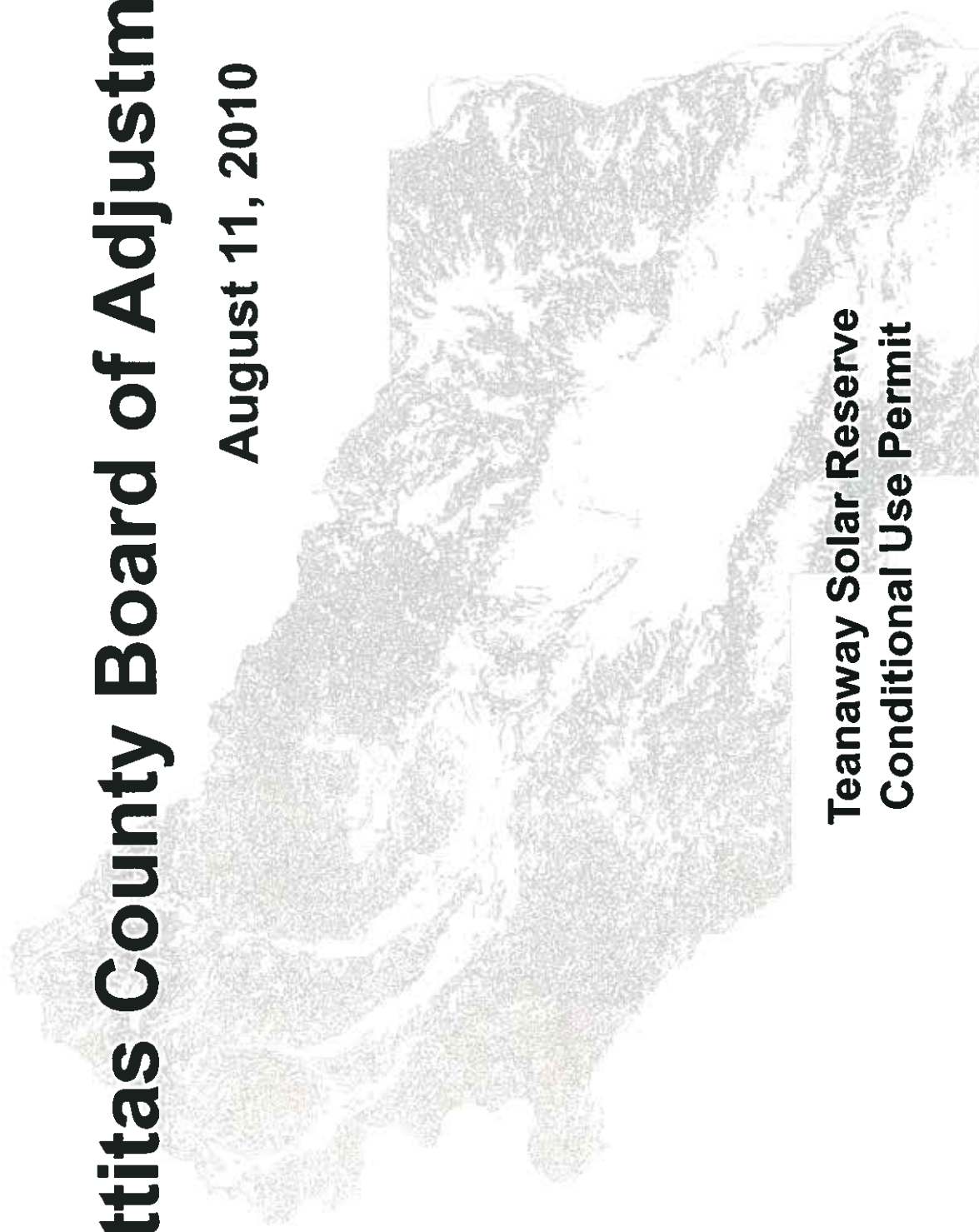


Kittitas County Board of Adjustment

August 11, 2010



**Teanaway Solar Reserve
Conditional Use Permit**

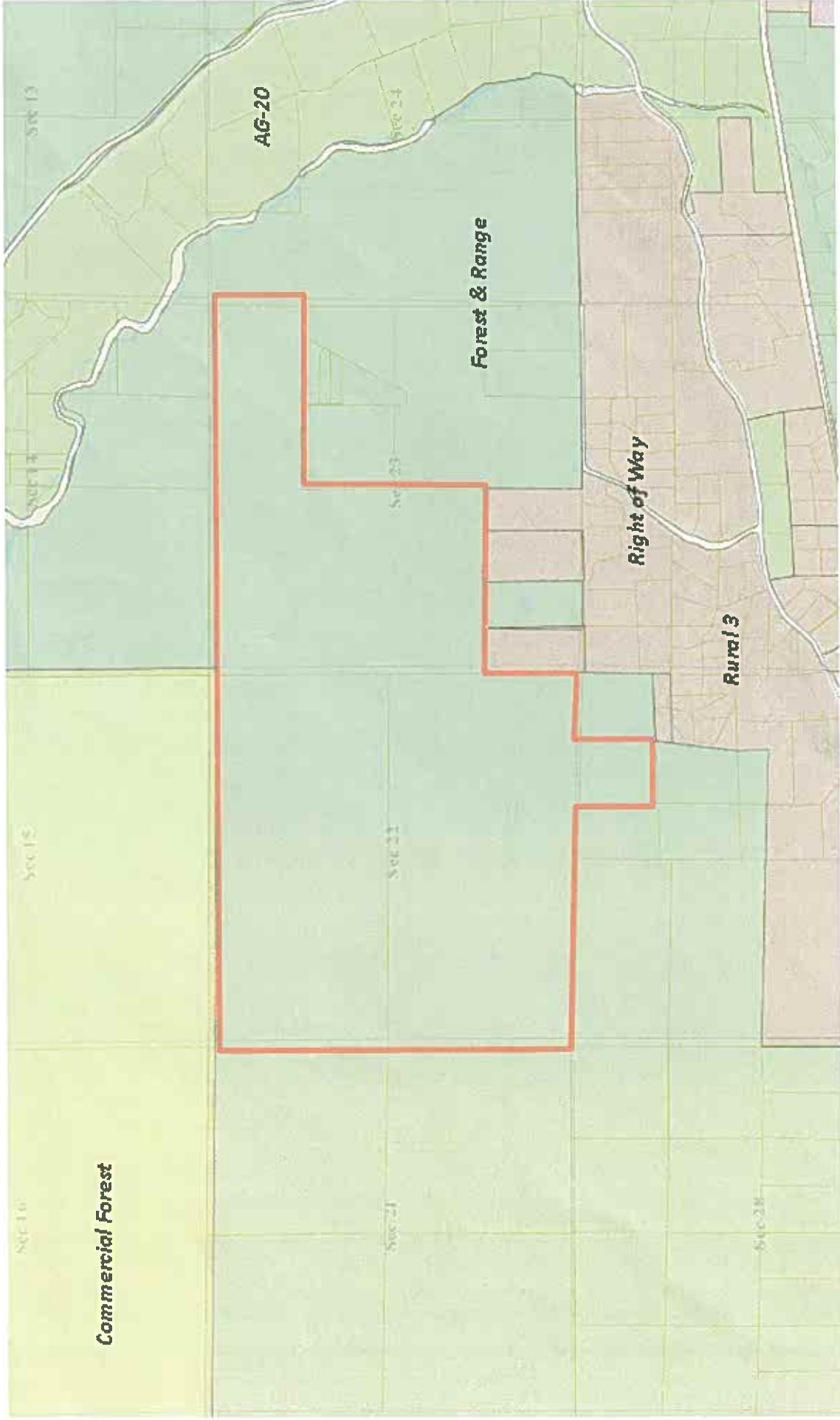
CU-09-00005

Summary Information

- Applicant Teanaway Solar Reserve, LLC proposes construction of a solar farm with associated transmission lines and substation, northeast of Cle Elum on Cle Elum Ridge
- Project Size: 982 acres, up to 477 acres included in land disturbance activities, and 193 acres preserved with conservation easement. Zoning: Forest & Range. Comp Plan: Rural.
- Project allowed in Forest and Range zone with CUP, KCC 17.61.020:
 - “Major Alternative Utility Facility” (solar farm)
 - “Special Utility” (transmission lines over 115K volts and substation)



From February 2010 Supplemental Submittal, Figure 1



Zoning of Project Site: Forest & Range

From Kittitas County COMPAS

Community Development Services Review

- Complete application: August 18, 2009
- 'Land Use Action Posting': September 2, 2009
- Notice of Application: September 3, 2009
- Addtl Info Required/Submitted: Dec 2009 to June 2010
- Letters, petitions and emails received from County Departments, state agencies, Yakama Nation, BPA, and members of the public
- SEPA MDNS Issued: July 15, 2010

Comprehensive Plan Compliance

- Chapter 2: Land Use Element
 - Project maintains and enhances natural resource industry (GPO 2.1)
 - Project diversifies economic development in the County (GPO 2.2)
- Chapter 6: Utilities Element
 - Project is being processed according to development regulations for utility placement (GPO 6.9)
 - Project connects to BPA lines, thus reinforcing regional distribution network (GPO 6.18)
- Chapter 8: Rural Element
 - Electric and natural gas transmission facilities supported by Comp Plan in Rural areas (GPO 8.2B)
 - Rural Element encourages development of resource-based industries and processing (GPO 8.42)

Review Criteria

- **Two Sets of Review Criteria:**
 - KCC 17.60A Conditional Uses
 - KCC 17.61 Utilities
- **Text in Review Criteria is Similar:**
 - KCC 17.60A.1 & KCC 17.61.030.2
 - KCC 17.60A.2 & KCC 17.61.030.3

