



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

“Building Partnerships – Building Communities”

February 14, 2022

SSHI LLC d/b/a D.R. Horton
Attn: Jennifer Reiner
11241 Slater Ave NE Suite 200
Kirkland, WA 98033

SSHI LLC d/b/a D.R. Horton
Attn: Jennifer Reiner
1050 N Argonne Rd, Suite 200
Spokane Valley, WA 99212

Subject: Blackhorse at Whiskey Ph 2 (LPF-22-00001) Final Long Plat – Staff Review, Return of Application- Application Incomplete.

Dear Jennifer Reiner,

Kittitas County Community Development Services (CDS) received your Black Horse at Whiskey Ph 2 (LPF-22-00001) Final Long Plat submittal on January 21, 2022. Kittitas County staff have completed a review of your final plat submittal. As provided below, staff has the following comments, requirements, and/or revisions for your application that need to be addressed prior to final approval and signature of the final plat mylars:

Your application for Phase 2 included subsequent phasing inconsistent with the latest minor development alteration approved by Community Development Services on February 16, 2021 for the Black Horse at Whiskey PUD Final Development Plan. This letter stated that Phase 3 would be recorded two years from the recording date of Phase 1 and that Phase 4 would be dependent on monitoring and performance criteria while Phase 5 would be dependent on removal of the floodplain. Also, in the SEPA addendum and agreement between SSHI and Kittitas County, it specifically states in Section 7 that “*DRH agrees to defer recording of any division south of 29th Avenue until at least twenty-four (24) months after the recording of the first division.*” The first division was recorded on December 21, 2021 and therefore divisions 3, 4, and 5 which are south of 29th avenue can be recorded no sooner than December 21, 2023. These are also subject to two-year monitoring agreements as specified in the agreement before lots south of 29th Avenue can be platted.

Please see enclosed comments from Public Works and Halverson Northwest Law Group (representing Ellensburg Water Company) related to the above information as well.

Please submit your final mylars with only Phase 2 at your earliest convenience. As you are aware, RCW 58.17.140 allows for a thirty-day review window for complete Final Plats. Once we receive a resubmittal of the final mylars with requested changes we will initiate the 30-day approval window.

Staff is committed to working with you to facilitate this process as much as possible. Should you have any questions or concerns regarding this letter, please do not hesitate to contact me at 509-962-7046 or via email: jeremiah.cromie@co.kittitas.wa.us. Also, please do not hesitate to contact any of the County Departments or other entities with specific questions as you work on providing this additional information.

Sincerely,

Jeremiah Cromie
Staff Planner

Enc:

Comments from:

Kittitas County Public Works

Halverson Northwest Law Group Representing Ellensburg Water Company

CC:

Dan Carlson, CDS Director

via email

Jeremy Johnston, CDS Planning Official

via email

Mark Cook, Public Works Director

via email

Neil Caulkins, Deputy Prosecuting Attorney

via email

Paul Dempsey, Lawyer for Ellensburg Water Company

via email