

Jeff Watson

From: Rose Shriner
Sent: Thursday, February 19, 2015 5:00 PM
To: Jeff Watson
Subject: FW: CU-14-00003 Osprey Solar Farm

Follow Up Flag: Follow up
Flag Status: Flagged

please see the comment ☺

Rose Shriner | Permit Technician
Kittitas County Community Development Services
411 N Ruby St Ste.2 | Ellensburg, WA 98926
(p) 509.962.7506 | (f) 509.962.7682
rose.shriner@co.kittitas.wa.us

From: Sylvia S [mailto:sylviashriner44@gmail.com]
Sent: Thursday, February 19, 2015 4:59 PM
To: Rose Shriner
Subject: Re: CU-14-00003 Osprey Solar Farm

Dear Ms. Shriner

Regarding the permit for the Osprey Solar Farm, I would like to recommend the approval of the permit. I've looked through some of the application, and I cannot see any reason why it should be rejected. I am in favor promoting solar and other renewable energy, and this would be a good addition to the other solar sites that are in the county.

Thank you very much,

Sylvia Shriner
181 Sunset Road
Ellensburg, WA 98926
509-968-3874

On Tue, Feb 17, 2015 at 11:12 AM, Rose Shriner <rose.shriner@co.kittitas.wa.us> wrote:

Hi there,

Thank you for inquiring about the conditional use permit for CU-14-00003 Osprey Solar Farm. All application materials may be found at this link <https://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Conditional%20Use%20Permits> . Written comments (they may be submitted electronically or hard copy) will be accepted till February 19th at 5 pm.

Thank you,

Rose Shriner|Permit Technician

Kittitas County Community Development Services

411 N Ruby St Ste.2 |Ellensburg, WA 98926

(p) [509.962.7506](tel:509.962.7506)|(f) [509.962.7682](tel:509.962.7682)

rose.shriner@co.kittitas.wa.us

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

Jeff Watson

From: Clear, Gwen (ECY) <GCLE461@ECY.WA.GOV> on behalf of ECY RE CRO SEPA COORDINATOR <CROSEPACOORDINATOR@ECY.WA.GOV>
Sent: Thursday, February 19, 2015 3:39 PM
To: Jeff Watson
Subject: Comments for CU-14-00003
Attachments: 3870 One Energy Development LLC.pdf

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

Please see the attached comment letter for the Solar Power Generation facility, proposed by One Energy Development, LLC. The original letter is in the mail.

Thank you,

Gwen Clear

Regional SEPA Coordinator
WA State Dept of Ecology
Central Regional Office - Yakima
(509) 575-2012



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

15 W Yakima Ave, Ste 200 • Yakima, WA 98902-3452 • (509) 575-2490

February 19, 2015

Jeff Watson
Kittitas County Community Development
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

Re: CU-14-00003

Dear Mr. Watson:

Thank you for the opportunity to comment during the optional determination of nonsignificance process for the construction and operation a 13.6 acre photovoltaic solar power generation facility on approximately 112 acres, proposed by One Energy Development LLC. We have reviewed the documents and have the following comments.

SHORELANDS/ENVIRONMENTAL ASSISTANCE

The wetland report that was submitted by Sewell Wetland Consulting only evaluated the most northerly triangular portion of the property (approximately 7 acres) where the currently proposed solar panels will be placed. The National Wetland Inventory Maps for the State of Washington (Ecology GIS) show at least three very large wetlands located on most of the western lobe of the property. If development will take place now or is expected to be expanded into other areas of the property (outside of the area where the wetland reconnaissance took place) in future phases, then a wetland delineation for the entire property area needs to be done. **Any wetlands identified (even those in long-term grazing or agriculture) that will be impacted by the project, either through direct or indirect impacts, need to be identified on a map, described in the SEPA document and those impacts need to be mitigated.**

The wetland report identifies Wetland A as a category IV wetland. Based on information submitted in the Sewell wetland report that describes the dominant vegetation cover within Wetland A, a category IV rating appears to be in error. The rating document used by the consultant to characterize wetland A using the 1994 Rating system was not completed beyond the point where an incorrect item was circled in section Q4 4.1, and question Q4 4.2 (which was not filled out) would not apply either based on the described dominant species present in the wetland. Therefore, even using the old methodology, the wetland would rate at least as a category III wetland if the rating form was completed. (More detail about this issue: The



Mr. Watson
February 19, 2015
Page 2

wetland is not dominated by any of the following plants from page 18 of the 1991 guidance manual (*Juncus effuses*, *Spirea douglasii*, or *Typha latifolia*) or contains more than 90 percent cover of the plants listed in page 19 of the guidance.) The questions in section Q4 are a series which require all of the questions to be answered "Yes" to apply, so not having the appropriate plants to say yes to the question requires further analysis in the rest of the rating questionnaire to determine whether the wetland should then be a category III or II wetland. **A complete shoreline permit filing should include corrected wetland rating documentation and a wetland impact mitigation plan to achieve a "no net loss" from site wetland impacts.**

