

**KITTITAS COUNTY JOINT PLANNING COMMISSION MEETING
Tuesday, March 12, 2008 @ 6:00 P.M.**

Manashtash Room
Kittitas County Event Center, Ellensburg

I. Call to order and introduction of members and staff.

Commissioner McClain called the meeting to order at 6:00 p.m.

Board of County Commissioners Present: Mark McClain, Alan Crankovich, and Clerk Julie Kjorsvick

Planning Commission Present: Chairman David Black, Kim Green, Larry Fuller, Matt Anderson, and Jason Grant

Also present: CDS Director Darryl Piercy, CDS Assistant Director Allison Kimball, CDS Staff Planners Joanna Valencia, Clerk Lindsay Watkins and approximately 50 individuals representing applicants and public interest.

Commissioner McClain opened the Hearing and stated Commissioner Bowen will be recused himself from the Wind Farm Hearings. Commissioner McClain stated he has had no contact with the wind farm representation.

Commissioner Crankovich stated he has had no other contact with anyone from the wind farm project.

Desmond Knudson stated that he would like to see a full Board of Commissioners.

Chairman Black stated he has had no other contact with the Vantage Wind Farm Project.

Green stated she has had no other contact with Vantage Wind Farm Project.

Fuller stated he has had no other contact with Vantage Wind Farm Project.

Anderson stated he has had no other contact with Vantage Wind Farm Project.

Grant stated he has had no other contact with Vantage wind farm Project.

Chair opened the Hearing for Staff Presentation.

Staff Planner, **Joanna Valencia** read portions of her staff report into the record. Attached hereto and incorporated is a copy of that staff report.

Chair opened the Hearing for Applicant Presentation.

Dave Iadarola, Invenergy LLC, 2580 West Main Street, Suite 200, Littleton, CO 80120, representing the applicant gave a brief overview of the project.

Fuller asked how many months out of the year will turbines produce energy.

Iadarola stated 12 months.

Green asked if they would be hiring as many local people as they can.

Iadarola stated they would hire as many as they possibly can.

Commissioner McClain stated the Development Agreement asked about some issues that came up regarding Bowers Field and Airport Road.

CDS Director **Darryl Piercy**, stated the issue of Bowers field comes across for two reasons one is we needed to recognize that Bowers Field is apart of our over all comprehensive plan requirements, that there was an over lay zone protecting Bowers Field and we had a responsibility under our comprehensive plan to provide for expansion possibilities for Bowers Field, we wanted to insure this development through whatever agreement that came through as the FAA did not have an impact on the ability to expand or extend operations on Bowers Field. It will need a certificate of approval from the FAA in order to place the towers at the height they're at. There is a relationship between the project and Bowers Field expansion in the future we want to make sure that this project through the development agreement does not hinder potential future development or extend the operation of Bowers Field.

Commissioner Crankovich asked if the wind farm project was going to get a contract with Fire District #4 in Vantage since they are so close to them.

Piercy stated that Fire District #2 currently has a contract and Puget Sound Energy was required to enter a contract with District #2 for the Wildhorse site and they have identified an adequate response time to that site it was also reasonable since this was in the same proximity for the response time for District #2 which is a man station verses District #4 a volunteer station the response time was actually estimated to be quicker and to have more resources available in the event of having a fire so District #2 contract requirement seemed to be the reasonable approach.

Green asked we have to actually wait 30 years before we can actually modify this contract.

Piercy stated the modification clause you point to in 1.3 is actually one that was negotiated with the county in regards to the impact of the Wildhorse project on Bowers Field. Bowers Field has a master plan that talks to development out over the next planning period for that airport and the agreement was that if development occurred at Bowers Field that potentially impacted activity at Wildhorse which would be the similar situation at this site because of the proximity location that could not specifically be addressed until after the 30 year period. Because there is absolutely no plans in the county's Long Range planning for the airport that could possibly imagine a scenario that impacted this site and the adjacent site Wildhorse and so it was negotiated into the agreement with Wildhorse it's consistent language with Wildhorse and follows the same time frame.

