



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

WIND FARM SITING APPLICATION

(For proposing a wind farms in the Wind Farm Resource Overlay zone, as provide for in KCC 17.61A)

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.

REQUIRED ATTACHMENTS

- Vicinity map(s) showing project location in relation to the project area and surrounding area; turbine locations in relation to existing structures. (Include applicable distances)
- Project Drawing(s) and Site plan(s) of the project site with all proposed: project areas; turbine locations; transmission lines; buildings; points of access, roads, and parking areas; septic tank and drainfield and replacement area; areas to be cut and/or filled; and, existing structures and natural features such as contours, streams, gullies, cliffs, etc.
- Development Agreement, see KCC 15A.11
- SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800)
- Project Narrative responding to Questions 9-12 on the following pages.
- In addition to the materials listed above, for projects not utilizing a "pre-identified area for siting" described in KCC 17.61A.035, the following County approvals are also required and shall be processed concurrently (see KCC 17.61.A.04.2):
 - A site-specific amendment of the Comprehensive Plan land use designation map to "Wind Farm Resource Overlay"
 - A site-specific rezone of the County zoning map to "Wind Farm Resource Overlay"

RECEIVED

JUN 28 2013

KITTTITAS COUNTY
CDS

APPLICATION FEES:

4,420.00	Kittitas County Community Development Services (KCCDS)
836.00	Kittitas County Department of Public Works
745.00	Kittitas County Fire Marshal

\$6,001.00 Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

DATE: 6/28/13

RECEIPT # 17962

PAID

JUN 28 2013

DATE STAMP IN BOX
KITTTITAS CO.
CDS

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

FORM LAST REVISED: 1-12-2011

Page 1 of 3

WF-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@cltel.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: 3077.3 (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 (include as attachment):** 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. **Statement of how project complies with the provision of KCC 17A.035 and/or KCCA.040.3, as applicable:** Please include how the project complies with the minimum 1/2 mile setback requirement from existing structures at the time of application, how the project complies with location in relation to the pre-identified siting area as provided for in Kittitas County Code 17.61A.035 and how the project addresses wildlife impact, noise impact, visual impact, traffic impact, etc.
- 11. **Describe the development existing on the subject property and associated permits if applicable. List permit numbers if know. (i.e. building permits, access permits, subdivisions)**
- 12. **Name the road(s) or ingress/egress easements that provide legal access to the site.**

AUTHORIZATION

- 13. 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 G. Douglas Mitchell

Date:

~~6/27/13~~ 6/28/13 G.D.M.

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

X CARIBBO LAWS &
CARYL INC

Date:

6/26/13

[Signature]
PRES

Wind Farm Siting Application
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 two hundred foot circle 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. The attached maps show all neighboring structures and the half mile buffer between them and the towers. The project lies outside, but adjacent to, the Wind Farm Overlay Zone. A rezone application and a comprehensive plan have been submitted. The project land is similar in topography, use, and zoning to the Wild Horse Wind Farm, which is adjacent to the project. The applicant will conduct the following studies: wildlife, noise, visual impact, flicker, economic impact, Cultural survey, aviary, and an archeological survey. The results of these surveys will determine what steps will be taken to address various impacts.

11. The property has no existing permits.

12. The ingress/egress point will be northward off the northern end of Fox Road, as indicated on the site plan.

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