Information regarding the stormwater management plan states that infiltration will be directed into a "vegetated buffer". Use of wetland buffers for stormwater infiltration must be consistent with the Stormwater Management Manual for Eastern Washington (EWSM). **The applicant should provide a text narrative in the shoreline permit filing documents which describes how the routing of the stormwater in the proximity of wetlands will be consistent with the EWSM.**

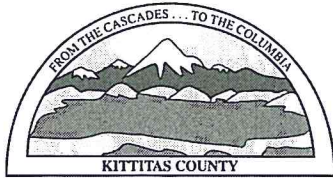
The SEPA checklist states that the project is located within a Rural shoreline environment. Solar panels are stated as being used to run a security light and electricity meter: Production of power for on-site agricultural and domestic purposes would not create a change in use. However, the amount of energy produced for offsite use (if any) should be described. If the majority of power would be produced for off-site use, then the development may need to be also be evaluated as a Shoreline Commercial Use development as well as a Shoreline Utility Use when processing the shoreline permit. Commercial developments are not allowed in Rural Shoreline environments (Kittitas County Shoreline Master Plan, section 23 (3)). It is not clear from The Kittitas Shoreline Master Plan language whether a Shoreline Conditional Use Permit issuance could address that issue.

If you have any questions or would like to respond to these Shorelands/Environmental Assistance comments, please contact **Catherine Reed** at (509) 575-2616 or email at catherine.reed@ecy.wa.gov .

Sincerely,



Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012
crosepacordinator@ecy.wa.gov



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson
FROM: Christina Wollman, Planner III *ow*
DATE: February 19, 2015
SUBJECT: Osprey Solar Farm CU-14-00003

The Department of Public Works has reviewed the permit for the Osprey Solar Farm Conditional Use Permit and has the following comments:

- A. Transportation Concurrency: After consultation with the Washington State Department of Transportation, a Determination of Concurrency Finding has been issued for this project under number TC-14-00014. No mitigation is required of this project.

- B. Site Access: As required by WSDOT, an updated approach permit for the existing approach is required. No new approaches will be allowed. The approach permit will not be updated until the railroad crossing permit is fully executed. The driveway must be improved to the requirements of WSDOT prior to issuance of any permits or beginning any construction.



**Washington State
Department of Transportation**

Lynn Peterson
Secretary of Transportation

South Central Region
2809 Rudkin Road
Union Gap, WA 98903-1648

(509) 577-1600 / FAX: (509) 577-1603
TTY: 1-800-833-6388
www.wsdot.wa.gov

February 18, 2015

Kittitas County
Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

Attention: Jeff Watson


Subject: CU-14-00003 – Osprey Solar Farm
US 97 MP 136.08 left vicinity

We have reviewed the proposed project and have the following comments.

- The project is adjacent to State Highways 97 and 10 (US 97, SR 10). The segment of US 97 adjacent to the subject property is a Class 1 access managed highway, while SR 10 is a Class 3 access managed highway. Both highways in this vicinity have a posted speed limit of 55 miles per hour. The property has an existing approach at US 97 milepost 136.08 Left. The applicant will need to use this existing approach, as no additional approaches to US 97 or SR 10 will be allowed. The approach permit will need to be updated. A fee will not be assessed to update the permit, however, it should be anticipated that we will require the applicant to extend the pavement of the approach to a point 50 feet back from the centerline of US 97. In addition, we require a copy of the fully executed BNSF Railway Company crossing permit to complete the approach permit update. The applicant is required to contact Mark Kaiser at the WSDOT - South Central Region Office at (509) 577-1668 to update the permit.
- The applicant identifies using the existing levy as part of the access route to the project. The Dry Creek levy is located within a perpetual easement conveyed to WSDOT for the purpose of levy maintenance. The segment of the easement adjacent to the proposed project has a width ranging from 40 feet to 50 feet east of the levy centerline. See attached plan entitled "PSH 3 (SR 90), WEST SIDE CANAL TO BULL ROAD, DRY CREEK DIKE, KITTITAS COUNTY, RIGHT OF WAY, STA. DK 45+00 TO STA. DK 79+21.61". WSDOT requires that this easement remain free of encroachments, including structures, fencing, parked vehicles and debris.
- Any proposed lighting should be directed down towards the site, and away from US 97/SR 10.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding our comments, please contact Rick Holmstrom at (509) 577-1633.

Sincerely,


Paul Gonseth, P.E.
Planning Engineer

PG: rh/mls

cc: File #1, US 97
Terry Kukes, Area 1 Maintenance Superintendent
Christina Wollman, Planner III, Kittitas County
p:\planning\devrev\KittCo_Osprey Solar Farm.docx

T. 18 N., R. 18 E. W. M.

REGION NO.	STATE	FED. AID PROJECT NO.	SHEET NO.
8	WASH.		