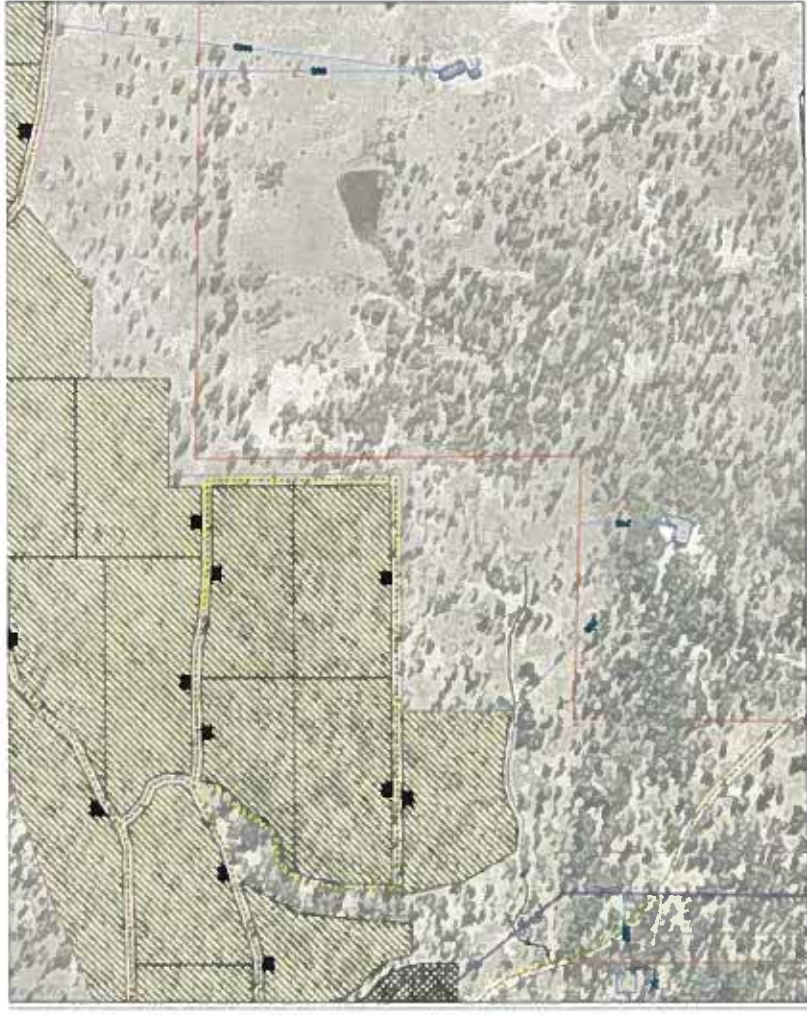
KCC 17.60A Conditional Uses

- **Criterion 17.60A.1.** Proposed use is essential or desirable to the public convenience and not detrimental or injurious to the public health, peace, or safety or to the character of the surrounding neighborhood.



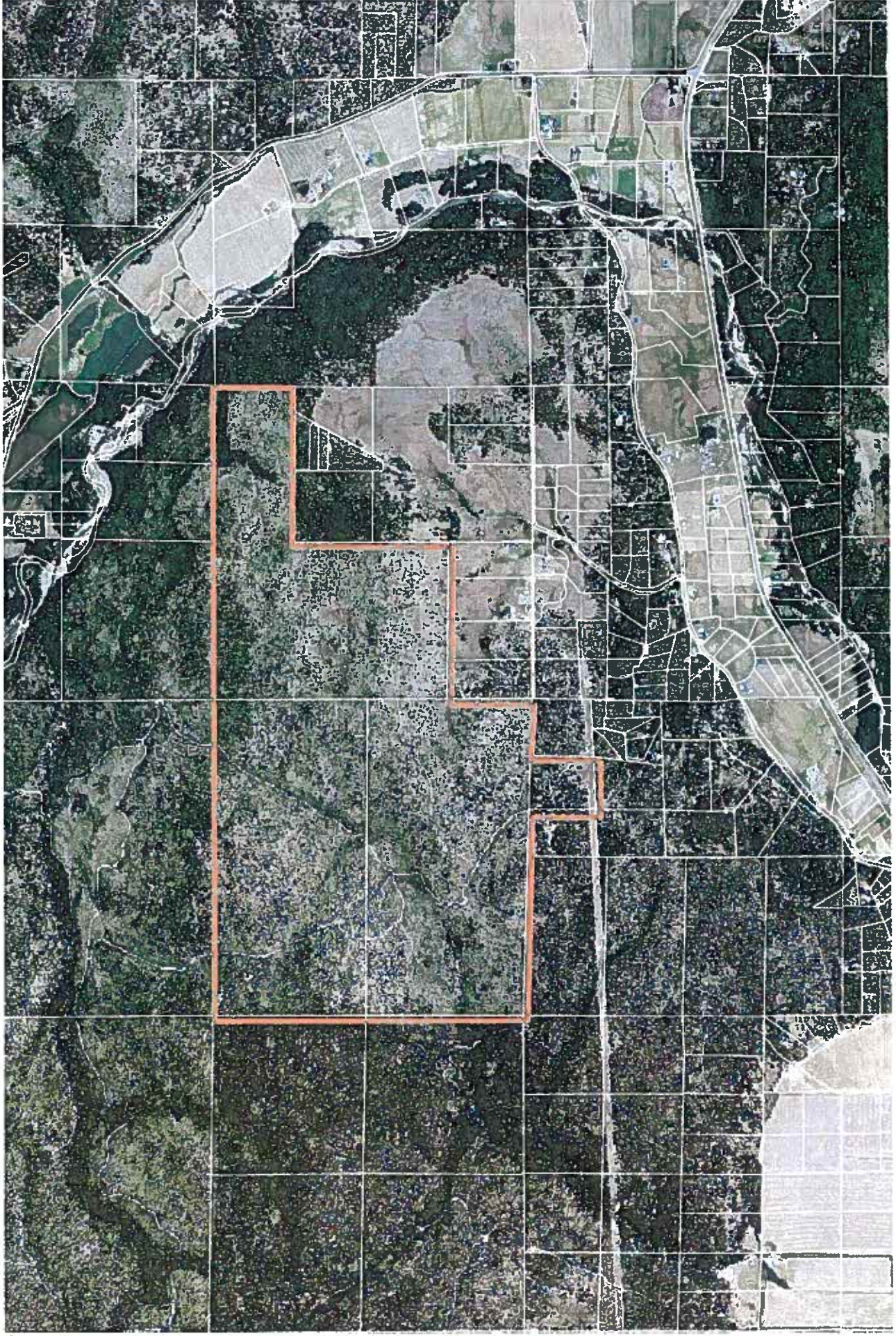
Project area and identified nearby structures

