

**COMMUNITY DEVELOPMENT SERVICES
STUDY SESSION
MINUTES**

DATE: February 5, 2007

COMMISSIONERS PRESENT: Chairman Alan Crankovich, Vice Chairman David Bowen, Commissioner Mark McClain

CDS STAFF PRESENT: Director Darryl Piercy, Assistant Director Allison Kimball, Administrative Assistant Mandy Weed

OTHERS PRESENT: Catherine Dunn, Steve Lathrop, Art Solbaaken

TOPIC:	<ol style="list-style-type: none"> 1. Suncadia Conditions of Approval: Proposed Modifications 2. Wildhorse Wind Farm: Solar Array 3. Other 4. Other 5. Executive Session
DISCUSSION:	<ol style="list-style-type: none"> 1. Piercy stated that he brought the Suncadia Conditions of Approval to BOCC the end of 2006 and it was clear we wouldn't get through it in December and with a new Commissioner coming on decided to wait until 2007. Would like to know how the BOCC would like us to proceed, piece by piece or all at once. Piercy commented that staff has not formulated an opinion on the document, some just need cleaned up. Commissioner Bowen said it is a lot to digest. Piercy said we will put together a schedule and start the process when Commissioner Bowen returns. Piercy said it should take 4-6 study sessions to get through it all. Steve Lathrop said that we won't even be looking at the whole thing as some are exhibits. Lathrop said there is a lot of clean up in the document and the bulk of this he thinks we will all agree on. 2. Piercy said that Wildhorse Wind Farm is proposing to build the largest solar panel array in Washington and we are aware only because they are out for requests for proposal. Piercy stated that it would encompass nearly 4 acres which seems large, but looking at it as a whole, 4 out of the 4,000 acres is a fairly small portion. It would be visible from the Interstate and the Vantage Highway and the 4 acres won't even produce the amount of one wind turbine. Piercy stated this would normally go through a CUP, but that we could also have a site development agreement so we could modify that or the CUP through BOA. Commissioner Bowen questioned if it would still have to go through EFSEC regardless of what we did and if it could be done as an addendum to the site development agreement. Piercy said it would go through EFSEC no matter what and it would still have to go through the public process. Commissioner McClain said it seems like something they

	<p>should have their hand in. Piercy said it would demonstrate that public process is important. Commissioner Bowen asked if the applicant has a choice. Piercy said no, it is a matter of our code and how we want to handle it. All agreed that we will take it through public process and a joint hearing with the BOA and BOCC.</p> <p>3. Piercy said he just wanted to make the board aware that we had another fire explosion in the Upper County off Kachess Road, it was a vacation house and was finalized about a year ago. It was the same builder and subs as the last house and we want to examine the valve structure once the debris gets removed. Have requested assistance from the ATF and the State Fire Marshal as we want to make sure all of our basis are covered. Piercy stated in lite of this, we would like to release home owner propane safety on our website and in the newspaper. Commissioner Crankovich asked if there is something we could leave at the inspection. Commissioner McClain said it would also be a good way to introduce our new Fire Marshal. Commissioner Bowen said just make sure everything is concrete and factual before we release it. Piercy said we will also run it by all of the Fire Districts first.</p> <p>4. Commissioner Bowen stated that he went to Olympia and the WRIA 40A and 40B implementation doesn't split the money, contrary to what the gentlemen on the phone said the other day. Couldn't get any assurance that it wouldn't affect the planning money so he asked Judy not to support it.</p> <p>5. Executive Session</p>
<p>ACTION:</p>	<p>1. None</p> <p>2. None, will take it though public process.</p> <p>3. None</p> <p>4. None</p> <p>5. Executive Session</p>