

## KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

### Affidavit of Mailing & Publication

PROPOSAL NAME: CU-24-00003 Schnebly Coulee Solar Farm

NOTIFICATION OF: Re-Notice Notice of Application

NOTIFICATION MAIL DATE: August 6, 2024

I certify that the following documentation:

- Re-Notice of Application for CU-24-00003 Schnebly Coulee Solar Farm, Conditional Use Permit Application and SEPA Checklist

has been mailed and/or emailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.



Signature

Chace Pedersen  
Planner I  
Community Development Services  
County of Kittitas  
State of Washington

Subscribed and sworn to before me this 7<sup>th</sup> day of August 2024



Steph Mifflin  
Notary Public for the State of Washington residing  
in Ellensburg.

My appointment expires: 12-23-25



## ADVERTISING PROOF

401 N Main St,  
Ellensburg, WA 98926  
Ph. (509) 204-8236 Fax: (907) 452-5054

BILLING DATE:	ACCOUNT NO:
08/01/24	50096

Jamey Ayling  
KC COMMUNITY DEVELOPMENT SERVICES  
411 N Ruby St, Suite 2  
ELLENSBURG, WA 98926

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
544314	NOA: Schnebly Coulee	08/06/24	08/06/24	2	\$232.25

### Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount: **\$0.00**  
Surcharge: **\$0.00**  
Credits: **\$0.00**

Gross: **\$232.25**  
Paid Amount: **\$0.00**

Amount Due: **\$232.25**

*We Appreciate Your Business!*

# NOTICE OF APPLICATION RE-NOTICE

**Project Name (File Number):** Schnebly Coulee Solar Farm (CU-24-00003)

**Applicant:** Schnebly Coulee Solar Energy LLC

**Reason for Re-notice:** This project is being re-noticed due to updated project materials. The SEPA Checklist, Site Plan, Habitat Management Plan, and Stormwater Management Plan have been updated following the initial public comment period.

**Location:** Twenty-two parcels, #190633, #950785, #030633, #040633, #020633, #641136, #010633, #060633, #921136, #951417, #951418, #951419, #951420, #951421, #951422, #080833, #290833, #050833, #870833, #070833, #210733, #640836. Approximately 1,314 acres. Located east of and adjacent to Stevens Road, 0.5 miles north of Interstate 90 and 0.5 miles south of Vantage Highway. Project and Transmission line area include all or portions of Township 17N, Range 20E, Sections 11, 13, 14 and Township 17N, Range 21E, Sections 8, 9, 17, 19, 20. Ellensburg, WA 98926.

**Proposal:** The applicants are proposing a ground-mounted photovoltaic (PV) solar power production facility that will generate up to 90 megawatts (MW) of renewable energy. The proposed project is located within Solar Overlay Zones 2 and 3. Solar Power Production Facilities may be permitted with a Conditional Use Permit under KCC 17.61C.

**Materials Available for Review:** The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on CDS website at <http://www.co.kittitas.wa.us/cds/land-use/default.aspx>, and by navigating to "Conditional Use", "View Active Applications", & "CU-24-00003 Schnebly Coulee Solar Farm", Phone: (509) 962-7506.

**Written Comments** on this proposal can be submitted to CDS any time prior to **5:00 p.m. on August 21, 2024**. This is a conditional use permit request and as such will involve a public hearing. Any person has the right to comment on this application and request a copy of the decision once made. Written comments submitted to the County regarding this application will be included in the public record in their entirety.

**Public Hearing:** An open record hearing will be scheduled before the Kittitas County Hearing Examiner. A Public Hearing Notice will be issued establishing the date, time, and location of this hearing

**Environmental Review (SEPA):** The County expects to issue a Determination of Non-Significance (DNS) for this proposal, and will use the optional DNS process, meaning this may be the only opportunity for the public to comment on the environmental impacts of the proposal. Mitigation measures may be required under applicable codes, such as Title 17 Zoning and the Fire Code, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the threshold determination may be obtained from the County.

**Required Permits:** Conditional Use Permit, SEPA

**Required Studies:** Applicant submitted the following documents for review: Decommissioning Plan, Water Rights Retention Plan, Habitat Management Plan, Wetland and Other Waters Delineation Report, Wildlife and Habitat Survey Report, Vegetation Management Strategy, Stormwater Management Plan. All these documents are available for review on the CDS website (see above).

