

Kittitas County Teanaway Solar Reserve

Emails received from Citizens Alliance for Rural Teanaway (CART)*

| | | |
|------------|---|--------------------------|
| 1. | Ruralteanaway@gmail.com | February 18, 2010 |
| 2. | Ruralteanaway@gmail.com | February 22, 2010 |
| 3. | Ruralteanaway@gmail.com | February 24, 2010 |
| 4. | Ruralteanaway@gmail.com | March 15, 2010 |
| 5. | Ruralteanaway@gmail.com | July 5, 2010 |
| 6. | Ruralteanaway@gmail.com | July 17, 2010 |
| 7. | Ruralteanaway@gmail.com | July 19, 2010 |
| 8. | Ruralteanaway@gmail.com | July 25, 2010 |
| 9. | Ruralteanaway@gmail.com | July 26, 2010 |
| 10. | Ruralteanaway@gmail.com | August 9, 2010 |

***These are in addition to the Emails and/or Comments previously provided.**

From: James Brose [ruralteanaway@gmail.com]
Sent: Thursday, February 18, 2010 4:30 PM
To: ruralteanaway@gmail.com
Subject: Fwd: Teanaway Solar Reserve invites you to a Public Meeting Feb 23rd


I hope that many of you will be able to attend so that we might be able to confirm the promises made by TSR are actually honored in the Conditional Use Permit. And maybe to ask a tough question or two!

Jim

----- Forwarded message -----

From: Howard Trott <info@teanawaysolarreserve.com>
Date: Thu, Feb 18, 2010 at 11:15 AM
Subject: Teanaway Solar Reserve invites you to a Public Meeting Feb 23rd
To: ruralteanaway@gmail.com

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You are invited to attend an evening with the Teanaway Solar Reserve. Come speak with Howard Trott and team. Ask questions, get answers and updated information about the project.

Place: Walter Strom Middle School Commons
2694 State Route 903
Cle Elum, WA 98922
Time: 6:30pm – 8:00pm
Date: Tuesday February 23, 2010

Tell your friends and neighbors and we hope to see you there!

Light refreshments will be provided.

###

Strategies 360 | 1505 Westlake Ave N #1000 | Seattle, WA 98109

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From: James Brose [mailto:ruralteanaway@gmail.com]
Sent: Monday, February 22, 2010 6:04 PM
To: ruralteanaway@gmail.com
Subject: Meeting with TSR tomorrow

TSR posted the new CUP application all 1236 pages on the county website and surprise they have kept precious few of the promises they made to us! But whats new!

We need to see your supportive faces at the meeting tomorrow at Walter Strom Middle Schools Commons at 6:30

Needless to say I haven't had a chance to review the entire document but what I see doesn't change the visual impact of this project for miles around, still creates a noise and traffic hazard for the next three to five years on Red Bridge and Wheil roads, and proves unsettling to the wildlife that frequents the area. Are you willing to accept only the quiet and beauty of the winter months and forgo the warmer weather while construction devastates our summers?

This is the wrong place for this project..... We know it and we need to make the County know it!

See you tomorrow and thanks for your support

Jim

From: James Brose [ruralteanaway@gmail.com]
Sent: Wednesday, February 24, 2010 1:04 PM
To: ruralteanaway@gmail.com

CITIZEN'S ALLIANCE FOR A RURAL TEANAWAY

FOR IMMEDIATE RELEASE Contact: Jim
Brose, Chairman
February 24, 2010
Chair, CART

509-674-6764

ruralteanaway@gmail.com
www.thecart.org <<http://www.thecart.org/>>

LAND OWNERS FILE LAW SUIT AGAINST TEANAWAY SOLAR RESERVE FOR VIOLATING PRIVATE PROPERTY RIGHTS

Suit seeks injunction and declaratory relief for violating neighborhood's protective covenants

A law suit against the Teanaway Solar Reserve ("TSR") was filed today in Kittitas County Superior Court. The law suit, if successful, would effectively block TSR's current plans to clear hundreds of acres of working forest in the Cascade Mountains to install a nearly two-mile wide solar array above Cle Elum.

TSR's application for the nation's largest solar array includes a critical transmission and access corridor off of loping lane in the Teanaway. This transmission corridor would connect the 400,000 planned solar panels to the Bonneville Power Administration (BPA) lines for distribution. TSR would build up two or three 150 foot high lattice towers, a series of 345-kv transmission lines, roads and possibly a 6 acre substation on the 22 acre site. TSR states that they will transmit up 75 megawatts of electricity and up to 450 construction workers daily across this corridor.

However, this 22 acre lot is part of a 2003 subdivision protected by covenants that require that the land be used for "residential use only, with no commercial purposes of any kind to be permitted...."