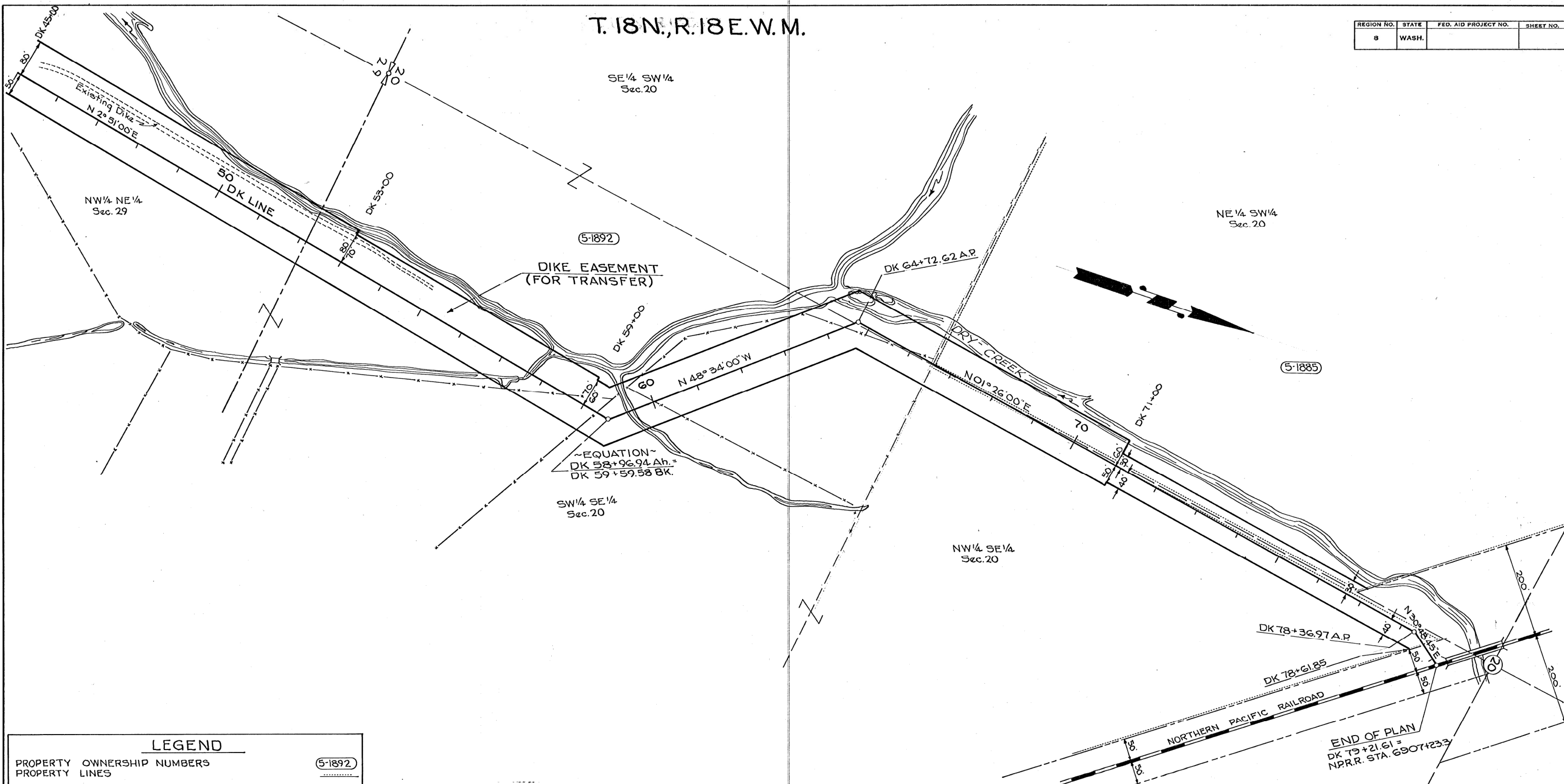
SE 1/4 SW 1/4
Sec. 20

NW 1/4 NE 1/4
Sec. 29

NE 1/4 SW 1/4
Sec. 20

SW 1/4 SE 1/4
Sec. 20

NW 1/4 SE 1/4
Sec. 20



LEGEND

PROPERTY OWNERSHIP NUMBERS
PROPERTY LINES

5-1892

OWNERSHIPS

PARCEL NO.	NAME	TOTAL AREA	TAKE	LT. REMAINDER	RT.	EASEMENT
5-1885	HAND	50.55 AC.				* 0.90 AC
5-1892	HOFFMAN & N.B. of C.	See Sheet No.				

* For Transfer



PSH 3 SR 90
WEST SIDE CANAL TO BULL ROAD
DRY CREEK DIKE
KITITIS COUNTY

RIGHT OF WAY
STA. DK 45+00 TO STA. DK 79+21.61

WASHINGTON STATE HIGHWAY COMMISSION
DEPARTMENT OF HIGHWAYS
OLYMPIA, WASHINGTON

A. M. BLAIR, SR.
H. WALSH
DIRECTOR OF HIGHWAYS

E. L. MIKALSON
G.D. ZAHN
APPROVED Sept. 27, 1966

SHEET 3 OF 4 SHEETS

DATE	
BY	
DESIGNED	
CHECKED	
LOC. ENGINEER	
DATE	

DATE	
BY	
DESIGNED	
CHECKED	
LOC. ENGINEER	
DATE	

D-1 R/W 52,901/180

Jeff Watson

From: Nelson, Jennifer L (DFW) <Jennifer.Nelson@dfw.wa.gov>
Sent: Wednesday, February 18, 2015 3:47 PM
To: Jeff Watson
Cc: Renfrow, Brent D (DFW)
Subject: FW: Notice of Application CU-14-00003 Osprey Solar Farm
Attachments: CU-14-00003 Osprey Solar Farm Notice of Application.pdf; CU-14-00003 Osprey Solar Farm SEPA Checklist Compressed.pdf; CU-14-00003 Osprey Solar Farm Shoreline Substantial Development Application Compressed.pdf; CU-14-00003 Osprey Solar Farm Application.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Jeff,