**Designated Permit Coordinator (Staff Planner):** Chace Pedersen, Staff Planner: (509) 962-7637, [chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)

**Re-notice of Application: August 6, 2024**  
**Revised Application Received: July 26, 2024**  
**Application Complete: May 6, 2024**

PUBLISH: Daily Record: August 6, 2024 /  
LEGAL #544314

**From:** [Chace Pedersen](#)  
**To:** [Dan Young](#); [Marvin Douvier \(SH\)](#); [Kim Dawson](#); ["adminstaff@kittcom.org"](#); ["storch@kittcom.org"](#); ["julie.kjorsvik@co.kittitas.wa.us"](#); [Laura Kukes](#); [Public Health Inspectors](#); ["lisa.lawrence@co.kittitas.wa.us"](#); ["patti.stacey@co.kittitas.wa.us"](#); [Kelee Hodges](#); [Candie Leader](#); [Tate Mahre](#); [Jackie Sharp](#); [Samantha Cox](#); [Josh Fredrickson](#); [Cameron Curtis](#); [Jeremy Larson](#); [Steph Mifflin](#); [Haley Mercer](#); [Christy Garcia](#); ["ken.edwards@kittitaspud.com"](#); [DAHP SEPA](#); ["enviroreview@yakama.com"](#); ["Corrine Camuso"](#); ["Jessica Lally"](#); ["noah.oliver@yakama.com"](#); ["Casey Barney"](#); ["kozj@yakamafish-nsn.gov"](#); ["Guy Moura"](#); ["sam.rushing@colvilletribes.com"](#); ["Connor Armi"](#); ["darnell.sam.adm@colvilletribes.com"](#); ["john.sirois.adm@colvilletribes.com"](#); ["milton.davis.adm@colvilletribes.com"](#); ["steve@snoqualmtribe.us"](#); ["dahp@snoqualmtribe.us"](#); ["Adam Osbekoff"](#); ["Mau, Russell E \(DOH\)"](#); ["tebu461@ecy.wa.gov"](#); ["lowh461@ECY.WA.GOV"](#); ["FormerOrchards@ecy.wa.gov"](#); ["wendy.neet@ecy.wa.gov"](#); ["ECY RE CRO SEPA Coordinator"](#); ["rand461@ecy.wa.gov"](#); ["Downes, Scott G \(DFW\)"](#); ["Nelson, Jennifer L \(DFW\)"](#); ["cassandra.weekes@dfw.wa.gov"](#); ["rivers@dnr.wa.gov"](#); ["luke.warthen@dnr.wa.gov"](#); ["SEPACENTER@dnr.wa.gov"](#); ["MARTIN.MAUNEY@dnr.wa.gov"](#); ["amanda.moody@dnr.wa.gov"](#); ["Hendrix, Leah D"](#); ["ken.graham@parks.wa.gov"](#); ["Larned, Kimberly - FS, WA"](#); ["Deborah.j.knaub@usace.army.mil"](#); ["jenae.n.churchill@usace.army.mil"](#); ["Jacob.Prilucik@wsdot.wa.gov"](#); ["SCPlanning@wsdot.wa.gov"](#); ["AviationLandUse@wsdot.wa.gov"](#); ["CMOIcease@bpa.gov"](#); ["Connell,Valorie L \(BPA\) - TERR-PASCO"](#); ["rightofway@pse.com"](#); ["dylan.marcus@pse.com"](#); ["jorgenia@cwu.edu"](#); ["nelmsk@cwu.edu"](#); ["brooksideconsulting@gmail.com"](#); ["tribune@nkctribune.com"](#); ["terry@nkctribune.com"](#); ["Sabrina Nutt"](#); ["KVNewsLegals"](#); ["kimberly.preacher@navy.mil"](#); ["robert.d.bright10.civ@army.mil"](#); ["mark.a.gradwohl.civ@mail.mil"](#); ["Rich Elliott"](#); ["sara@krdistrict.org"](#); ["anita\\_mata@ksd403.org"](#); ["tim\\_lagrange@ksd403.org"](#); ["michelle\\_helgeson@ksd403.org"](#); ["clerk@cityofkittitas.com"](#); ["debbie.lee@cityofkittitas.com"](#); ["kurin.simplot@cityofkittitas.com"](#); ["Suzanne Whitehall"](#); ["Jen Beaulieu"](#); ["Nels Sorenson"](#); ["hiker98024@outlook.com"](#); ["Darlene P Grant"](#); ["Greg Carey"](#); ["brown\\_2684@msn.com"](#); ["Diga Perrone"](#); ["Logan Darrow"](#); ["jhalsted18@yahoo.com"](#); ["Leslie Bray"](#); ["Judy Webb"](#)  
**Cc:** [Jamey Ayling](#); [Bradley Gasawski](#); [Zach Torrance-Smith](#); ["Light, Abi"](#)  
**Subject:** CU-24-00003 Schnebly Coulee Solar Farm - Re-Notice of Application  
**Date:** Tuesday, August 6, 2024 1:34:00 PM  
**Attachments:** [CU-24-00003 Schnebly Coulee Solar Farm - Notices - Re-Notice NOA Memo.pdf](#)