James Brose who lives on a neighboring lot filed the suit to protect his private property rights. Brose said "those of us who live in this neighborhood purchased our land to build our homes. The protective covenants assured all of us that we would have a neighborhood here and not a monstrous quasi-industrial eye soar in the Teanaway. These protective

covenants are part of the property rights we purchased when we moved to this neighborhood. TSR is trying to take those rights from us."

The lawsuit also names Morton Land and Timber Company ("Morton Timber") as a defendant. Morton Timber purchased the 22 acre lot last June and is apparently leasing it to TSR. Morton Timber is a Wyoming Company whose president is wealthy New York businessman John Rudey. This is the same John Rudey who owns the American Forest Land Company ("AFLC"). AFLC is currently being investigated for unlawfully removing public documents from County facilities relating to a mega development in the upper Teanaway River. Criminal charges may be filed in that case against AFLC.

Brose is also the Chairman of the Citizen's Alliance for a Rural Teanaway ("C.A.R.T."). With more than 120 members, C.A.R.T. formed late last year to oppose the location of the solar array in forested snow country in the Cascade Mountains. C.A.R.T. strongly supports solar power but believes that the proper location of this solar array is in the lowlands near Vantage or Hanford where it is 1000 feet lower with less snow and less critical forest habit to be destroyed.

For more information on C.A.R.T., or to become a member, we encourage you to visit our website at: www.thecart.org <<http://www.thecart.org/>>

####

From: James Brose [ruralteanaway@gmail.com]
Sent: Monday, March 15, 2010 5:24 PM
To: ruralteanaway@gmail.com
Subject: Response to TSR supplemental filing

Just a quick reminder the public response or comments to the Supplemental filing by the TSR are due by March 23rd. I know many of you had comments last year to the initial filing and there is nothing that says you cannot restate your concerns. What they did this second round was to disguise facts with a lot of words and references but it doesn't change the real issue This is the wrong place for this type of venture and understates the harm it would do to the rural atmosphere of the Teanaway.

Also, I want to take this opportunity to thank all of you for your support. This has been a new experience for Janet and I and your support has really helped us get through this very frustrating exercise. I feel certain that our action against the TSR and Morton Timber will be won and our lives return to some semblance of a quiet rural lifestyle.

Many Thanks, Jim

News release

From James Brose
To ruralteanaway@gmail.com
Cc
Subject News release

Date Monday, July 05, 2010 3:41:08 PM

For Immediate Release
July 5, 2010

Contact: James Brose
(509) 674-6764

Citizens Alliance for a Rural Teanaway (CART) is Prepared to Appeal Teanaway Solar Reserve Ruling

(Cle Elum, WA) – The Citizens Alliance for a Rural Teanaway, or CART, is prepared to appeal a ruling from the Kittitas County Department of Planning scheduled to be released July 15th regarding the environmental impact of the proposed Teanaway Solar Reserve scheme. Based on conversations between CART, State, and County officials, CART believes the ruling will require minimal investigation of the environmental damage this project will cause.

“The people who live and work in the Teanaway Valley and surrounding areas can’t believe the county would allow a project of this magnitude to go forward without a detailed examination of the impact it would have on our land, water, wildlife and community,” said James Brose, Director of CART.

Kittitas County Planning expects that the ruling will determine that the 982 acre project installing 400,000 solar panels next to Cle Elum will have minimal environmental impacts. The ruling would allow Teanaway Solar Reserve, LLC, to avoid having to produce an environmental impact statement (EIS), outlining in detail the extensive environmental damage the project would create and exactly how the company plans to mitigate that damage.

According to an independent study produced by Jonathan Kemp, a Wildlife and Fisheries Biologist and Principal at EnCo Environmental Corporation, **“...the project, as proposed, should be subject to further and extensive environmental analysis including but not limited to a complete Environmental Impact Statement...”**

Once the ruling is released on July 15th, CART plans to file an appeal with the Kittitas County Board of Adjustment in an attempt to convince that body that this project deserves nothing less than a full Environmental Impact Statement. **“CART intends to exhaust all administrative options and pursue this matter to the courts if that’s what it takes to protect our land and our community,”** said Brose.

From: James Brose [ruralteanaway@gmail.com]
Sent: Saturday, July 17, 2010 10:37 AM
To: ruralteanaway@gmail.com
Subject: Fwd: TSR gets Environmental Green Light from Kittitas County

On Thursday the Kittitas County land use Planning officials released an assessment of "non-significance" regarding the proposed Teanaway Solar Reserve (TSR) . Earlier this month we had released a notification if that decision was rendered we would appeal and we intend to file a timely appeal!

