

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

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Office (509) 962-7506

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"Building Partnerships - Building Communities"

DEVELOPMENT AGREEMENT

(A legislative action allowing different or additional development regulation per KCC 15A.11)

A **preapplication conference** is encouraged for this permit. The more information the County has early in the development process, the easier it is to identify and work through issues and conduct an efficient review. To schedule a preapplication conference, complete and submit a Preapplication Conference Scheduling Form to CDS. Notes or summaries from preapplication conference should be included with this application.

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

WHEN IS A DEVELOPMENT AGREEMENT USED?

A development agreement is typically used for large, complex, or phased projects, or projects which were not contemplated by existing development regulations or application procedures. A development agreement may include provisions which are different or in addition to other county development regulations, as long as impacts are mitigation. Procedures are described in detail in Chapter 15A.11. The County shall only approve a development agreement by ordinance or resolution after a public hearing. The hearing shall be before the Board of County Commissioners, unless otherwise assigned.

REQUIRED ATTACHMENTS

- Site plan of the property with all proposed buildings, points of access, roads, parking areas, septic tank, drainfield, drainfield replacement area, areas to be cut and/or filled, natural features such as contours, streams, gullies, cliffs, etc.
- SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800)
- Project Narrative responding to Questions 9-11 on the following pages.

RECEIVED

JUN 28 2013

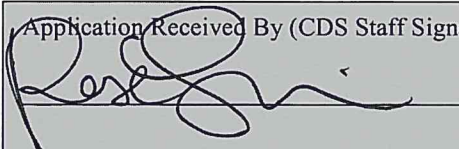
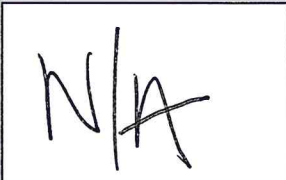
KITTITAS COUNTY
CDS

APPLICATION FEES:

Kittitas County Community Development Services (KCCDS)
Kittitas County Department of Public Works
Kittitas County Fire Marshal

\$ 0 Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): 	DATE: <u>6/28/13</u>	RECEIPT # <u>N/A</u>	
			DATE STAMP IN BOX

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

FORM LAST REVISED: 1-12-2011

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DA-13-00001

GENERAL APPLICATION INFORMATION

1. Name, mailing address and day phone of land owner(s) of record:

Landowner(s) signature(s) required on application form.

Name: Columbia Plateau Wind Energy Facility LLC.
Mailing Address: 3207 159th Place SE
City/State/ZIP: Mill Creek, WA. 98012
Day Time Phone: 425-248-4999
Email Address: N/A

2. Name, mailing address and day phone of authorized agent, if different from landowner of record:

If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: Doug Mitchell
Mailing Address: 605 E 4th Ave
City/State/ZIP: Ellensburg, WA
Day Time Phone: 509-899-0011
Email Address: jdm homes @ elltel.net

3. Name, mailing address and day phone of other contact person

If different than land owner or authorized agent.

Name: Keun Ryo
Mailing Address: 3207 159th Place SE
City/State/ZIP: Mill Creek, WA. 98102
Day Time Phone: 425-248-4999
Email Address: N/A

4. Street address of property:

Address: The parcel has no mailing address
City/State/ZIP: _____

5. Legal description of property (attach additional sheets as necessary):

see attached sheet

6. Tax parcel number: see attached sheet

7. Property size: 3079.3 (acres)

8. Land Use Information:

Zoning: Forest/Range Comp Plan Land Use Designation: Rural-Working Land

PROJECT NARRATIVE

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

- 9. **Narrative project description:** Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.
- 10. **Give specific reasons why this project is suitable for a development agreement.**
- 11. **Which development standards set forth in KCC 15A.11.020(5) will be included in this development agreement?**

AUTHORIZATION

- 12. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:
(REQUIRED if indicated on application)

X *J. Douglas Mitchell*

Date:

6/28/13 G.D.M.
~~*6/29/30*~~ ~~*6/29/30*~~
~~*6/28/30*~~

Signature of Land Owner of Record
(Required for application submittal):

X *CHARLIE DODD*
VCATY & INC

Date:

6/26/13

Development Agreement Narrative

9. The project comprises up to 58 2.5 MW towers that will be placed in the corridors designated on the site plan. The current tower placements are approximate and will vary when the towers are micro-sited. The tower hub will be 80 meters from the ground and the diameter of the hub and blades will be 104 meters. The tip of the blade will extend 134 meters from the ground when vertical. The towers will sit on concrete pads containing about 200 yards of concrete. A circle 200 feet in diameter around each tower will be graveled. The roads will have a 28' roadbed. There will be about 6 miles of road in the project. The total cut and fill from road construction will be between 75000 and 150000 yards. A lay down area will be located as indicated on the site plan. A monitoring/maintenance building will be constructed. It will be powered by electricity from a vault located as indicated on the site plan. Water to the building will run in the same trench as the power. The building will have a septic system as indicated on the site plan. Project access will be from Fox Road. The power feed will probably be to the BPA high voltage lines adjacent to the site, but may also run to the transformer on the Wild Horse Wind Farm. These locations are shown on the site plan.

10. A development agreement is required for the Wind Farm Siting Application. It gives the applicant and the County an opportunity to work through the site specific development problems that are common in wind farm siting.

11. We expect to include standards A, B, C, D, F, G, I, J, K, and L in the Development Agreement.

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