

KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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AGENDA STAFF REPORT

AGENDA DATE: January 20, 2015

ACTION REQUESTED: Conduct a closed record hearing to consider approving the Black Horse at Whiskey Creek Rezone (Z-06-00015) and Preliminary Plat (P-06-00022) Final Development Plan.

BACKGROUND: In 2006, Jennifer Reiner, authorized agent for SSHI, LLC dba D.R. Horton, landowner submitted applications for rezone from Agriculture 3 to Planned Unit Development in the Ellensburg Urban Growth Area (RZ-06-00015) and a Preliminary Plat for 375 lots (P-06-00022). The subject property is located east of Reecer Creek Road and north of Bender Rd at 1406 West Bender Rd, Ellensburg, WA 98926 in Section 27, T.18 N., R.18 E., W.M. in Kittitas County. Parcel number 18-18-27010-0002.

On February 6, 2008 the Board of County Commissioners signed Ordinance 2008-006 granting approval of the Black Horse at Whiskey Creek Planned Unit Development (Z-06-00015) and Preliminary Plat (P-06-00022).

Pursuant to KCC 17.36.040, following approval of the preliminary development plan by the county and before lot sales or building construction commences, the developer (owner) shall submit a final development plan for approval by the Board of County Commissioners.

On December 12, 2013 the final development plan was submitted to Kittitas County Community Development Services for review (Index # 28). After multiple reviews and work with the applicant and various departments it has been determined that the plat will consist of 354 units and will be developed in four (4) phases. It was also determined that this reduction in total units from 375 to 354 is not a substantial change and therefore does not require an amendment to the preliminary plat. The phasing is proposed at follows:

Phase 1 is located in the southwestern area of the subject property and will include 81 lots (Index #61 & 60). All utilities necessary for this phase will be installed per the Utility Phasing Plan including ponds 1, 3, 4, 5, 6, & 8 (Index #60). Construction of the improvements for Bowers, Reecer Creek, and Bender Roads will be completed along with construction of a new ditch along Reecer Creek road and a ditch along the east side of the site that will convey water from Bowers Road to Whiskey Creek.

Phase 2 is located in the southeastern area of the subject property and will include 85 lots (Index #61 & 60). All utilities necessary for this phase will be installed per the Utility Phasing Plan including pond 9 (Index #60). Additionally, the wetland mitigation area with berm to keep flood water directed to Whiskey Creek will be constructed.

Phase 3 is located in the northwestern area of the subject property and will include 93 lots (Index #61 & 60). All utilities necessary for this phase will be installed per the Utility Phasing Plan including pond 2 (Index #60).

Phase 4 is located in the northeastern area of the subject property and will include 95 lots (Index #61 & 60). All utilities necessary for this phase will be installed per the Utility Phasing Plan including pond 7 (Index #60).

For additional information please see the Staging (Phasing) Plan found in Index #61.

INTERACTION:

Pursuant to KCC 17.36.040, the final development plan has been reviewed by the City of Ellensburg Public Works, City of Ellensburg Community Development Services, Kittitas County Public Works Department, and Kittitas County Community Development Services. After a lengthy and thorough review, it has been determined by all departments that the final development plan has met a majority of the SEPA MDNS mitigation measures that can be accomplished prior to actual construction. The remaining mitigations measures will be implemented and monitored during the construction process and must be met prior to final plat approval of each phase. Detailed review of the MDNS conditions can be found in the FPUD review matrix dated January 15, 2015 (Index #66).

RECOMMENDATION:

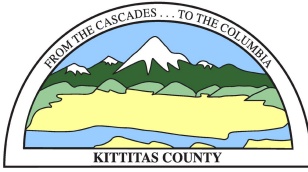
Approve final development plan and direct CDS staff to prepare the enabling documents.

ATTACHMENTS:

File index for Black Horse at Whiskey Creek Final Development Plan approval.

LEAD STAFF:

Lindsey Ozbolt, Planner II



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