At this time the first public hearing on the TSR proposal is planned for August 11th in Ellensburg at 6 PM before the County Board of Adjustment. The timing of this event may be affected by our appeal of this weeks decision. Regardless it will be extremely important for us to have everyone attend and if possible address the board with your concerns and questions.

Also, I want to take this time to thank everyone for your strong and growing support. CART is going to be assuming a more active role in informing the public about the TSR proposal and it's impact on our community in the very near future.

Jim

----- Forwarded message -----

From: Howard Trott <info@teanawaysolarreserve.com>
Date: Thu, Jul 15, 2010 at 11:12 AM
Subject: TSR gets Environmental Green Light from Kittitas County
To: ruralteanaway@gmail.com

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July 15, 2010

**TEANAWAY SOLAR RESERVE GETS
ENVIRONMENTAL GREEN LIGHT**
County Issues Environmental Permit

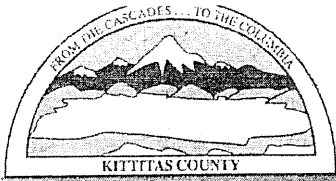
Cle Elum, WA – **Today, Kittitas County cleared the way for the Teanaway Solar Reserve (TSR)** to advance to the final step in the permitting process. The Office of

From: James Brose [ruralteanaway@gmail.com]
Sent: Monday, July 19, 2010 3:46 PM
To: ruralteanaway@gmail.com
Subject: Conditional Use Permit hearing
Attachments: scan.jpg

Today we received confirmation on the Conditional Use Permit hearing scheduled for August 11th. I have attached a copy of the notice for those of you in the area who may not have received the notification. It will be very important to have a great representation at this meeting so please note to your calendars.

Our appeal of the Mitigated Determination of Nonsignificance is underway and will be filed within the time frame specified.

Thanks, Jim



**NOTICE OF SEPA ACTION
AND PUBLIC HEARING**

To: Interested County Departments & Agencies with jurisdiction
Adjacent Property Owners
Applicant
Parties of Record

From: Dan Valoff, Staff Planner

Date: July 15, 2010

Subject: Teanaway Solar Reserve Conditional Use Permit (File No.: CU-09-00005)

Project Name: Teanaway Solar Reserve
MDNS Issuance Date: July 15, 2010
Notice of Hearing and MDNS Publication Date: July 15, 2010
Public Hearing Date: August 11th, 2010 and, if necessary, August 12th, 2010
Applicant: Teanaway Solar Reserve, LLC

Please find the attached Mitigated Determination of Nonsignificance (MDNS) for the above referenced project. A Notice of Application for the submitted application was mailed on September 3, 2009.

Description of Proposal:

The Applicant has applied for a Conditional Use Permit to construct and operate the Teanaway Solar Reserve solar facility (project). The project is proposed to generate up to 75 MWdc of PV solar energy for distribution to utilities and communities. The project will be constructed on approximately 477 acres of a 982 acre site zoned Forest and Range. The project site is located approximately 4 miles northeast of Cle Elum, Washington, in Township 20N, Range 16E, within Sections 22, 23, and 27. The complete application file may be viewed at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA 98926. Project information is also available on the County's website at <http://www.co.kittitas.wa.us/cds/current/>.

Public Hearing:

NOTICE IS HEREBY given that a public hearing on said application before the Kittitas County Board of Adjustment has been scheduled for **August 11 and, if necessary, August 12 at 6:00 p.m.** at the Kittitas County Fairgrounds, Ellensburg, WA. 98926. The Board of Adjustment will receive public comment on the application described above. Written comments will be accepted until 5:00 pm on August 11, 2010 or in person at the hearing.

Threshold Determination:

NOTICE IS HEREBY given that the Kittitas County Community Development Services has determined that the proposal does not have a probable significant adverse impact on the environment that cannot be mitigated through compliance with the mitigation conditions imposed by the Department as well as compliance with the Kittitas County Code and other applicable laws and regulations. An environmental impact statement is not required under RCW 43.21C.030(2)(c). This decision was made after review of an expanded SEPA checklist on file the Department. A complete copy of the SEPA Threshold Determination and SEPA Staff Report are available on the County's website at <http://www.co.kittitas.wa.us/cds/current/>.

For More Information: Please contact Contract Planner Anna Nelson at (206) 382-9540 or email at anelson@gordonderr.com

From: James Brose [ruralteanaway@gmail.com]
Sent: Sunday, July 25, 2010 2:08 PM
To: ruralteanaway@gmail.com
Subject: August 11th meeting

The conditional use hearing is set for August 11th in Ellensburg at the Kittitas County Fairgrounds at 6 PM. I am encouraging all to attend but if you are unable please take the time to at least write to the Board of Adjustment and let them know how you feel about the Teanaway Solar Reserve. If by some chance you misplaced the notice on the public hearing let me know and I will resend it.

