

September 19, 2014

Re: APPLICATION OF ONEENERGY DEVELOPMENT, LLC FOR A KITTITAS COUNTY

To: The reviewing members of the Kittitas County

Please find enclosed for filing the Application of OneEnergy Development, LLC for a ZONING CONDITIONAL USE PERMIT authorizing the conditional use of the Osprey Solar Farm in Kittitas County, Washington. Included for filing is an original application along with an electronic copy via email. OneEnergy Development, LLC will be sending two checks made out to the KCCDS for the following filing fees. Checks will arrive separately from the application.

- Zoning conditional use permit - \$2,547.00
- SEPA checklist - \$560

Included in this application:

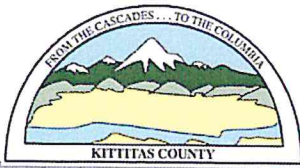
1. Zoning conditional use permit application
2. Project narrative (responding to questions 9-11)
3. Transportation concurrency management application
4. Access permit exemption request
5. Site plan of the property and proposed project
6. Vegetation management plan
7. SEPA checklist
8. Wetland Report
9. Stormwater Report
10. WA Fish and Wildlife Correspondence
11. Archaeological review letter
12. Request for comments from the Yakama nation
13. BNSF letter/application
14. Pre-Application Meeting Notes (8/27/14 and 1/22/14)
15. Rural shoreline substantial development permit application (to follow)
16. JARPA form (to follow)

Thank you for your time and consideration,

Gia Clark

A handwritten signature in black ink, appearing to read "Gia Clark", with a long horizontal flourish extending to the right.

Manager, Project Development
gia@oneenergyrenewables.com
206-922-7075 (Office Direct)
206-922-7072 (Office Main)
206-883-8441 (Mobile)



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

ZONING CONDITIONAL USE PERMIT APPLICATION

(Proposing a use such as a Bed & Breakfast or Campground, per KCC 17.60A)

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

- 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)
 - Please pick up a copy of the SEPA Checklist if required
- Project Narrative responding to Questions 9-11 on the following pages.



APPLICATION FEES:

1,565.00	Kittitas County Community Development Services (KCCDS)
418.00	Kittitas County Department of Public Works
329.00	Kittitas County Fire Marshal
235.00	Kittitas County Environmental Health

\$2,547.00 Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

gm

DATE:

9-26-14

RECEIPT #

CU-14-00003



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

FORM LAST REVISED: 1-02-2013

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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: Pat Taylor
Mailing Address: 3012 Hwy 97
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 509 925 1019
Email Address: taylor@elltel.net

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: One Energy Development, LLC
Mailing Address: 101 Yesler Way Suite 401
City/State/ZIP: Seattle, WA 98104
Day Time Phone: 206-922-7078
Email Address: watmore@oneenergyrenewables.com

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

If different than land owner or authorized agent.

Name: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

4. Street address of property:

Address: 3012 Hwy 97
City/State/ZIP: Ellensburg, WA 98926

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

CD. 8618; Sec 20; TWP. 18; R6E.18 PTW E 1/2 SE 1/4;
~PTW NW 1/4 SE 1/4; PTW SE 1/4 SW 1/4; All of the SW 1/4 SE 1/4

6. Tax parcel number: 18-18-20030-0006

7. Property size: 8 acres (Parcel: 111.93) (acres)

8. Land Use Information:

Zoning: Ag 20

Comp Plan Land Use Designation: RURAL WORKING, MINERAL 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. **Provision of the zoning code applicable:** 17.61.020
11. **A conditional use permit may be granted when the following criteria are met. Please describe in detail how each criteria is met for this particular project (attach additional sheets as necessary):**
- A. The proposed use is essential or desirable to the public convenience and not detrimental or injurious to the public health, peace, or safety or to the character of the surrounding neighborhood.
 - B. The proposed use at the proposed location will not be unreasonably detrimental to the economic welfare of the county and that it will not create excessive public cost for facilities and services by finding that (1) it will be adequately serviced by existing facilities such as highways, roads, police and fire protection, irrigation and drainage structures, refuse disposal, water and sewers, and schools; or (2) that the applicant shall provide such facilities; or
 - C. Demonstrate that the proposed use will be of sufficient economic benefit to offset additional public costs or economic detriment.