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Good morning,

CDS is requesting comment on the following conditional use application: CU-24-00003 Schnebly Coulee Solar Farm. This project is being re-noticed due to updated project materials. Links to the file materials can be found below. The comment period will end **August 21, 2024, at 5pm**. CDS will assume your agency does not wish to provide comment if not received by this date. Please let me know if you have any issues accessing the materials.

**Internal Link:** [CU-24-00003 Schnebly Coulee Solar Farm](#)

**External Link:** [CU-24-00003 Schnebly Coulee Solar Farm](#)

If the links above do not work, please go to the CDS website at:

<https://www.co.kittitas.wa.us/cds/land-use/default.aspx> and navigate to "Conditional Use", "View Active Applications", and then the project file number "CU-24-00003 Schnebly Coulee Solar Farm".

Thank you,

**Chace Pedersen**

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7637

[chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)

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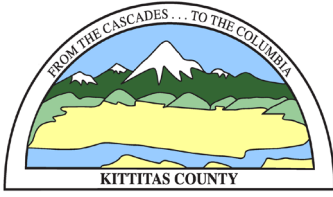
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Application Complete: May 6, 2024

Publish Daily Record: August 6, 2024



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411 N. Ruby St. Suite 2 Ellensburg WA 98926

[cds@co.kittitas.wa.us](mailto:cds@co.kittitas.wa.us)