You can mail your comments to:

Kittitas County Community Development Services
411 N Ruby St, suite 2, Ellensburg , WA 98926

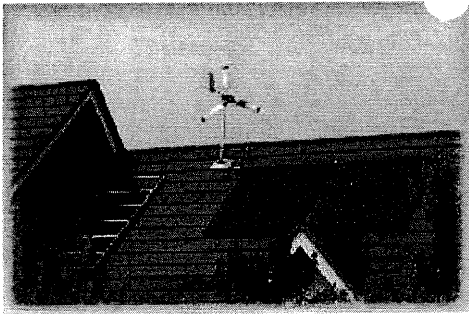
or email :
CDS@CO.KITTITAS.WA.US

One of our many loyal supports found the website below. I think you get the picture!

<http://windsolarenergy.org/best-regions-for-solar-power.htm>


Don't let the TSR think we don't care!


Thanks again for all the support, Jim




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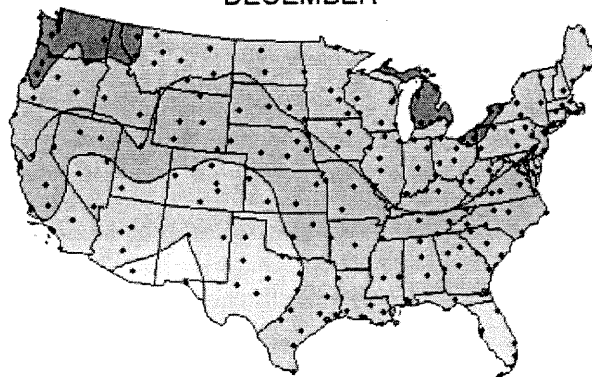
Before you run out and buy or make a stack of solar panels for your home, you need to know some things about cloud cover (especially in the winter) and the amount of daylight hours your area of the country actually receives.

Would you be better off putting most of your investing in wind power, or solar power? The amount of sunshine your area of the country receives has a tremendous impact on how many solar panels you will have to buy or make.

The below chart represents the amount of sunshine (and thus the amount of available solar power) in your area of the continental United States:

Average Daily Solar Radiation Per Month

DECEMBER



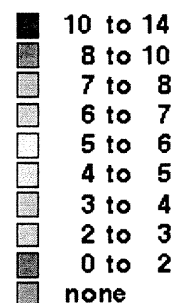
Flat Plate Tilted South at Latitude

As you can see, the northern sections of the country get a lot more cloud cover in the wintertime than the south. Finding sufficient solar power around the great lakes or pacific northwest is particularly difficult during the winter. If you live in a northern area with a lot of wind, a wind turbine system may be your best option. See our article on the [best locations for wind power](#) for more information on this.

These maps are based on a flat panel solar panel tilted toward the south. The tilt angle is based on a fixed tilt equal to the latitude of the site above the equator.

The legend to the right of this paragraph gives you the amount of KWH you can expect per day for each square meter of solar panel surface area.

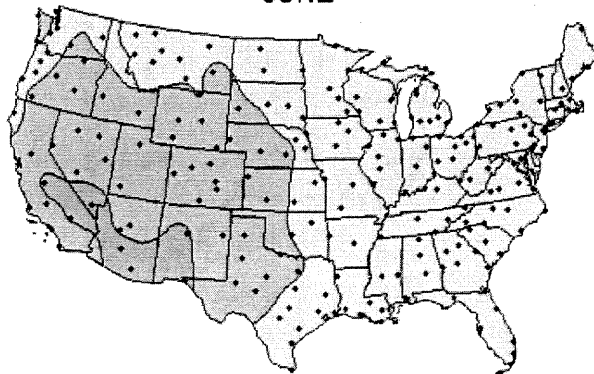
kWh/m²/day



Below is a summertime solar radiation map:

Average Daily Solar Radiation Per Month

JUNE

**Flat Plate Tilted South at Latitude**

For the summer, most of the United States, with the exception of the extreme pacific northwest, is ideal for placing solar panels. The western and southwestern US is best, with the desert regions obviously receiving the most sun. But most all of the US can benefit from solar power throughout the summer. Sunshine is plentiful and there is no reason not to consider an investment in solar energy.

But how many solar panels will you need? There are several factors to consider:

- The amount of electricity your home requires. You need to understand the wattage of your appliances.
- The amount of sunshine in your area.
- The amount of wind in your area. If you are using wind power, how much wind does your area of the country typically receive?
- The amount of energy storage you have available (batteries). If you have too few batteries, extra solar panels may only go to waste.
- Your budget constraints. This is the big one. [Our review of Do It Yourself guides should help.](#) It is remarkably easy and doesn't require a lot of technical knowledge to make your own panels and wind turbines.