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 [Signature]

Date:

9/15/14

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

X Taylor Ranches LLC [Signature]

Date:

9/17/14

#9 - PROJECT NARRATIVE

The Applicant proposes to construct, own and operate a 1MWAC (1.3MWdc) solar generation facility, which will increase the State's current solar electricity output.

The construction schedule is estimated extend over approximately two (2) months with a targeted construction date of June 2015 and full operation date of August 2015.

PROJECT SIZE

The Osprey Solar Farm is located on approximately thirteen (13.6) acres in the northwest corner of tax parcel number 18-18-20030-0006 which in total contains one hundred eleven (111.93) acres. The property has been owned and operated by, Pat Taylor and his family for several generations, used primarily for hay production and mineral extraction. The particular area that is slotted for development as a solar farm is currently a non irrigated portion of the property on which cattle is grazed by a neighboring cattle rancher.

OneEnergy Renewables Development, LLC ("OER") has a long term lease agreement with the property owner for the exclusive right to develop a solar farm on an agreed upon portion of the property.

LOCATION

The proposed project is located six (6) miles to the north and west of downtown Ellensburg, WA. There is easy access to the project site off of Highway 97 into the property.

VISIBILITY

Visibility to the project is minimal. The nearest neighbor is located north of the project separated from the project by the existing railroad right of way with extensive vegetation screening as well as highway 97 road and right of way. Additionally, the project ground elevation is a variable four (4) to five (5) feet below the neighboring property ground elevation effectively sinking the project below the standard field of vision.

WATER SUPPLY

While no water is required for the solar project's day-to-day operation, periodic maintenance of the system includes cleaning the solar facility to maintain efficiency and reduce soiling losses from accumulated dust. If and when necessary, water will be supplied to the project using the existing water source connections on the property from Dry Creek and Cabin Creek.

OER conducted a site visit on August 17, 2014 with Ellensburg Water Company representative Larry Browne to confirm all water rights were held and operated by the landowner and there was no jurisdictional review or approval required from the Ellensburg Water Company.

SEWAGE DISPOSAL

No sewer connection is required for the proposed solar project as it is an unmanned facility and will not have on site offices or associated building structures.

#10 - PROVISION OF THE ZONING CODE APPLICABLE: 17.61.020

#11 A – THE PROPOSED USE IS ESSENTIAL OR DESIRABLE TO THE PUBLIC CONVENIENCE AND NOT DETRIMENTAL OR INJURIOUS TO THE PUBLIC HEALTH, PEACE, OR SAFETY OR TO THE CHARACTER OF THE SURROUNDING NEIGHBORHOOD.

The proposed solar farm is a safe and reliable way to generate renewable energy for the state of Washington and is not detrimental or injurious to the public health, peace, or safety of the surrounding neighborhood. Additionally, as the project is well screened from the adjacent properties and will not have a detrimental or injurious affect on the character of the surrounding neighborhood.

#11 B – The proposed use at the proposed location will not be unreasonably detrimental to the economic welfare of the county and that it will not create excessive public cost for facilities and services by finding that 1) it will be adequately serviced by existing facilities such as highways, roads, police and fire protection, irrigation and drainage structures, refuse disposal, water and sewer's, and schools; or 2) that the applicant shall provide such facilities; or

The proposed use at the proposed solar farm will not be unreasonably detrimental to the economic welfare of the county. In fact, the project will create 15-25 temporary jobs. The State and County are not being asked to purchase or subsidize any of the power produced at this facility.

The project is adequately serviced by an existing private entrance drive off of Highway 97 into the landowners' property. Interior access to the project has also been reviewed and approved by the landowner to use existing travel lanes through his property. No additional road construction is necessary. However, a Transportation Concurrency Management Application has been submitted to Kittitas County for review as part of this application.