From February 2010 Supplemental Submittal, Figure 5



Solar farm and nearby residences

From February 2010 Supplemental Submittal, Figure 5a

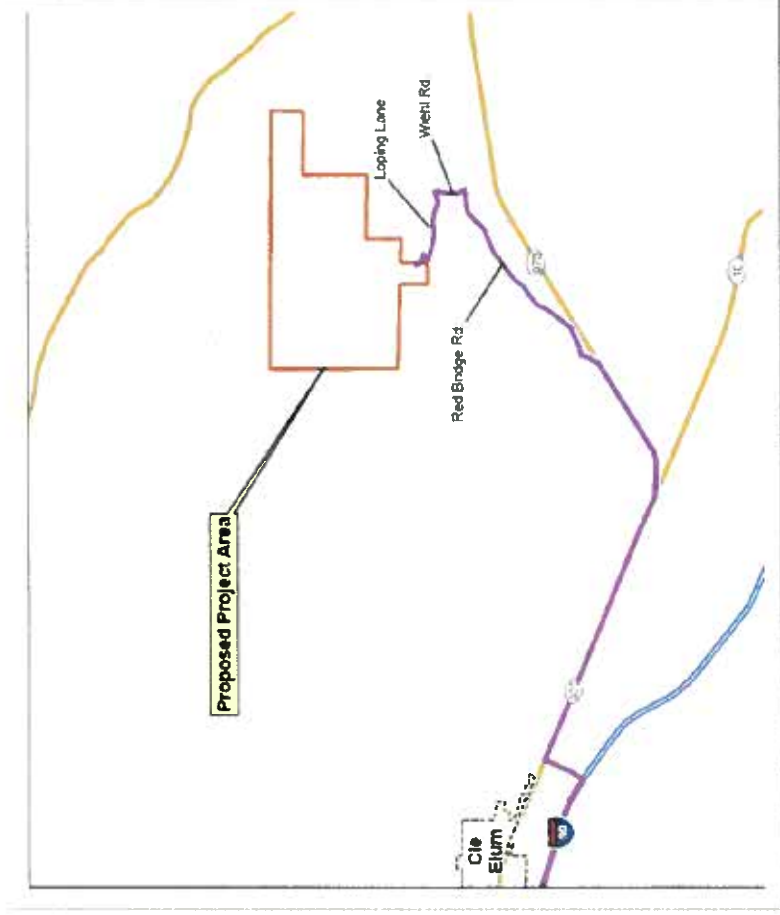


Aerial Photo of Project Site

From Kitititas County COMPAS

KCC 17.60A Conditional Uses

- **Criterion 17.60A.2.** Proposed use at the proposed location will not be unreasonably detrimental to the economic welfare of the county and that it will not create excessive public cost for facilities and services, e.g. it is served by existing facilities such as highways, roads, police and fire protection, irrigation and drainage structures, refuse disposal, water and sewers, and schools, or the applicant will provide necessary facilities.

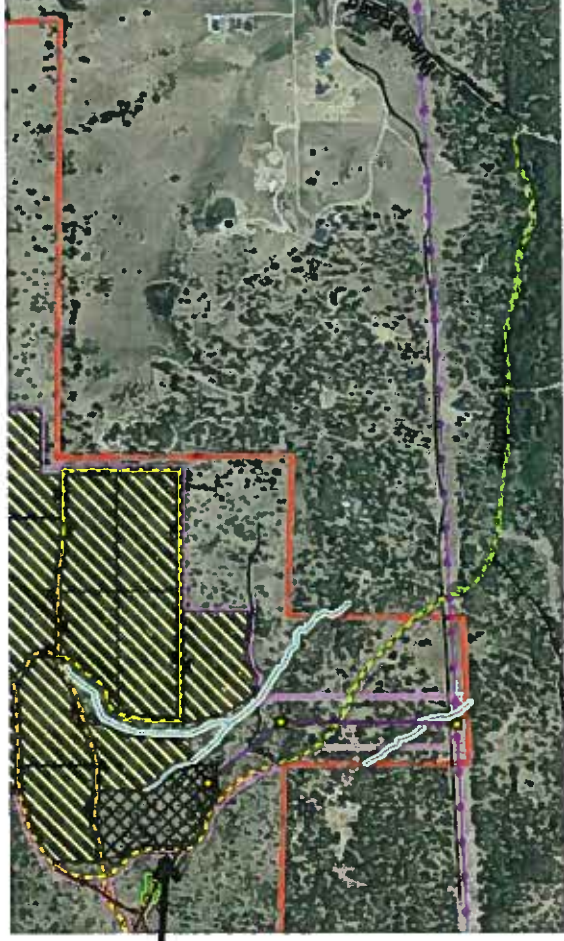


From February 2010 Supplemental Submittal,
Figure 3

Improvements to public and private access roads are proposed to serve project.