To learn how much electricity your specific home requires, read our articles on [power hungry appliances](#) and [powering just one appliance](#).

To determine the amount of wind in your area, see our article on the [best locations for wind power](#).

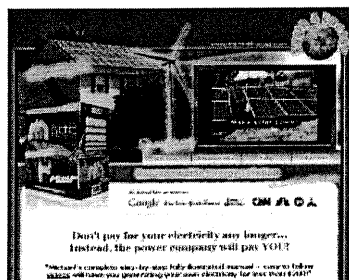
For determining the amount of energy storage you will need, and best kinds of batteries to purchase, see our [battery buying guide](#).

Coming soon: Sign up for our free six part mini-course on how to properly plan for adding solar and wind energy to your home.

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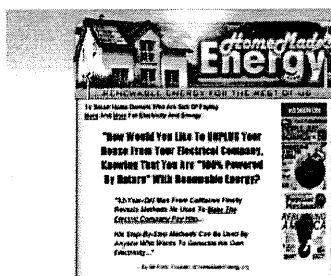
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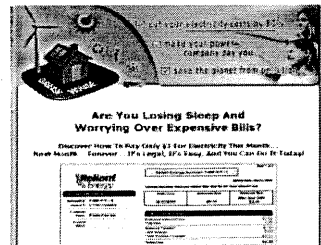
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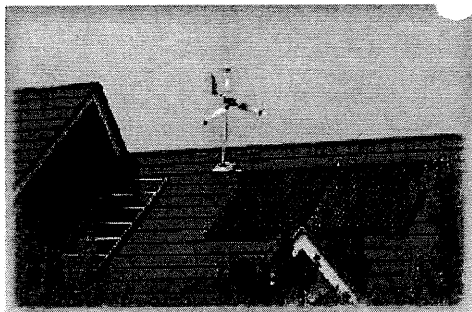
On the site you will find valuable articles covering how wind energy is harnessed through wind turbines, how solar energy is harnessed through photovoltaic solar panels, best locations for Wind Power and much more. You will also find helpful reviews of Do it Yourself guides that we have purchased and researched.

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Solar energy is actually the source of most all energy on earth. Other forms of energy are ultimately conversions from solar energy.

Wind power for instance, is only available because of the differences in temperature across the earth's surfaces. Water power is only possible because of the process of evaporation creating rain on the earth. Plants get their energy from the sun, and both animals and humans get energy from eating plants and animals. Fossil fuels are believed to be the fossilized remains of plants and animals, exposed to heat and pressure.

In the context of a renewable energy system, solar power is the harnessing of radiant heat and light from the sun directly, and converting it to electrical power or heat.

Solar energy is converted to electrical energy through crystalline or amorphous silicon photovoltaic panels. The most popular of the two are the crystalline silicon panels due to their higher output per square inch. They are the most common usage of solar power and are doubling in popularity every two years.

Solar energy can also be used to heat water through solar thermal collectors that move water heated by the sun into a collection tank or an existing hot water heater. Some systems have a separate pump that moves fluid containing a type of antifreeze into a heat exchanger, which then transfers the heat into the household hot water supply. These are more suited to wintertime applications.

Solar lighting has become more popular of late--especially for walkways and entrances to buildings. The lights contain a solar panel on the top and a small battery to store the energy throughout the day. The lights, which usually contain LED bulbs, then activate at night to provide lighting well into the nighttime hours. This method saves energy and eliminates the need to turn outdoor lighting on and off. It also adds an attractive nighttime appearance to any house.

Solar ovens or solar cookers use concentrated sunlight, heat trapping or light to heat conversion methods to cook food. All of us have seen how a magnifying glass can start a fire; why not put that energy to use and cook food with it? We've all heard the phrase during a hot summer day, "It's hot enough to fry an egg out there." Solar ovens and cookers make this a reality.

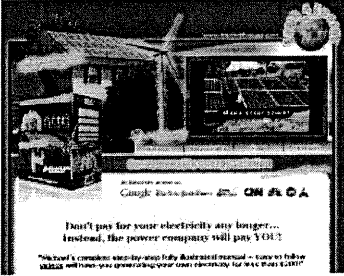
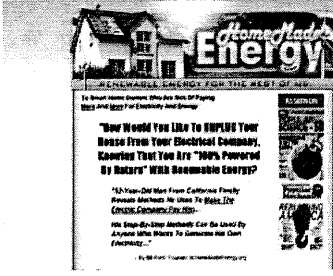
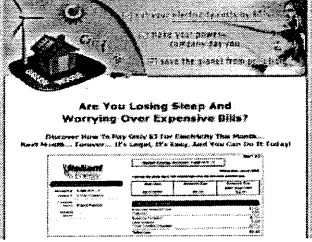
Solar shingles are shingles composed of photovoltaic cells, and are dark purplish in color to give them a similar appearance to regular roof shingles. They are installed by stapling them to the roofing cloth. They capture the sunlight and convert it into electrical energy. They can be installed alongside regular shingles or they can cover the entire roof. They are more expensive than regular solar panels, but are aesthetically more pleasing to the eye.

