

**BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON**

Ordinance No. 2017-004

An Ordinance Extending a Moratorium on Accepting Applications for Solar Projects That Qualify As Major Alternative Energy Facilities within Kittitas County

- WHEREAS,** Strong interest has developed in the creation of solar projects within Kittitas County and its agricultural areas; and
- WHEREAS,** Agricultural industry provides a large portion of the economic base within Kittitas County; and
- WHEREAS,** Major alternative energy facilities include hydroelectric plant, solar farm, or wind farm as indicated within KCC 17.61.010(9); and
- WHEREAS,** Concern has been expressed in public hearings and public comments that solar projects that qualify as major alternative energy facilities are planned for lands used for agriculture; and
- WHEREAS,** RCW 36.70A.390 allows adoption of a moratorium on land use activities for sixty (60) days without holding a public hearing; and
- WHEREAS,** On January 10, 2017, the Board of County Commissioners unanimously called for an immediate moratorium on all applications for solar projects that qualify as major alternative energy facilities; and
- WHEREAS,** A public hearing must be held within sixty (60) days of the moratorium's enactment and findings of fact must be made to support the action; and
- WHEREAS,** After due notice the Board of Commissioners held a public hearing on March 9, 2017 at 6 p.m. where public testimony was received in regards to the moratorium; and
- WHEREAS,** After consideration of the staff report, public comment, and evidence submitted, the Board ordered that all applications for solar projects that qualify as major alternative energy facilities not be accepted for (6) months from January 10, 2017; and

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WHEREAS, According to RCW 36.70A.390, a moratorium may be effective for up to one (1) year when a work plan is developed for related studies; and

WHEREAS, A work plan has been developed and is attached as Exhibit "A"; and

WHEREAS, After due notice the Board of Commissioners held a public hearing on July 10, 2017 at 6 p.m. where public testimony was received regarding the moratorium; and

WHEREAS, After consideration of the staff report and work plan, public comment, and evidence submitted, the Board decided that the moratorium for solar projects that qualify as major alternative energy facilities shall be extended for an additional six months.

NOW THE BOARD FINDS:

1. A potentially high number of proponents for solar farms have shown interest in the development of solar energy facilities within the Kittitas County valley.
2. Large numbers of large solar energy facilities may have an impact upon the agricultural activity within the valley, which is a prime industry within the County.
3. The Board desires standards and/or criteria for the placement of such facilities.
4. A work plan has been developed for adoption of such standards and/or criteria within one year of placement of the moratorium. The work plan is attached as Exhibit "A".

NOW, THEREFORE, BE IT HEREBY ORDERED, that the moratorium on applications for solar projects that qualify as major alternative energy facilities shall continue for one (1) year from January 10, 2017.

ADOPTED this 18th day of July, 2017.

**BOARD OF COUNTY COMMISSIONERS
KITITAS COUNTY, WASHINGTON
ABSENT**

Paul Jewell, Chairman



Laura Osiadacz, Vice-Chairman



Obie O'Brien, Commissioner

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ATTEST
CLERK OF THE BOARD

APPROVED AS TO FORM:



Neil Caulkins,
Deputy Prosecuting Attorney

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Exhibit "A":
Solar Moratorium Work Plan

Solar Moratorium Work Plan

	Task	Target Date	Notes
Staff Review	Staff review of existing Comprehensive Plan & development regulations	July 18, 2017	In progress
	Staff review of potential siting criteria and regulations (other jurisdictions)	July 18, 2017	In progress
	Staff meetings w/ industry representatives	July 18, 2017	5/5 meeting w/ Puget Sound Energy 6/27 meeting w/ Origis Energy
Citizen Advisory Committee Meetings	Form Citizen Advisory Committee	August 1, 2017	Issue press release, accept applications, appoint committee
	Meeting #1 Meet w/ industry representatives and concerned citizen groups	August 15, 2017	Agenda: <ul style="list-style-type: none"> • Present issues • Industry presentation <ul style="list-style-type: none"> ○ Industry criteria for siting/areas that aren't feasible ○ Potential mitigation • Presentation from concerned citizen groups • Questions/discussion on presented information Meeting Goals: <ul style="list-style-type: none"> • Orientation • Building common ground for future discussions • Identify areas of needed study
	Meeting #2	September 5, 2017	Agenda: <ul style="list-style-type: none"> • Review study information to date • Discussion of siting criteria and development regulations • Consider draft regulations Meeting Goal: <ul style="list-style-type: none"> • Provide direction for studies, data collection, mapping, draft regulations

	Task	Target Date	Notes
	Meeting #3	September 26, 2017	Agenda: <ul style="list-style-type: none"> Review study information Review Community Open House feedback Review draft regulations Meeting Goal: <ul style="list-style-type: none"> Review and revise draft regulations
Inventory, Studies, Analysis	Inventory of existing conditions	August 2017	Existing transmission lines & substations Existing capacity Existing agricultural lands Other
	Studies identified by working group and industry representatives	August-October 2017	Siting criteria Mitigating impacts to rural environments Permitting Employment Tax implications Other
	Analysis of study information	August-October 2017	
Community Open House	Receive community input regarding issues and study information to date	September 19, 2017	
Draft Regulations	Finalize draft regulations	October 31, 2017	
Public Review and Comment on Draft Regulations	Publish Draft Regulations for Comment	November-December 2017	
Planning Commission Hearing		November 14, 2017	
SEPA		November 14, 2017	
BOCC Hearing		December 19, 2017	

Solar Moratorium Work Plan Timeline							
	June	July	August	September	October	November	December
Staff Review							
Citizen Advisory Committee Meetings							
Inventory, Studies, Analysis							
Community Open House							
Draft Regulations							
Public Review and Comment on Draft Regulations							
Planning Commission Hearing							
SEPA							
BOCC Hearing							