

Jeff Watson

From: Kim Black <blackejkj@gmail.com>
Sent: Monday, June 06, 2016 6:52 PM
To: Jeff Watson; EJ and Kim Black
Subject: Opposition to Issuance of Conditional Use Permit: Iron Horse Solar Farm

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County Planning Department

ATTN: Jeff Watson

Dear Mr. Watson,

Please accept this as our opposition to approving the application for a conditional use permit that will allow locating the Iron Horse Solar Farm on 48 acres of irrigated productive farm land 1.5 miles east of the city of Kittitas. We agree with all the points so well written in Ms. Carol Martinez's June 4, 2016 letter regarding "Concerns with siting of Iron Horse Solar Farm".

"As an adjacent land owner, I disagree with the construction of Iron Horse Solar Farm on land that is zoned agriculture. It would be shameful to wreck such prime farm ground when there is more suitable land in the adjacent sage lands outside of the irrigation district. The IHSF use is not consistent with the intent and character of the zoning district in which it will be located.

The proposed use does not preserve the rural character as defined in the Growth Management Act. In addition the county planning under GMA 365.196.815 "conservation of natural resources" must adopt regulations to conserve agricultural lands (see attached). According to the USDA, we are losing agricultural lands at the rate of one acre/minute. Where will our domestically produced food come from 50 years from now?

Aesthetically IHSF does not conform to the surrounding pastoral countryside. IHSF is a commercial operation with 18,600 cells surrounded by an 8-foot chain link fence and the largest facility in the state. This does not blend with the rural setting.

How is the array affected by frequent fog-covered days? Do the panels still rotate? The higher elevation sage lands are usually fog free during these times. Do the frequent strong winds cause any vibrations or noise in the panels? In the event of any breakage, are there toxic chemicals that can contaminate the air or soil or water down wind?

The IHSF is located in the flood plain of Caribou Creek. What precise measures will be taken to alleviate this possible flood situation?

The electromagnetic frequency (EMF) emitted by IHSF has the potential to disrupt communications according to some technical advisers. Has this been studied and what is the mitigation plan?

IHSF proposes planting disturbed areas with weed-free seed. How will IHSF mitigate control of the invasion of noxious weeds? Since there is no irrigation proposed, what measures will be used to reduce fire danger during summer months and weed control and dust control?

What mitigation has the IHSF proposed for the noise from the inverters and transformers from the 24 hour constant noise?

What financial security and bonds will be placed to insure the project will be decommissioned in an environmentally responsible way after its 36-year expected lifetime?

Local property values will deflate and lead to lower tax revenue for the county and schools. How will IHSF mitigate the economic impact to our community?

Carol Martinez"

As stated above, we agree with Ms. Martinez's points and request to be notified of the determination and all county actions related to the CUP/SEPA for Iron Horse.

Thank you.

EJ and Kim Black

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