Solar attic fans operate like regular attic fans except they are powered by a solar panel affixed to the top of the fan assembly. They work well because they work to remove heat from your attic on the days when the sun is most likely to be shining. Removing heat from the attic reduces the load on your air conditioning system and extends the life of your roof shingles.

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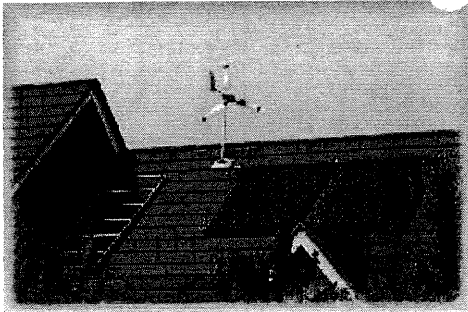
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Power needs

- [Power Hungry Appliances](#)
- [Powering Just One Appliance](#)

Free Energy

- [Geothermal](#)
- [Water Power](#)

Photovoltaic Solar Panels are by far the most common harness of solar energy. They are durable, long lasting, have no moving parts and can be built to withstand the elements.

Most Solar panels are made of crystalline silicon. The wafers of crystalline silicon are actually brittle, but are hard cased in an electrically insulated panel to protect them from damage and shorting out.

The panels are connected in series if you want to increase the amount of voltage supplied, then in parallel to increase it's current.

Manufacturing production of Photovoltaic solar panels has increased dramatically in recent years due to the growing demand for clean sources of energy, doubling about every two years.

So how do these solar panels work? Put simply, they take photons from the sunlight to knock the electrons into a higher state of energy.

DC current is produced as a result, enabling it to charge a battery or run any device designed to operate on DC current.

To convert DC current to household AC electricity, an inverter is required. The expense of inverters is declining as demand continues to increase.

A second kind of solar panel is the Amorphous silicon panels. Amorphous solar panels do not have a mosaic crystal structure, but are like glass. All of the silicon atoms are randomly placed rather than in an organized structure. The amorphous panels are cheaper because unlike Crystalline silicon panels, they don't require time to form.

Some manufacturers have produced solar panels containing both amorphous and crystalline silicon for maximum efficiency. The kind of panel you will want to build depends on the cost efficiency of each option.

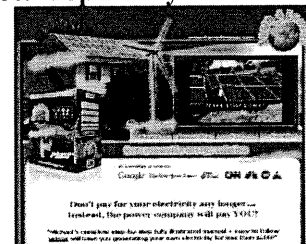
What is the #1 Reason why homeowners don't add Wind or Solar power to their home?



Wind and Solar generating systems can be very expensive!

For this reason, thousands of homeowners are learning how make their own solar panels and windmills (wind turbines). It is amazingly easy and doesn't require much technical knowledge. We've reviewed the best guides available on the internet and rated them.

2009 Top Do it yourself Guide



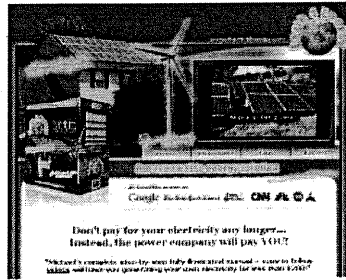
Earth4Energy

[Read full Earth4Energy Review](#)

[Top Do it Yourself Guides Compared](#)

Top Do It Yourself Guides - Purchased and reviewed

Number one



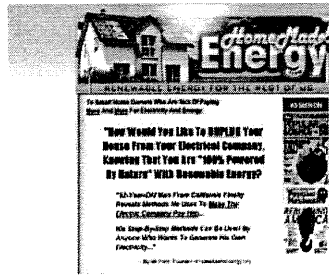
Earth4Energy



[Click here to visit Earth4Energy](#)

[Full Review](#)

Number two



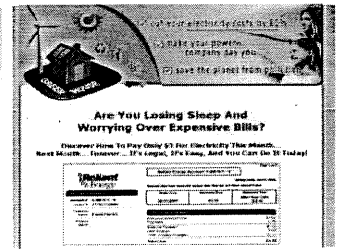
Home Made Energy



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[Full Review](#)

Number three



Home Made Power Plan






[Click here to visit Home Made Power Plan](#)

[Full Review](#)

WindSolarEnergy.ORG is a free resource offering advice on achieving renewable energy independence

On the site you will find valuable articles covering how wind energy is harnessed through wind turbines, how solar energy is harnessed through photovoltaic solar panels, best locations for Wind Power and much more. You will also find helpful reviews of Do it Yourself guides that we have purchased and researched.