KCC 17.61.030 Special Utilities

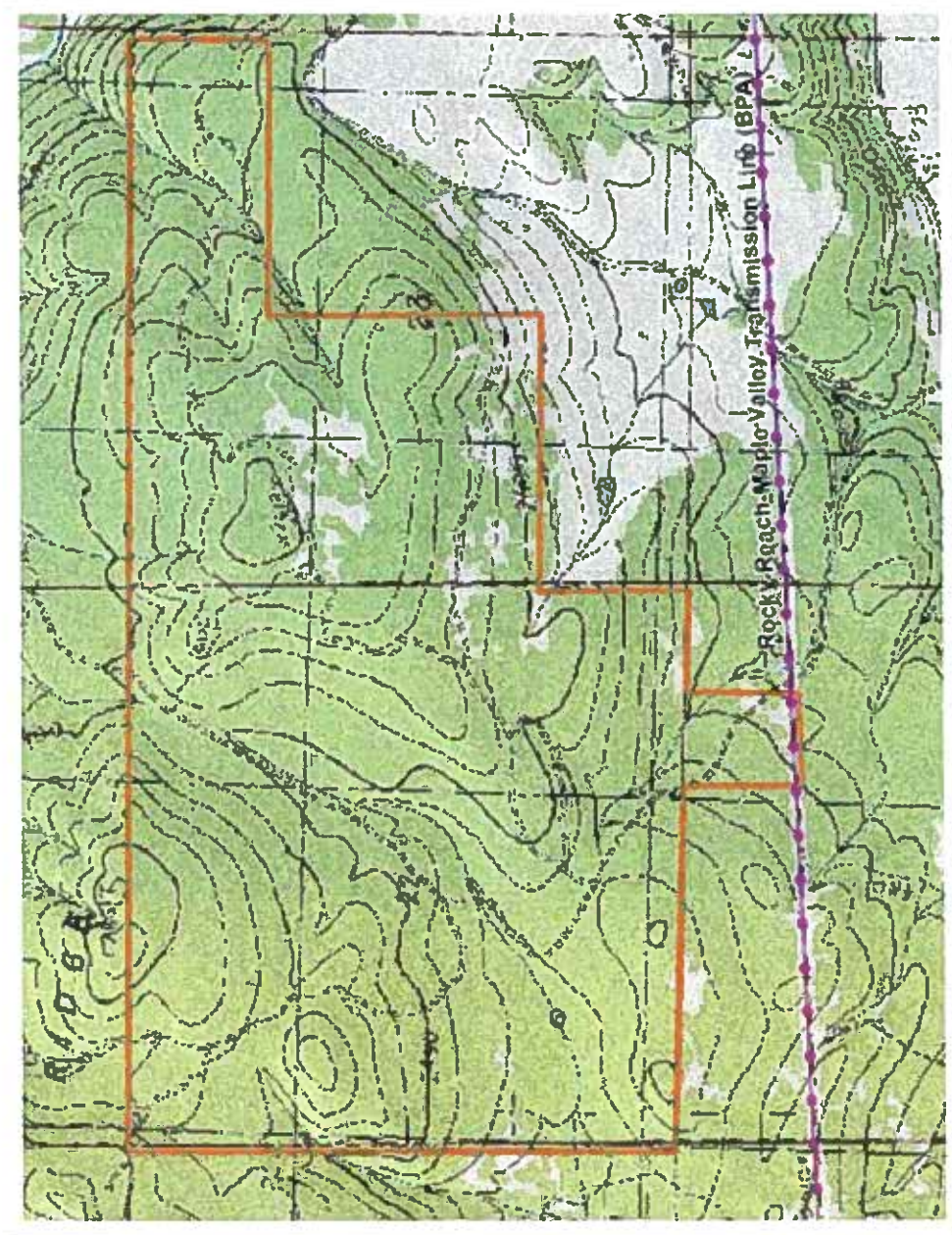
- **Criterion 17.61.030.1:** Adequate measures have been undertaken by the proponent of the special utility and/or associated facility to reduce the risk of accidents caused by hazardous materials.
- The solar module field and transmission lines contain no hazardous materials
- The substation will include equipment containing oil. Facility will be design according to a Spill Prevention Control and Countermeasures Plan.



Substation Location

KCC 17.61.030 Special Utilities

- **Criterion 17.61.030.4:** Must use public rights-of-way or established utility corridors when reasonable.

