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Kittitas County CDS

April 13th, 2018

Lindsey Ozbolt
Planning Official
Kittitas County Community Development Services
411 N. Rube Street, Suite 2
Ellensburg WA 98926

Re: Black Horse At Whiskey Creek (File No. P-06-22)
Request to Amend Phasing Plan

Dear Lindsey,

On behalf of DR Horton (property owner) Terra Design Group respectfully requests an amendment to the Black Horse At Whiskey Creek phasing plan as allowed per Kittitas County Code (KCC) 17.36 and under Resolution No. 2015-043 granting approval of the Final development plan.

Phasing Background:

The original phasing proposed by DR Horton included 4 phases beginning in 2015 and an estimated completion in 2018 (see Resolution 2015-043 Exhibit B Staging Plan).

This request is due to the continued work over the last year or more, specifically with Kittitas County Department of Public Works (KCDPW), in understanding and resolving stormwater, groundwater and flooding issues within the project. Furthermore KCDPW has continued to provide DR Horton additional analysis and has suggested additional data collecting measures, to occur by DR Horton, in order to analyze and provide additional remedies to resolve the aforementioned issues on the project site.

DR Horton has continued to be responsive to KCDPW, by having weekly meetings, providing continuous analyses and data collection, in order to provide appropriate solutions to the ongoing issues. Furthermore this request to amend the original phasing plan brings this project in further compliance with the previous extension granted on December 22, 2017 by Kittitas County Community Development Services due to the same



ongoing issues. Due to these ongoing analysis, data collection etc. the original phasing plan will not be met.

With this letter, DR Horton is providing a new phasing map and a phasing table for your consideration. As for timing of this new phasing plan DR Horton proposes a 2 – 5 year build out period beginning on the approval and platting of Division 1. The intent behind the 2-5 year phasing plan is to grant additional flexibility in dealing with the ongoing issues that may require additional timing, data collection, design, review and approval by the appropriate entities.

If you need anything further please contact me at 509-607-0617

Sincerely,

Chad Bala

Cc: Jennifer Reiner, DR Horton
Mark Cook, Kittitas County Department of Public Works

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LAND USE CONSULTANTS