If you found this site useful, spread the word and help others find **WindSolarEnergy.ORG** by adding us to your favorite social bookmarking site:

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From: James Brose [ruralteanaway@gmail.com]
Sent: Monday, July 26, 2010 3:35 PM
To: ruralteanaway@gmail.com
Subject: Environmental Appeal

OR IMMEDIATE RELEASE
July 26, 2010

509-674-6764

Contact: Jim Brose, Chairman
Citizen's Alliance for a Rural Teanaway

ruralteanaway@gmail.com

LANDOWNERS FILE ENVIRONMENTAL APPEAL AGAINST
THE TEANAWAY SOLAR INSTALLATION Appeal Urges Kittitas County to Require a Full Environmental
Study of the Project

Local landowners near Cle Elum have filed an appeal to the Kittitas County Board of Commissioners asking the County to require a proper study of the environmental impacts of the Teanaway Solar Reserve (TSR).

The solar installation will require the clearing of nearly one square mile of working forests near the top of Cle Elum Ridge at an elevation of up to 2,600 feet above sea level. The appeal argues that the 400,000 solar panels, a huge electrical substation, 75 inverter buildings and hundreds of construction workers will have significant impacts on the environment. Under the State Environmental Policy Act (SEPA) an Environmental Impact Statement (EIS) must be prepared for any project that has the potential to cause an adverse environmental impact.

Jim Brose, one of the landowners filing the appeal, and Chairman of the Citizen's Alliance for a Rural Teanaway (CART) said that "it is irresponsible for Kittitas County to allow this huge quasi-industrial project without even requiring that TSR prepare an EIS and study the environmental impacts of the project. This project bills itself as good for the environment and yet it has the potential to cause more harm than good."

The 15 page appeal to the County points out more than a dozen significant environmental impacts that will be caused by the solar installation that cannot be properly mitigated. For example, flooding potential from the 600 acres of impervious solar panels and vegetation clearing will inundate the local stream system. In addition, a number of ESA listed species such, the spotted owl and bull trout live on or near the proposed site.

The appeal also notes that the County made a number of significant legal missteps in the application SEPA's requirements to the project. Most troubling is the lack of an adequate fire-evacuation plan for the rural forested neighborhood with a history of wildfire.

"Our rural neighborhood has one steep gravel entrance and exit for some two dozen homes. We already have a history of wildfires in the neighborhood which will be exacerbated by placing a huge energy generation plant along with some 450 workers per day in the site using the same entrance. The County has not properly studied how all of those people would exit the site in the case of a fire. It is a serious issue and it must be studied" said Brose.

CART strongly supports solar power and renewable energy. But the proper placement for any large solar array

is in the sage brush deserts of eastern Kittitas County where there are far more days of sun, much less snow, and less critical habitat to be destroyed.

For more information on CART, or to become a member, we encourage you to visit our website at:
www.thecart.org #####

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

From: James Brose [mailto:ruralteanaway@gmail.com]
Sent: Monday, August 09, 2010 07:52 PM Pacific Standard Time
To: ruralteanaway@gmail.com
Subject: Teanaway Solar Appeal - Letter of Acknowledgement

We will be meeting in the Teanaway Hall at 6 for the TSR Hearing Wednesday August 11th. I'm looking forward to a strong attendance.

Jim

***WELCOME TO THE PUBLIC HEARING OF
THE KITTITAS COUNTY BOARD OF ADJUSTMENT
FOR THE TEANAWAYSOLAR RESERVE (CU-09-000005)***

The public hearing process is outlined in this handout to help you make an effective presentation to the Board of Adjustment. This public hearing is a consolidated hearing for both the SEPA Appeal and the Conditional Use Permit, with the SEPA Appeal hearing commencing first at 6:00 p.m. on August 11, 2010, at the Kittitas County Fairgrounds in Teanaway Hall, Ellensburg, WA.

- The Board of Adjustment may continue the public hearing to a specific date and time where they will review the record, deliberate and make a final decision on the project. The hearing on August 11, 2010 will conclude at 10:30 p.m. It is anticipated that the hearing will be continued to August 12, 2010 at 6:00 p.m., based on the length of the expected testimony. If necessary, the hearing will be continued to August 18, 2010 at 6:00 (location not yet confirmed).
- Both written and oral testimony is considered by the Board of Adjustment.
- Note that if you wish to provide oral testimony at the hearing you must sign-in at the August 11, 2010 hearing.