Thank you for the opportunity to comment. WDFW's major concerns with this proposal surround the protection of Dry Creek, it's riparian buffer, and the ditch that functions as a side channel of Dry Creek. Salmon, steelhead, and other resident fishes are present in Dry Creek. A functional riparian buffer is essential to maintaining habitat for these important species. In the submitted materials, we found reference to proposed buffers of 70 feet and 50 feet on Dry Creek. We are not certain which is correct, but would advocate for the larger buffer. Additionally, we'd like some sort of assurances that tall trees in the buffer will not be cut or removed if they shade the solar panels. We also want to ensure that there will be no future proposals for flood protection structures beyond what currently exist onsite to protect the new infrastructure.

Jennifer Nelson
Washington Department of Fish and Wildlife Habitat Program
1701 South 24th Avenue
Yakima, WA 98902
(509) 457-9307 desk
(509) 961-6639 cell

-----Original Message-----

From: Jeff Watson [mailto:jeff.watson@co.kittitas.wa.us]
Sent: Monday, January 19, 2015 12:46 PM
To: Brenda Larsen; Renfrow, Brent D (DFW); Candie M. Leader; Christina Wollman; PRESTON, CINDY (DNR); ECY RE CRO SEPA COORDINATOR; Clear, Gwen (ECY); Thalia Sachtleben (enviroreview@yakama.com); Moore, Erin (DOHi); Kaehler, Gretchen (DAHP); Holly Duncan; Jan Jorgenson (jorgenja@cwu.edu); Jessica Lally (jessica@yakama.com); jmarvin@yakama.com; Johnson Meninick (johnson@yakama.com);

Julie Kjorsvik; Kim Dawson; HAZLETT, LINDA (DNR); Lisa Iammarino; Lisa Lawrence; Johnston, Mike (DOHi); nelmsk@cwu.edu; Patti Johnson; Mau, Russell E (DOH); Teske, Mark S (DFW); DNR RE AQ LEASING RIVERS; Thalia Sachtleben (enviroreview@yakama.com); Tom Justus (tom.justus@doh.wa.gov); Stoner, Jana; Moore, Erin (DOHi); Allison Kimball (brooksideconsulting@gmail.com); Jan Ollivier; Benson, Richard (DOH); heather.cannon@doh.wa.gov; Josh Hink; jwiseman@snoqualmiepassfirerescue.org
Cc: Doc Hansen; RichElliott; Keli Bender (krd.keli@fairpoint.net); lonnie_allphin@ksd403.org; cruseandassoc@kvalley.com; Dave Nelson; Allison Kimball (brooksideconsulting@gmail.com); Chad Bala; cid@fairpoint.net; jhallisey@fs.fed.us; darren.habel@usace.army.mil; Olson,Lesli D (CONTR) - TERR-BELL-1; HolmstR@wsdot.wa.gov; riegelfarm@elltel.net; Larry Browne (eburgwater@yahoo.com); jbbrunson@elltel.net; ktbrunson@fairpoint.net; Lakeshore206@fairpoint.net; roslyn@inlandnet.com; Matthew Morton; Jim Leonhard; clerk@cityofkittitas.com; pubworks@ci.ellensburg.wa.us; comdev@ci.ellensburg.wa.us; energyservices@ci.ellensburg.wa.us; ECY RE SEPA REGISTER; Kaycee Hathaway; rayrisdon@kcfd7.com; taylor@elltel.net
Subject: Notice of Application CU-14-00003 Osprey Solar Farm

CU-14-00003 Osprey Solar Farm Internal Link to Master File<file:///\\fileserver-03\Teams\CDS\Projects\CUP\CU%202014\CU-14-00003%20Osprey%20Solar%20Farm\CU-14-00003%20Osprey%20Solar%20Farm%20Master%20File.pdf>
CU-14-00003 Osprey Solar Farm External Link to Master File<<http://www.co.kittitas.wa.us/uploads/cds/land-use/Conditional%20Use%20Permits/CU-14-00003%20Osprey%20Solar%20Farm/CU-14-00003%20Osprey%20Solar%20Farm%20Master%20File%201.16.2014.pdf>>

NOTICE OF APPLICATION:

Conditional Use Permit: CU-14-00003 Osprey Solar Farm
SEPA Checklist Required for Conditional Use Permit (Optional Process under WAC 197-11-155<<http://app.leg.wa.gov/WAC/default.aspx?cite=197-11-355>>)
Shoreline Substantial Development Permit: SD-14-00002

Kittitas County Community Development Services will accept comments through 5:00 pm Thursday, February 19, 2015 with respect to any of the above applications.