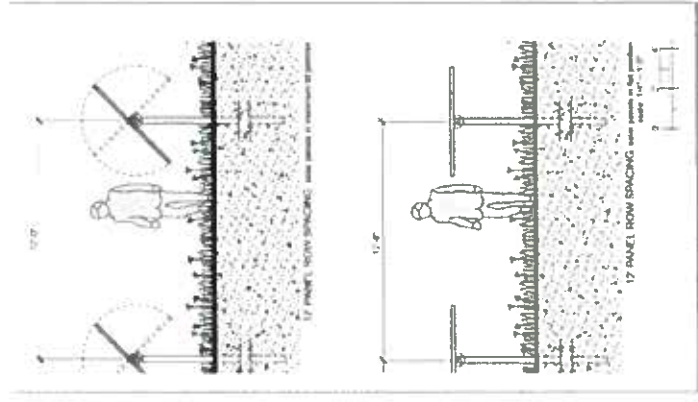
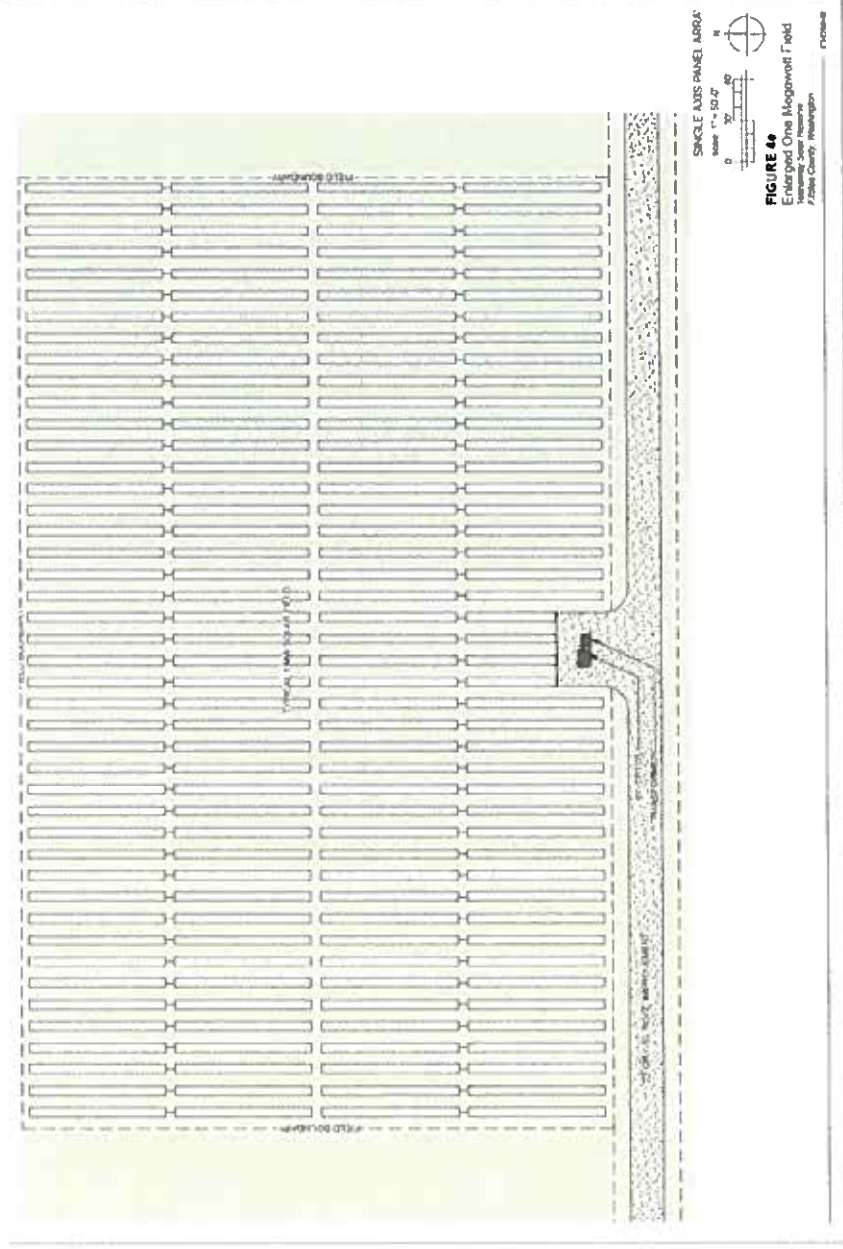


From February 2010 Supplemental
Submittal, Figure 2

Project site is located along the existing Rocky Reach Maple Valley Transmission Line (BPA)

KCC 17.61.030 Special Utilities

- **Criterion 17.61.030.5:** Consider industry standards, available technology, and proposed design technology for special utilities and associated facilities in promulgating conditions of approval.

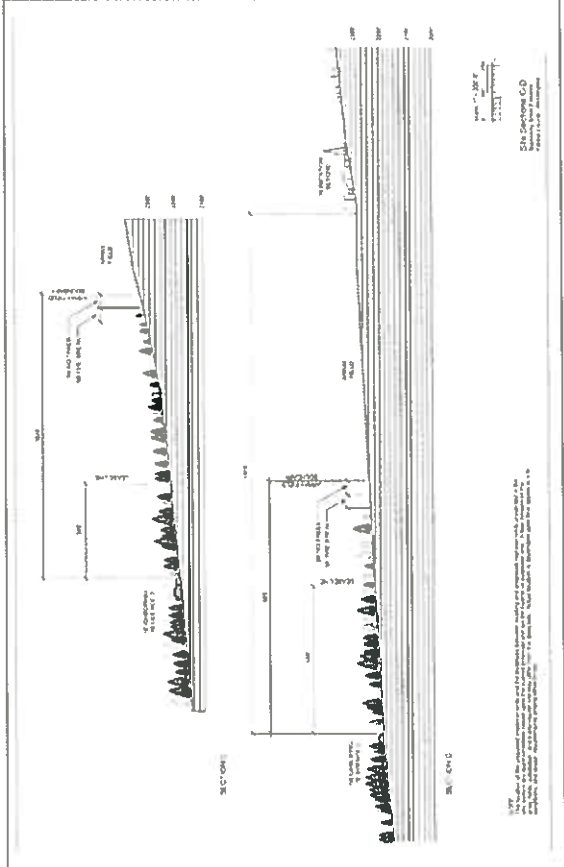
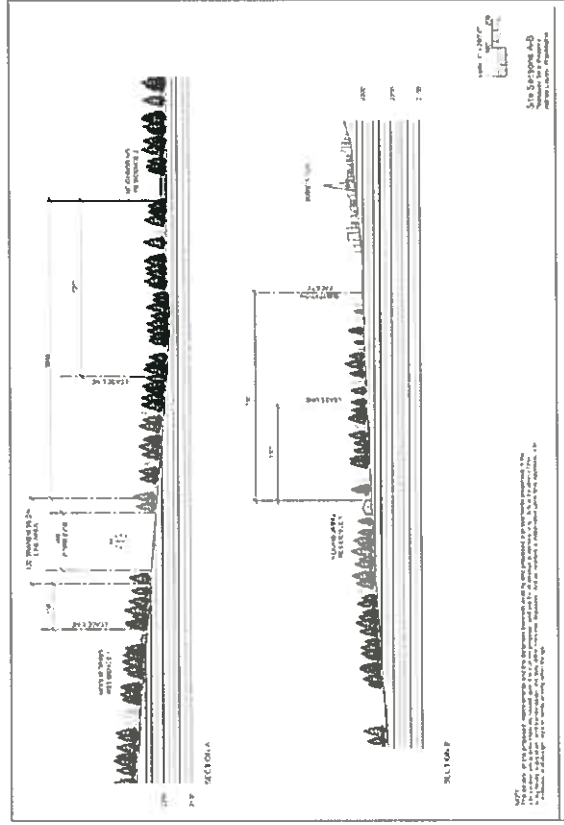


From February 2010 Supplemental Submittal, Figures 4e and 4b

Typical Layout of Solar Farm with Single Axis Panels and Typical Design of Solar Module

KCC 17.61.030 Special Utilities

- **Criterion 17.61.030.6:** The construction and installation of utilities and special utilities may necessitate the importation of fill material which may result in the displacement of native material. The incidental generation of earthen spoils resulting from the construction and/or installation of a utility or special utility, and the removal said material from the development site shall not require a separate zoning conditional use permit.
- The application includes minimal grading and filling.
- Fill will be obtained from local sources.