***PUBLIC HEARING
PRESENTATION GUIDELINES***

To obtain the most benefit from your presentation the Board of Adjustment urges your consideration of the following:

Address the Board . . . Please face and direct all comments to the Board of Adjustment. Speak into the microphone. Turning around to respond to the audience makes it difficult for the Board to understand your statements and detracts from your speaking time.

Avoid Repetition . . . The Board of Adjustment does carefully consider and take notes on each presentation. Repetition by the initial speaker or following speakers, in support or opposition, usually serves only the purpose of prolonging the hearing, uses up allotted speaker time and does not further advise the Board of Adjustment of facts affecting the project.

Put it in Writing. Submit written testimony into the record by giving it to the Board Clerk.

PUBLIC HEARING SETTING

SETTING:

The hearing will be at the Kittitas County Fairgrounds in Teanaway Hall, Ellensburg, WA. There is a speaker's podium facing the Board with audio/visual equipment oriented to the Board of Adjustment. If you wish to provide oral testimony, please sign-in. Note that all testimony is sworn and recorded.



ORDER OF HEARINGS, SPEAKERS & TIME ALLOTTED

CHAIRMAN'S INTRODUCTION - 2 to 15 minutes

At the beginning of the public hearing, the Chairman reviews the rules of order for the meeting, will ask if there are any Appearance of Fairness disclosures to be made, and introduces the proposed project.

SEPA APPEAL HEARING

CHAIRMAN'S INTRODUCTION – 2 minutes

COUNTY TESTIMONY: (Approx 45 min)

- Identify witnesses, present exhibits to be marked by clerk;
- Testimony of County witnesses;
- Cross-examination by Appellant/Proponent;
- County's rebuttal.

APPELLANT'S TESTIMONY (person appealing SEPA action): (Approx ____ min)

- Identify witnesses, present exhibits to be marked by the Clerk;
- Testimony of Appellant's witnesses;
- Cross-examination by Responsible Official/Proponent;
- Appellant surrebuttal.

PROPONENT'S RESPONSE (Applicant): (Approx 30 min)

- Identify witnesses, present exhibits to be marked by the Clerk;
- Testimony of Proponent's witnesses;
- Cross-examination by Appellant/Responsible Official;
- Proponent surrebuttal.

- RELEVANT PARTIES TESTIMONY (see Relevant Parties text below): (3 min)
- FINAL ARGUMENTS (County, Proponent, Appellant): (5 min each)
- BOARD DISCUSSION
- DECISION – Complete with Findings of Fact

NOTE: The Board may ask questions of any party at any time during the hearing.
The Chair may call a recess at any time during these proceedings.
The Board will render a decision with Findings of Fact on this appeal.

Relevant parties with comments germane to the matter are entitled to testify at this appeal.

CUP HEARING

CHAIRMAN'S INTRODUCTION – 2 minutes

COUNTY STAFF - 45 minutes

Immediately following the Chairman's introduction, the County CDS Staff will present their staff report. Other County staff may testify as needed.

APPLICANT - 45 minutes

The party requesting the conditional use permit, including the principal speaker and supporting consultants, is allowed this interval for an uninterrupted presentation of facts. The applicant's presentation may include slides, charts, and other visual aids as desired.

PUBLIC – 3 min for individuals; 5 min for group speaker (represents more than five persons)
Testimony or comments by the public germane to the matter. Questions directed to the staff or the applicant shall be posed by the Chair at its discretion. The Board of Adjustment may question any speaker. Such questioning period by the Board of Adjustment will not be subtracted from the speaker's allotted time.

RESPONSE OF THE APPLICANT – Time as necessary

This period of time is allowed only for the applicant or authorized representative(s) to respond to public comments, not to introduce a new presentation. (It is not customary to reopen the questioning procedure during this period.)

COUNTY SUMMARY COMMENTS – Time as necessary

This period of time is allowed for the County to respond to public and applicant testimony.

BOARD DISCUSSION – Time as necessary

DECISION – Complete with Findings of Fact

NOTE: The Board may ask questions of any party at any time during the hearing.
The Chair may call a recess at any time during these proceedings.
The Board will render a decision with Findings of Fact on this CUP.

Please keep in mind that the Board of Adjustment is interested in full disclosure of information relative to the proposed project. The intent of the preceding advisory comments is to avoid unnecessary explanatory time or "sidetracking."

THANK YOU FOR YOUR COOPERATION

Should you have any particular questions on the details of a project pending before the Board of Adjustment, please contact the Community Development Services Office:

Kittitas County Community Development Services
411 North Ruby Street, suite 2, Ellensburg, WA 98926
PHONE: (509) 962-7506 FAX: (509) 962-7682
Web Site: www.co.kittitas.wa.us/cds
Email: [cgs@co.kittitas.wa.us](mailto:cds@co.kittitas.wa.us)