Kittitas County has received the above referenced Applications and SEPA Checklist for a project; see attached. 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 and other agencies to comment on the environmental impacts of the proposal. Mitigation measures may be required under applicable codes, such as Title 17 Zoning, Title 17A Critical Areas, 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. Agencies within the county network may

review the application master file via the above internal link or through EDEN. Agencies outside of the county network can use the above external link to view a static copy of the Master File for this project as of today's date. As the project progresses ongoing and individual documentation may be found **HERE**<<http://www.co.kittitas.wa.us/cds/land-use/project-details.aspx?title=Conditional%20Use%20Permits&project=CU-14-00003+Osprey+Solar+Farm>>. Comments within the body of an email are encouraged, but may be submitted as attachments or hardcopy to:

Jeffrey A. Watson
Planner II
Community Development Services<<http://www.co.kittitas.wa.us/cds/default.asp>>
411 North Ruby Street
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us<<mailto:jeff.watson@co.kittitas.wa.us>>
509-933-8274

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

Jeff Watson

From: Martha Duskin-Smith <duskinsmithml@fairpoint.net>
Sent: Tuesday, February 17, 2015 12:17 PM
To: Jeff Watson
Subject: Osprey Solar Farm project

Follow Up Flag: Follow up
Flag Status: Flagged

TO: Jeff Watson, Planner
Kittitas County Development Services

FROM: Martha Duskin-Smith,
1108 Craig Ave
Ellensburg

RE: Osprey Solar Farm Project

DATE: February 17, 2015

Recently I learned that plans are underway for the development of a solar farm along Hiway 10. I've seen the file for this project on the county website, reviewed the project brief, the map and several comments from various parties.

I am in favor of the Osprey Solar Farm project.

It is exactly the kind of development I want to see in our county. It will produce energy without pollution. It is reasonably sited and appears to have addressed my concern for protection of the land, wildlife and scenic impact.

Additionally, approval of the Osprey Solar Farm shows that our county is forward thinking its support for clean energy production. I am proud of that! In fact, this project will be a great way to educate the public about small scale solar energy production— something that is more attainable than the super huge installations that only large corporations can endeavor.

I look forward to bringing visitors to see what we are doing our county to build a clean economy.

Please note my full support for this small generator solar installation project. Someday I hope all building development permits in our county will require distributed solar to be part of the plan.

Thank you

Jeff Watson

From: CDS User
Sent: Tuesday, February 17, 2015 10:53 AM
To: Jeff Watson
Subject: FW: Inquiry through County web site

Follow Up Flag: Follow up
Flag Status: Flagged

From: Larry Lothar [mailto:lowtherl@elltel.net]
Sent: Tuesday, February 17, 2015 10:35 AM
To: CDS User
Subject: Inquiry through County web site

This is to register my support for the Osprey Solar Farm project. Since the City of Ellensburg has said that they get about a quarter of their electricity from coal fired plants, there is clearly the need for more clean energy installations for the generation of electricity. The Osprey Solar Farm project would help meet that need.

Larry Lowther
107 W. 9th Ave.
Ellensburg, WA 98926-2907
509-925-3503
e-mail: lowtherl@elltel.net

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message id: 38eb45916c6dcbdac24bb8719d004a14

Jeff Watson

From: Rance Dewitt <dewitt97@gmail.com>
Sent: Monday, January 26, 2015 7:49 PM
To: Jeff Watson
Subject: Osprey Solar Farm
Attachments: park.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Jeff,

I got your letter- what a great name for a solar park. I am building Eagle Nest Aquaponic Park here across the street "can we get a little electricity on the side?" Just kidding. Where will it all go? Well, it is a great idea. I should be finding the means to re-start my kids fishing park here soon with a taco wagon and crafts table and a little garden plot.

I was permitted (years ago) for 6 campsites, so I have planted and sculptured a row of trees for that purpose.

But the plan is to use my recycled styrofoam concrete technology to build an all-season greenhouse with indoor tanks for enculturating trout to put in the ponds.

But also the aquaponic process of gardens on water so the school buses can come out and park and the kids from here and Yakima can walk through a very hi-tech greenhouse and see floating gardens on top of fish tanks etc etc.

Plus... catching a trout in the ponds. I thought I could win the Chamber of Commerce New Visions contest in Yakima but they didn't believe I could make an international tourist site here with aquaponics.

In any event... the Osprey Solar Farm will help make that happen.

When I put up my 2 eagle nests... Bryan Lenz came down with PSE and put the Osprey nest here on my corner and said he would stock the ponds initially, when I was ready.

I am waiting to get it all put together with a web cam CWU promised- so we can film the osprey catching the trout from a designated spot. They hatched out quick last year so it will be a quick summer show seeing on-line the osprey catch trout.

So great idea!

