'s 325 thru 330	6	
	Lot #'s 319 thru 324	6	
	Lot #'s 225 thru 230	6	
	Lot #'s 215 thru 224	10	
	Lot #'s 1, 2, 65, 66 & 94	5	
	Lot #'s 348 thru 358	11	
Division 1 Lot total		92	

PHASE 1			PHASE 1, Division 2 Notes:
Division 2.	Lot #'s 147 thru 180	34	<p>As part of Division 2 Wrangler Drive, Longhorn Loop & Roundup Drive will be constructed creating the connection of Longhorn Loop, Wrangler and Roundup Drive and connecting to Bowers Road tot he north. This extension of the road network is to serve those lots in Division 2 North of 29th Avenue and North of the Division 1 boundary.</p> <p>Division 2 will required the construction of stormwater ponds 1, 2, 6 and 7. Once construced Kittitas County Department of Public Works will implement a montioring period of these ponds proir to moving forward with any subsequent divisions.</p>
	Lot #'s 181 thru 214	34	
	Lot #'s 231 thru 242	12	
	Lot #'s 243 thru 254	12	
	Lot #'s 301 thru 309	9	
	Lot #'s 310 thru 318	9	
	Lot #'s 331 thru 340	10	
Division 2 Lot total		120	

PHASE 1			PHASE 1, Division 3 Notes:
Division 3.	Lot #'s 112 thru 132	21	<p>Division 3 is dependent upon addressing the floodplain issues per Kittitas County Department of Public Works.</p> <p>Division 3 is served by stormwater ponds 9, as reviewed by Kittitas County Department of Public Works.</p>
	Lot #'s 266 thru 272	7	
	Lot #'s 281 thru 284	4	
Division 3 Lot total		32 lots	

Phase 2			PHASE 2 Notes:
			This Phase is dependent up on resolving additional stormwater issues per Kittitas County Department of Public Works.
	Lot #'s 3 thru 20	18	
	Lot #'s 25 thru 42	18	
	Lot #'s 43 thru 44	2	
	Lot #'s 95 thru 111	17	
	Lot #'s 273 thru 280, & lot 45 and 83	10	
	Lot #'s 46 thru 64	19	
	Lot #'s 67 thru 82	16	
	Lot #'s 84 thru 93	10	
Lot Total		110	

This approved alteration to the phasing plan (listed above) and phasing map (Attachment A) of the Black Horse at Whiskey Creek PUD *supersedes* the phasing plan and phasing map approved through Resolution 2015-043.

If you have any questions regarding this matter, please contact me at (509) 962-7046, or by e-mail at lindsey.ozbolt@co.kittitas.wa.us.

Sincerely,

Lindsey Ozbolt
Planning Official

Enclosure:

Black Horse minor amendment 2nd submittal – June 14, 2018

Cc: Mark Cook, P.E., Kittitas County Public Works Director
Dan Carlson, Kittitas County Community Development Director
Chad Bala, Terra Design Group, Authorized Agent

via email
via email
via email