Compliance with Title 12 Roads & Bridges

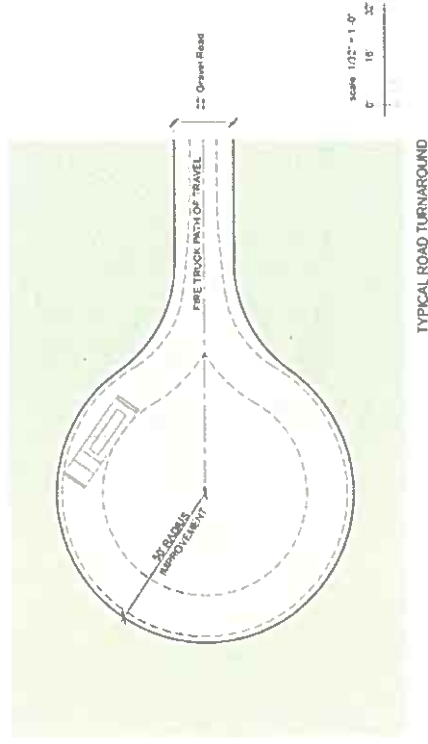


FIGURE 4g
Road Section Turnaround
Yakima Solar Reserve
Kitsap County, Washington

CH2M HILL

From February 2010 Supplemental Submittal

Typical gravel road section. All roads are required to meet Title 12, and/or additional SEPA mitigation (Figure 4g SEPA Checklist)

Compliance with Title 13 Water and Sewers

- No water system or septic/sewer system is proposed; water for dust control to be trucked-in
- Temporary water and toilet service will be available to workers during construction