Here is a 2-minute clip <http://youtu.be/ut7RxFqtuBI>

--

<http://www.google.com/profiles/dewitt97>

Jeff Watson

From: Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>
Sent: Tuesday, January 20, 2015 7:54 AM
To: Jeff Watson
Cc: Serr, Ben A (DOH); Holly Duncan; Holly Myers
Subject: RE: Notice of Application CU-14-00003 Osprey Solar Farm

Follow Up Flag: Follow up
Flag Status: Flagged

Mr. Watson:

In the "SEPA Checklist Compressed", under Paragraph 16. Utilities (on Page 16 of 18), for the water utility, the checklist states the following:

"... Can use Ellensburg Water Department or the Water district run by the land owners (Taylor Ranches, LLC)"

DOH has the following two comments:

1. The applicant needs to show that they have access to Ellensburg Water Department water system water. A letter from the City of Ellensburg (who is the owner of the Ellensburg Water Department water system) would suffice or clearly show the subject property is located within the service area of the Ellensburg Water Department water system.
2. DOH does not show any "Taylor Ranches" water system - can the applicant provide the DOH approved name or DOH identification number for this water system.

That is the extent of our comments.

Thanks,

Russell E. Mau, Ph.D., P.E.

Regional Engineer

Department of Health, Office of Drinking Water

16201 East Indiana Avenue, Suite 1500, Spokane Valley, WA 99216

Desk: 509-329-2116

Fax: 509-329-2104

Russell.Mau@DOH.WA.GOV

Public Health - Always Working for a Safer and Healthier Washington Visit our web site at www.doh.wa.gov/ehp/dw

-----Original Message-----

From: Jeff Watson [mailto:jeff.watson@co.kittitas.wa.us]
Sent: Monday, January 19, 2015 12:46 PM
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Cc: Doc Hansen; RichElliott; Keli Bender (krd.keli@fairpoint.net); lonnie_allphin@ksd403.org; cruseandassoc@kvalley.com; Dave Nelson; Allison Kimball (brooksideconsulting@gmail.com); Chad Bala; cid@fairpoint.net; jhallisey@fs.fed.us; darren.habel@usace.army.mil; Olson,Lesli D (CONTR) - TERR-BELL-1; HolmstR@wsdot.wa.gov; riegelfarm@elltel.net; Larry Browne (eburgwater@yahoo.com); jbbrunson@elltel.net; ktbrunson@fairpoint.net; Lakeshore206@fairpoint.net; roslyn@inlandnet.com; Matthew Morton; Jim Leonhard; clerk@cityofkittitas.com; pubworks@ci.ellensburg.wa.us; comdev@ci.ellensburg.wa.us; energyservices@ci.ellensburg.wa.us; ECY RE SEPA REGISTER; Kaycee Hathaway; rayrisdon@kcf7.com; taylor@elltel.net
Subject: Notice of Application CU-14-00003 Osprey Solar Farm

CU-14-00003 Osprey Solar Farm Internal Link to Master File<file:///\\fileserver-03\Teams\CDS\Projects\CUP\CU%202014\CU-14-00003%20Osprey%20Solar%20Farm\CU-14-00003%20Osprey%20Solar%20Farm%20Master%20File.pdf>
CU-14-00003 Osprey Solar Farm External Link to Master File<<http://www.co.kittitas.wa.us/uploads/cds/land-use/Conditional%20Use%20Permits/CU-14-00003%20Osprey%20Solar%20Farm/CU-14-00003%20Osprey%20Solar%20Farm%20Master%20File%201.16.2014.pdf>>

NOTICE OF APPLICATION:

Conditional Use Permit: CU-14-00003 Osprey Solar Farm

SEPA Checklist Required for Conditional Use Permit (Optional Process under WAC 197-11-155<<http://app.leg.wa.gov/WAC/default.aspx?cite=197-11-355>>)

Shoreline Substantial Development Permit: SD-14-00002

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Jeffrey A. Watson

Planner II

Community Development Services<<http://www.co.kittitas.wa.us/cds/default.asp>>

411 North Ruby Street

Ellensburg WA 98926

jeff.watson@co.kittitas.wa.us<<mailto:jeff.watson@co.kittitas.wa.us>>

509-933-8274

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

Jeff Watson

From: Brenda Larsen
Sent: Tuesday, January 20, 2015 8:33 AM
To: Jeff Watson
Subject: RE: Notice of Application CU-14-00003 Osprey Solar Farm

Follow Up Flag: Follow up
Flag Status: Flagged

January 20, 2015

Jeff Watson
Staff Planner II
Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

Re: Osprey Solar Famr (CU-14-00003)

Dear Mr. Watson:

Upon review of the above mentioned land use action, I have the following comments/requirements;

- 20' wide access roads shall be required.
- Vegetation management plan to be maintained in accordance with the Fire Prevention Plan in the Project Narrative.
- Addressing shall be clearly visible from the road.
- Each gate between the fields shall be a minimum of 12' wide.
- All development, design and construction shall comply with Kittitas County Code, Kittitas County Zoning and the most current version of the International Fire & Building Codes.

Any questions or concerns regarding fire service features may be directed to the Kittitas County Fire Marshal's Office at (509) 962-7000.

