

**CONDITIONAL USE PERMIT NOTICE OF APPLICATION**  
**CU-14-00003 OSPREY SOLAR FARM**

**Project Name File Number:** CU-14-00003

**Project Name:** Osprey Solar Farm

**Applicant:** One Energy Development LLC, authorized agent for Pat Taylor, landowner

**Location:** 1 parcel, located approximately 3.5 miles northwest of Ellensburg on Highway 10 (US 97), in a portion of Section 20, T18N, R18E, WM in Kittitas County, bearing Assessor's map number 18-18-20030-0006.

**Proposal:** One Energy Development LLC authorized agent for Pat Taylor, landowner, has submitted a conditional use application for the construction and operation of a 13.6 acre photovoltaic solar power generation facility on approximately 112 acres. The subject property is zoned Agriculture 20.

**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 the CDS website at: [http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Conditional Use Permits](http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Conditional%20Use%20Permits) Phone: (509) 962-7506

**Written Comments:** This project requires a Shoreline Substantial Development permit under the provisions of the Shoreline Management Act. Section 38 of the Kittitas County Shoreline Master Program requires a 30 day comment period for substantial development permits. Comments on any aspect of this proposal can be submitted to CDS at the above address or via email any time prior to 5:00 p.m. Thursday, February 19, 2014. Any person has the right to comment on the application and request a copy of the decision once made.

**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, 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.

**Public Hearing:** An open record hearing will be scheduled before the Kittitas County Hearings Examiner after the SEPA environmental threshold determination has been issued. A Public Hearing Notice will be issued establishing the date, time and location of this hearing.

**Required Permits:** Zoning Conditional Use, Shoreline Substantial Development Permit, Kittitas County Grade and Fill Permit, Transportation Concurrency.

**Required Studies:** Wetland Delineation Report .The following development regulations will be used for project mitigation and consistency: Kittitas County Comprehensive Plan, Kittitas County Code, Kittitas County Shoreline Master Program, and the Washington State Environmental Policy Act.

**Designated Permit Coordinator (staff contact):** Jeff Watson, Staff Planner: (509) 933-8274; email at [jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)

<b>Notice of Application:</b>	<b>Monday, January 19, 2014</b>
<b>Application Received:</b>	<b>Friday, September 26, 2014</b>
<b>Application Complete:</b>	<b>Thursday, December 11, 2014</b>
<b>Publish:</b>	<b>Monday, January 19, 2014 &amp; Monday, January 26, 2014</b>