Office 509-962-7506

Building Partnerships - Building Communities

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	Agency	Agency Contact Email	Notes
Kittitas County & Public Utility Districts	Kittitas County Fire Marshal	<a href="mailto:dan.young@co.kittitas.wa.us">dan.young@co.kittitas.wa.us</a>	
	Kittitas County Sheriff's Dept.	<a href="mailto:marvin.douvier.sh@co.kittitas.wa.us">marvin.douvier.sh@co.kittitas.wa.us</a>	
	KittCom	<a href="mailto:kim.dawson@co.kittitas.wa.us">kim.dawson@co.kittitas.wa.us</a>	
		<a href="mailto:adminstaff@kittcom.org">adminstaff@kittcom.org</a>	
	Kittitas County Board of County Commissioners	<a href="mailto:storch@kittcom.org">storch@kittcom.org</a>	
	Kittitas County Code Enforcement	<a href="mailto:julie.kjorsvik@co.kittitas.wa.us">julie.kjorsvik@co.kittitas.wa.us</a>	
	Kittitas County Environmental Health	<a href="mailto:laura.kukes@co.kittitas.wa.us">laura.kukes@co.kittitas.wa.us</a>	
	Kittitas County Solid Waste Programs	<a href="mailto:PublicHealthInspectors@co.kittitas.wa.us">PublicHealthInspectors@co.kittitas.wa.us</a>	
		<a href="mailto:lisa.lawrence@co.kittitas.wa.us">lisa.lawrence@co.kittitas.wa.us</a>	
	Kittitas County Public Works	<a href="mailto:patti.stacey@co.kittitas.wa.us">patti.stacey@co.kittitas.wa.us</a>	
	Kittitas County Airport	<a href="mailto:kelee.hodges.pw@co.kittitas.wa.us">kelee.hodges.pw@co.kittitas.wa.us</a>	
		<a href="mailto:candie.leader@co.kittitas.wa.us">candie.leader@co.kittitas.wa.us</a>	
		<a href="mailto:tate.mahre@co.kittitas.wa.us">tate.mahre@co.kittitas.wa.us</a>	
		<a href="mailto:Jackie.sharp@co.kittitas.wa.us">Jackie.sharp@co.kittitas.wa.us</a>	
Tribal Agencies & WA DAHP		<a href="mailto:samantha.cox@co.kittitas.wa.us">samantha.cox@co.kittitas.wa.us</a>	
		<a href="mailto:josh.fredrickson@co.kittitas.wa.us">josh.fredrickson@co.kittitas.wa.us</a>	
		<a href="mailto:Cameron.curtis@co.kittitas.wa.us">Cameron.curtis@co.kittitas.wa.us</a>	
	Kittitas County Building Dept.	<a href="mailto:Jeremy.larson@co.kittitas.wa.us">Jeremy.larson@co.kittitas.wa.us</a>	
		<a href="mailto:Steph.mifflin@co.kittitas.wa.us">Steph.mifflin@co.kittitas.wa.us</a>	
	Kittitas County Assessor	<a href="mailto:Haley.mercer@co.kittitas.wa.us">Haley.mercer@co.kittitas.wa.us</a>	
		<a href="mailto:Christine.garcia@co.kittitas.wa.us">Christine.garcia@co.kittitas.wa.us</a>	
	Kittitas County P.U.D.	<a href="mailto:ken.edwards@kittitaspud.com">ken.edwards@kittitaspud.com</a>	
	Washington State DAHP	<a href="mailto:sepa@dahp.wa.gov">sepa@dahp.wa.gov</a>	
	Yakama Nation	<a href="mailto:enviroreview@yakama.com">enviroreview@yakama.com</a>	
		<a href="mailto:corrine_camuso@yakama.com">corrine_camuso@yakama.com</a>	
		<a href="mailto:jessica_lally@yakama.com">jessica_lally@yakama.com</a>	
		<a href="mailto:noah_oliver@yakama.com">noah_oliver@yakama.com</a>	
		<a href="mailto:casey_barney@yakama.com">casey_barney@yakama.com</a>	
		<a href="mailto:kozj@yakamafish-nsn.gov">kozj@yakamafish-nsn.gov</a>	
State & Federal Agencies	Colville Tribe	<a href="mailto:guy.moura@colvilletribes.com">guy.moura@colvilletribes.com</a>	
		<a href="mailto:sam.rushing@colvilletribes.com">sam.rushing@colvilletribes.com</a>	
		<a href="mailto:connor.armi.hsy@colvilletribes.com">connor.armi.hsy@colvilletribes.com</a>	
		<a href="mailto:darnell.sam.adm@colvilletribes.com">darnell.sam.adm@colvilletribes.com</a>	
		<a href="mailto:john.sirois.adm@colvilletribes.com">john.sirois.adm@colvilletribes.com</a>	
		<a href="mailto:milton.davis.adm@colvilletribes.com">milton.davis.adm@colvilletribes.com</a>	
	Snoqualmie Tribe	<a href="mailto:steve@snoqualmietribe.us">steve@snoqualmietribe.us</a>	
		<a href="mailto:dahp@snoqualmietribe.us">dahp@snoqualmietribe.us</a>	
		<a href="mailto:adam@snoqualmietribe.us">adam@snoqualmietribe.us</a>	
	WA State Department of Health	<a href="mailto:russell.mau@doh.wa.gov">russell.mau@doh.wa.gov</a>	
	Department of Ecology		
		<a href="mailto:tebu461@ecy.wa.gov">tebu461@ecy.wa.gov</a>	
		<a href="mailto:lowh461@ECY.WA.GOV">lowh461@ECY.WA.GOV</a>	
		<a href="mailto:FormerOrchards@ecy.wa.gov">FormerOrchards@ecy.wa.gov</a>	
		<a href="mailto:wendy.neet@ecy.wa.gov">wendy.neet@ecy.wa.gov</a>	
		<a href="mailto:crosepa@ecy.wa.gov">crosepa@ecy.wa.gov</a>	
		<a href="mailto:rand461@ECY.WA.GOV">rand461@ECY.WA.GOV</a>	
	WA Dept. Fish and Wildlife	<a href="mailto:Scott.Downes@dfw.wa.gov">Scott.Downes@dfw.wa.gov</a>	
		<a href="mailto:Jennifer.Nelson@dfw.wa.gov">Jennifer.Nelson@dfw.wa.gov</a>	
		<a href="mailto:Cassandra.Weekes@dfw.wa.gov">Cassandra.Weekes@dfw.wa.gov</a>	
	WA Dept. of Natural Resources	<a href="mailto:rivers@dnr.wa.gov">rivers@dnr.wa.gov</a>	
		<a href="mailto:luke.warthen@dnr.wa.gov">luke.warthen@dnr.wa.gov</a>	
		<a href="mailto:SEPACENTER@dnr.wa.gov">SEPACENTER@dnr.wa.gov</a>	
		<a href="mailto:MARTIN.MAUNEY@dnr.wa.gov">MARTIN.MAUNEY@dnr.wa.gov</a>	
		<a href="mailto:Amanda.Moody@dnr.wa.gov">Amanda.Moody@dnr.wa.gov</a>	
	Bureau of Reclamation	<a href="mailto:lhendrix@usbr.gov">lhendrix@usbr.gov</a>	(mailed)
	1917 Marsh Road Yakima, WA 98901		
	Washington State Parks	<a href="mailto:ken.graham@parks.wa.gov">ken.graham@parks.wa.gov</a>	(mailed)
	PO Box 42650 Olympia, WA 98504-2650		
	Bureau of Land Management		(mailed)
	915 N. Walla Wall Wenatchee, WA 98801		
			(mailed)
	Forest Service	<a href="mailto:kimberly.larned@usda.gov">kimberly.larned@usda.gov</a>	
	Army Corps of Engineers	<a href="mailto:Deborah.j.knaub@usace.army.mil">Deborah.j.knaub@usace.army.mil</a>	