Sincerely,

Brenda Larsen
Fire Marshal
509-962-7000

From: Jeff Watson
Sent: Monday, January 19, 2015 12:46 PM
To: Brenda Larsen; Brent Renfrow (Brent.Renfrow@dfw.wa.gov); Candie M. Leader; Christina Wollman; Cindy Preston (cindy.preston@dnr.wa.gov); CROSEPACORDINATOR@ECY.WA.GOV; Clear, Gwen (ECY); Thalia Sachtleben (enviroreview@yakama.com); Erin Moore; Gretchen.Kaehler@DAHP.wa.gov; Holly Duncan; Jan Jorgenson (jorgenja@cwu.edu); Jessica Lally (jessica@yakama.com); jmarvin@yakama.com; Johnson Meninick (johnson@yakama.com); Julie Kjorsvik; Kim Dawson; linda.hazlett@dnr.wa.gov; Lisa Iammarino; Lisa Lawrence; Mike Johnston; nelmsk@cwu.edu; Patti Johnson; russell.mau@doh.wa.gov; Teske, Mark S; rivers@dnr.wa.gov; Thalia Sachtleben (enviroreview@yakama.com); Tom Justus (tom.justus@doh.wa.gov); tribune@nkctribune.com; Erin Moore;

Allison Kimball (brooksideconsulting@gmail.com); Jan Ollivier; Richard.Benson@doh.wa.gov; heather.cannon@doh.wa.gov; Josh Hink; jwiseman@snoqualmiepassfirerescue.org
Cc: Doc Hansen; RichElliott; Keli Bender (krd.keli@fairpoint.net); lonnie_allphin@ksd403.org; cruseandassoc@kvalley.com; Dave Nelson; Allison Kimball (brooksideconsulting@gmail.com); Chad Bala; cid@fairpoint.net; jhallisey@fs.fed.us; darren.habel@usace.army.mil; Olson,Lesli D (CONTR) - TERR-BELL-1; HolmstR@wsdot.wa.gov; riegelfarm@elltel.net; Larry Browne (eburgwater@yahoo.com); jbbunson@elltel.net; ktbrunson@fairpoint.net; Lakeshore206@fairpoint.net; roslyn@inlandnet.com; Matthew Morton; Jim Leonhard; clerk@cityofkittitas.com; pubworks@ci.ellensburg.wa.us; comdev@ci.ellensburg.wa.us; energyservices@ci.ellensburg.wa.us; separegister@ecy.wa.gov; Kaycee Hathaway; rayrisdon@kcf7.com; taylor@elltel.net

Subject: Notice of Application CU-14-00003 Osprey Solar Farm

[CU-14-00003 Osprey Solar Farm Internal Link to Master File](#)
[CU-14-00003 Osprey Solar Farm External Link to Master File](#)

NOTICE OF APPLICATION:

Conditional Use Permit: CU-14-00003 Osprey Solar Farm
SEPA Checklist Required for Conditional Use Permit (Optional Process under [WAC 197-11-155](#))
Shoreline Substantial Development Permit: SD-14-00002

Kittitas County Community Development Services will accept comments through 5:00 pm Thursday, February 19, 2015 with respect to any of the above applications.

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Jeffrey A. Watson
Planner II
[Community Development Services](#)
411 North Ruby Street
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274

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message id: 38eb45916c6dcbdac24bb8719d004a14

Jeff Watson

From: Richard Lee <cid@fairpoint.net>
Sent: Tuesday, January 20, 2015 9:41 AM
To: Jeff Watson
Subject: RE: Notice of Application CU-14-00003 Osprey Solar Farm

CID has no comment on this application.

Richard Lee
District Manager
Cascade Irrigation District
8063 Hwy 10
Ellensburg, WA 98926
(509) 962-9583

-----Original Message-----

From: Jeff Watson [mailto:jeff.watson@co.kittitas.wa.us]
Sent: Monday, January 19, 2015 12:46 PM
To: Brenda Larsen; Brent Renfrow (Brent.Renfrow@dfw.wa.gov); Candie M. Leader; Christina Wollman; Cindy Preston (cindy.preston@dnr.wa.gov); CROSEACOORDINATOR@ECY.WA.GOV; Clear, Gwen (ECY); Thalia Sachtleben (enviroreview@yakama.com); Erin Moore; Gretchen.Kaehler@DAHP.wa.gov; Holly Duncan; Jan Jorgenson (jorgenja@cwu.edu); Jessica Lally (jessica@yakama.com); jmarvin@yakama.com; Johnson Meninick (johnson@yakama.com); Julie Kjorsvik; Kim Dawson; linda.hazlett@dnr.wa.gov; Lisa Iammarino; Lisa Lawrence; Mike Johnston; nelmsk@cwu.edu; Patti Johnson; russell.mau@doh.wa.gov; Teske, Mark S; rivers@dnr.wa.gov; Thalia Sachtleben (enviroreview@yakama.com); Tom Justus (tom.justus@doh.wa.gov); tribune@nkctribune.com; Erin Moore; Allison Kimball (brooksideconsulting@gmail.com); Jan Ollivier; Richard.Benson@doh.wa.gov; heather.cannon@doh.wa.gov; Josh Hink; jwiseman@snoqualmiepassfirerescue.org
Cc: Doc Hansen; RichElliott; Keli Bender (krd.keli@fairpoint.net); lonnie_allphin@ksd403.org; cruseandassoc@kvalley.com; Dave Nelson; Allison Kimball (brooksideconsulting@gmail.com); Chad Bala; cid@fairpoint.net; jhallisey@fs.fed.us; darren.habel@usace.army.mil; Olson,Lesli D (CONTR) - TERR-BELL-1; HolmstR@wsdot.wa.gov; riegelfarm@elltel.net; Larry Browne (eburgwater@yahoo.com); jbbrunson@elltel.net; ktbrunson@fairpoint.net; Lakeshore206@fairpoint.net; roslyn@inlandnet.com; Matthew Morton; Jim Leonhard; clerk@cityofkittitas.com; pubworks@ci.ellensburg.wa.us; comdev@ci.ellensburg.wa.us; energyservices@ci.ellensburg.wa.us; separegister@ecy.wa.gov; Kaycee Hathaway; rayrisdon@kcf7.com; taylor@elltel.net