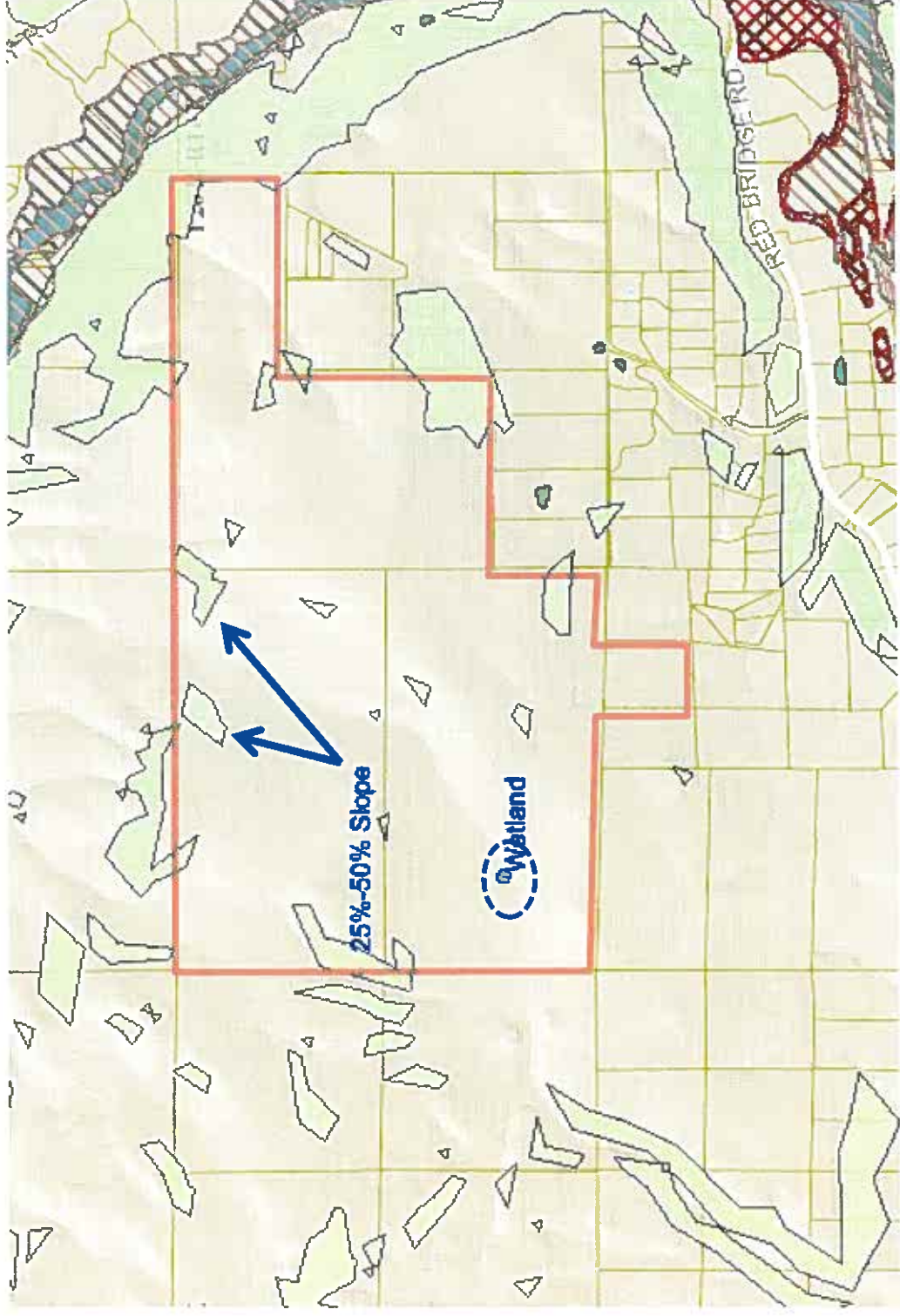


Compliance with Title 14 Building Code

- Compliance with IFC reviewed by Fire Marshal
- Fire Service Agreement with District 7
- Further building code compliance during construction permitting



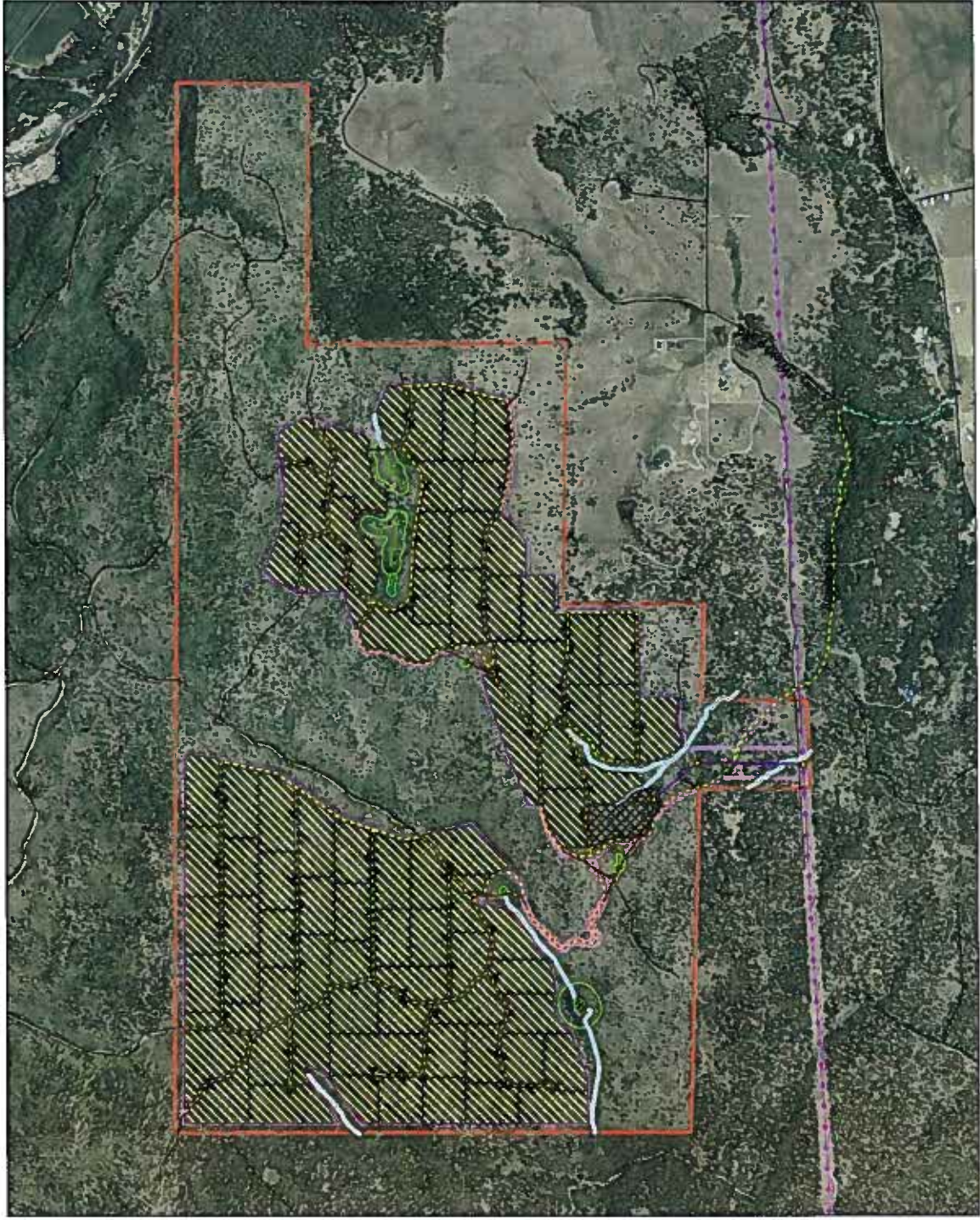
Compliance with Title 17A Critical Areas



From Kittitas County COMPAS

- Mapped Critical Areas: 25-50% slopes; wetland
- Also Present: streams, additional wetlands, habitat areas

Site Layout and Critical Areas



Development Agreement

- **Contractual Agreement between the County and Teanaway Solar Reserve LLC.**
- **Sets specific development standards, bonding, reclamation, and enforcement.**
- **Development Agreement to be approved by BOCC.**

Conclusions and Recommendation

- The proposal is consistent with the Comprehensive Plan
- The proposal is allowed with a Conditional Use Permit
- Proposal meets the Conditional Use and Special Utility review criteria
- Specific development standards for this project and CUP will be enforced through a Development Agreement
- The County has followed all administrative procedural requirements in processing this permit application
- Staff recommends approval of the Teanaway Solar Reserve Conditional Use Permit