	Washington State DOT	<a href="mailto:Jenae.N.Churchill@usace.army.mil">Jenae.N.Churchill@usace.army.mil</a> <a href="mailto:Jacob.Prilucik@wsdot.wa.gov">Jacob.Prilucik@wsdot.wa.gov</a> <a href="mailto:SCPlanning@wsdot.wa.gov">SCPlanning@wsdot.wa.gov</a> <a href="mailto:AviationLandUse@wsdot.wa.gov">AviationLandUse@wsdot.wa.gov</a>
<b>Additional Contacts</b>	Bonneville Power Administration Puget Sound Energy James E Brooks Library Brookside Consulting - Allison Kimball Northern Kittitas County Tribune Daily Record Northwest Training Range Complex Yakima Training Center Kittitas Valley Healthcare Attn: CEO 603 S. Chestnut Street Ellensburg, WA 98926	<a href="mailto:CMOlcese@bpa.gov">CMOlcese@bpa.gov</a> <a href="mailto:vlconnell@bpa.gov">vlconnell@bpa.gov</a> <a href="mailto:rightofway@pse.com">rightofway@pse.com</a> <a href="mailto:Dylan.Marcus@pse.com">Dylan.Marcus@pse.com</a> <a href="mailto:jorgenja@cwu.edu">jorgenja@cwu.edu</a> <a href="mailto:nelmsk@cwu.edu">nelmsk@cwu.edu</a> <a href="mailto:brooksideconsulting@gmail.com">brooksideconsulting@gmail.com</a> <a href="mailto:tribune@nkctribune.com">tribune@nkctribune.com</a> <a href="mailto:terry@nkctribune.com">terry@nkctribune.com</a> <a href="mailto:snutt@kvnews.com">snutt@kvnews.com</a> <a href="mailto:legals@kvnews.com">legals@kvnews.com</a> <a href="mailto:Kimberly.peacher@navy.mil">Kimberly.peacher@navy.mil</a> <a href="mailto:Robert.d.bright10.civ@army.mil">Robert.d.bright10.civ@army.mil</a> <a href="mailto:mark.a.gradwohl.civ@mail.mil">mark.a.gradwohl.civ@mail.mil</a>
<b>Fire District (Paste from List)</b>	Kittitas Valley Fire & Rescue (District 2) 2020 Vantage Highway Ellensburg, WA 98926  DNR (Southeast Region) 713 Bowers Road Ellensburg, WA 98926	<a href="mailto:elliotttr@kvfr.org">elliotttr@kvfr.org</a>
<b>Irrigation District Options</b>	Kittitas Reclamation District	<a href="mailto:sara@krdistrict.org">sara@krdistrict.org</a>
<b>School District (Paste from list)</b>	Kittitas School District 403	<a href="mailto:Anita_mata@ksd403.org">Anita_mata@ksd403.org</a> <a href="mailto:tim_lagrange@ksd403.org">tim_lagrange@ksd403.org</a> <a href="mailto:michelle_helgeson@ksd403.org">michelle_helgeson@ksd403.org</a>
<b>Neighboring City (if applicable)</b>	City of Kittitas	<a href="mailto:clerk@cityofkittitas.com">clerk@cityofkittitas.com</a> <a href="mailto:debbie.lee@cityofkittitas.com">debbie.lee@cityofkittitas.com</a> <a href="mailto:kurin.simplot@cityofkittitas.com">kurin.simplot@cityofkittitas.com</a>

Kittitas Audubon Society  
PO Box 1443  
Ellensburg, WA 98926

Mary L Morgan  
291 Sage Hills Drive  
Ellensburg, WA 98926