Subject: Notice of Application CU-14-00003 Osprey Solar Farm

CU-14-00003 Osprey Solar Farm Internal Link to Master

File<file:///\\fileserver-03\Teams\CDS\Projects\CUP\CU%202014\CU-14-00003%20Osprey%20Solar%20Farm\CU-14-00003%20Osprey%20Solar%20Farm%20Master%20File.pdf>

CU-14-00003 Osprey Solar Farm External Link to Master

File<<http://www.co.kittitas.wa.us/uploads/cds/land-use/Conditional%20Use%20Permits/CU-14-00003%20Osprey%20Solar%20Farm/CU-14-00003%20Osprey%20Solar%20Farm%20Master%20File%201.16.2014.pdf>>

NOTICE OF APPLICATION:

Conditional Use Permit: CU-14-00003 Osprey Solar Farm

SEPA Checklist Required for Conditional Use Permit (Optional Process under WAC 197-11-155<<http://app.leg.wa.gov/WAC/default.aspx?cite=197-11-355>>)

Shoreline Substantial Development Permit: SD-14-00002

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Jeffrey A. Watson

Planner II

Community Development Services<<http://www.co.kittitas.wa.us/cds/default.asp>>

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jeff.watson@co.kittitas.wa.us<<mailto:jeff.watson@co.kittitas.wa.us>>

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message id: 38eb45916c6dcbdac24bb8719d004a14

No virus found in this message.

Checked by AVG - www.avg.com

Version: 2014.0.4800 / Virus Database: 4257/8955 - Release Date: 01/18/15

Jeff Watson

From: Rich Elliott <elliotttr@kvfr.org>
Sent: Monday, January 19, 2015 3:36 PM
To: Jeff Watson
Cc: Brenda Larsen; John Sinclair; Joe Seemiller
Subject: RE: Notice of Application CU-14-00003 Osprey Solar Farm

Follow Up Flag: Follow up
Flag Status: Flagged

KVFR has the following input for this project:

1. Access must comply with current IFC - Appendix D.
2. Addressing must be clearly visible from both direction of travel on all access roads.
3. If site secured, assume it will be, fire department must be provided with keyed access utilizing Knox brand box(es).
4. Site management must provide fire department with information and training on site safety including, but not limited to, proper procedures during a wild land fire adjacent to solar collectors, how to isolate and/or make safe the collectors, and a site map.

Thank you

-----Original Message-----

From: Jeff Watson [mailto:jeff.watson@co.kittitas.wa.us]
Sent: Monday, January 19, 2015 12:46 PM
To: Brenda Larsen; Brent Renfrow (Brent.Renfrow@dfw.wa.gov); Candie M. Leader; Christina Wollman; Cindy Preston (cindy.preston@dnr.wa.gov); CROSECOORDINATOR@ECY.WA.GOV; Clear, Gwen (ECY); Thalia Sachtleben (enviroreview@yakama.com); Erin Moore; Gretchen.Kaehler@DAH.P.wa.gov; Holly Duncan; Jan Jorgenson (jorgenja@cwu.edu); Jessica Lally (jessica@yakama.com); jmarvin@yakama.com; Johnson Meninick (johnson@yakama.com); Julie Kjorsvik; Kim Dawson; linda.hazlett@dnr.wa.gov; Lisa Iammarino; Lisa Lawrence; Mike Johnston; nelmsk@cwu.edu; Patti Johnson; russell.mau@doh.wa.gov; Teske, Mark S; rivers@dnr.wa.gov; Thalia Sachtleben (enviroreview@yakama.com); Tom Justus (tom.justus@doh.wa.gov); tribune@nktribune.com; Erin Moore; Allison Kimball (brooksideconsulting@gmail.com); Jan Ollivier; Richard.Benson@doh.wa.gov; heather.cannon@doh.wa.gov; Josh Hink; jwiseman@snoqualmiepassfirerescue.org
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roslyn@inlandnet.com; Matthew Morton; Jim Leonhard; clerk@cityofkittitas.com; Public Works; Community Development; Beth Leader; separegister@ecy.wa.gov; Kaycee Hathaway; rayrisdon@kcf7.com; taylor@elltel.net
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