Chair opened the Hearing for Public Testimony

Desmand Knudsen, 61 Vantage Highway, Ellensburg, WA 98926, stated he is concerned who is looking out for his best interests in District #1 since Commissioner Bowen has recused himself from this hearing and he also stated that things get brought up that don't get handled.

Shawn Jeffries, 403 S. Water Street, Ellensburg, WA 98926, stated he was representing the International Union of Operating Engineers, and stated they see short term and long term advantages to the Vantage Wind Farm project.

Patti Johnson, Solid Waste Director, stated at this time Solid Waste does not have a lease agreement with them, they are not for or against the wind farm project but would be willing to work with the Applicant if they need to.

Roger Clerf, P.O. Box 714, Kittitas, WA 98934, stated he is in support of the wind farm project; it's a good project and a good area.

Don Gerard, 393 Nina Lane, Easton, WA 98925, stated he was in support of the wind farm project.

Linda Hawk, 731 Airport Road, Cle Elum, WA 98922, stated Kittitas County does not have the opportunity for people to work and make a living, bringing the wind farm project in helps that matter.

David Rugh, 1699, Kennewick, WA 99336, stated he was in favor of the wind farm project.

Gary Orsborn, 10161 Upper Badger Pocket Road, Ellensburg, WA 98926, stated if we do this project it will be beneficial.

David Young, 17880 Vantage Highway, Ellensburg, WA 98926, stated he is the technician for Wildhorse Wind Farm and he is in favor of the Vantage Wind Farm Project and it will produce the energy we need.

Brian Stickney, 171 Stone Tree Lane, Ellensburg, WA 98926, stated he was in favor of this project.

Debbie Strand, 1932 E. Village Dr, Ellensburg, WA 98926, stated she is in support of the project but disappointed in the way the information came out; the public needs to know what is going on as well.

Catherine Clerf, 60 Moe Road, Ellensburg, WA 98926, stated she is in favor of the wind farm project.

Tammy St. Paul, 16921 Vantage Highway, Ellensburg, WA 98926, stated she was in favor of the wind farm project.

Chat Morrison, 2607 Judge Ronald Road, Ellensburg, WA 98926, stated he has a real problem with decommission and stated that this project should be bonded.

Green asked Mr. Iadarola if he would be willing to put into writing about hiring as many local people as possible.

Iadarola stated he would have to discuss that with Invenenergy LLC to be able to commit to that.

Green asked if there would ever be a special permit for hunting inside the wind farm area if it ever got over populated with wildlife.

Iadarola stated there has been a request to not allow hunting on the site because there has been an issue with illegal hunters in the Wildhorse Wind Farm area, but it could be an option.

Commissioner McClain asked to continue and have a check up on April 1st and to leave the hearing open to written comments.

Piercy stated that is fine and the deadline can be March 19th at 5:00p.m.

Commissioner Alan Crankovich moved to continue the Board of County Commissioners hearing to April 1st, 2008 at 10:00a.m. to the Commissioners Auditorium, written comments will close Wednesday March 19th, 2008 at 5:00p.m. **Commissioner Mark McClain** seconded the motion and the motion passed will all in favor.

Commissioners Mark McClain and Alan Crankovich were adjourned.

Chair opened the Hearing for Planning Commission deliberation and motion.

Anderson asked if he missed something in the application when it was talking about using land from Solid Waste.

Iadarola stated the application doesn't specifically address it but the maps do show it.

Anderson asked how many acres are there of Solid Waste property.

Iadarola stated he couldn't remember and he would get the answer.

David Black moved to continue the Hearing to April 8th, 2008 at 6:30p.m. in the Commissioners Auditorium for deliberation and decision only. Kim Green seconded and the motion passed with all in favor.

Meeting was adjourned at 7:40p.m.

Lindsay Watkins, Planning Commission Clerk