No water will be pulled from the Ellensburg Water Company and all water necessary for the facility will be provided using existing water rights held and owned by the property owner.

No refuse will be created at the facility after construction is complete. During construction, all appropriate measures will be taken to ensure refuse is disposed of property.

No new public water facility will be required for the project.

No sewer facility will be required for the site.

The project will have no impact on local schools or school districts.

A vegetation and management will be provided prior to operation of the facility to ensure that all material and potential fuel hazards are cleared from the site. All grass planted under the solar facility will not reach a height greater than 6".

#11 C – Demonstrate that the proposed use will be sufficient economic benefit to offset additional public costs

No public costs will be incurred as a result of this project.



Vegetation Management and Fire Prevention Plan

Current Site and Vegetation Conditions

Human disturbances at the site include an existing railroad, highway and existing utility corridor on the northern boundary of the parcel and project area.

The site is currently a grazed pasture. The pasture is dominated by tall fescue (*Festuca arundinacea*), but also includes a mix of common pasture grasses including some quackgrass (*Agropyron repens*), cheatgrass (*Bromus tectorum*) and timothy (*Phleum pretense*).

Office Review.

A review of the Species of Concern in Washington State and the State of Washington Priority Habitats and Species (PHS) List was conducted for the project site. The List resulted in no findings of wildlife in the vicinity of the proposed survey area. However, correspondence with Brent Renfro in September 30th of 2013, noted that a field review of the site would be most beneficial as the project site is adjacent to Dry Creek which has rearing juvenile spring Chinook and coho salmon, and rainbow trout/Mid Columbia Steelhead. The riparian habitat is also a crucial issue for these species.

Field Review.

Interviews with the landowner revealed that while there is no known nesting area for Osprey, on the project site, there is an existing Osprey nest across the railroad and Highway 10. He suggested keeping this in mind if we are to build any tall structures that may be prime nesting spots for Osprey.

Field review with Fish and Wildlife Representative Brent Renfro. During a site visit on May 13th, 2014 OneEnergy Renewables and Bret Renfro reviewed the project site and best practices to ensure adequate protection for the fish species. Mr. Renfro clearly described the necessary buffers from Dry Creek, to the west of the project site, and the associated side channel that flows through the parcel and proposed project area. The suggested buffers have been incorporated into the Site Plan proposed in this application.

Construction Activity

It is the intention of OneEnergy Renewables to maintain as much of the existing vegetation as possible both through construction activity and into operation. In the areas that are damaged due to construction, a mix of these same grasses will be applied in order to control soil erosion and dust.

Prior to reseeding the area OneEnergy Renewables will consult with local experts to determine the optimum grass type appropriate both for the project and to prevent fire hazards.

Vegetation Resources Management Plan

Upon complete construction of the solar facility, the project will create and abide by a prepared Vegetation Resources Management Plan for the solar facility. The Vegetation Resources Management Plan will be prepared in accordance with regulatory agency guidance from Kittitas County.

During the life of the project a vegetation management plan will be in place to maintain and control appropriate vegetation so as to minimize the potential for fire and control the spread of noxious weeds. The Project area will be maintained so that it is clear of all combustible materials, waste and vegetation that could create a fire hazard.

- Ground cover grass' will be maintained to a total height of no taller than six (6) inches.
- All brush and vegetation debris will be removed from the site prior to construction and all areas within the project will be kept free of debris piles.

Fire Prevention

The primary fire risk at the site is the spread of a low level ground fire. Due to the irrigation on the adjacent property, the site stays relatively wet throughout the year and the grass relatively green. The grass and vegetation will be maintained with a maximum height of six (6) inches or less which will further lower the risk of a low level ground fire spreading through the site.

The project will coordinate with Kittitas County to ensure that appropriate measures will be taken to control the risk of fire.

Project facilities will be designed, constructed, and operated in accordance with applicable fire protection and environmental, health and safety requirements. Effective maintenance and monitoring programs are vital to productivity as well as to fire and environmental protection.