

Jeff Watson

From: EM Hubbard <Turtledancehorses@hotmail.com>
Sent: Monday, June 06, 2016 8:04 AM
To: Jeff Watson
Subject: Conditional Use Application – Project File Number: CU-15-000006 – Iron Horse

Follow Up Flag: Follow up
Flag Status: Flagged

330 Stingley Road
Ellensburg, WA 98926
June 6, 2016

KCCDS

Attn: Jeff Watson, Planner
411 N. Ruby Street
Ellensburg, WA 98926

Re: Conditional Use Application – Project File Number: CU-15-000006 – Iron Horse

Dear Mr. Watson:

This letter is **AGAINST** the proposed “Conditional Use Application” for the four parcels located approximately one mile east of the City of Kittitas at 320 South Caribou Road, in a portion of Section 01, T17N, R19E, WM in Kittitas County, bearing Assessor’s map number 17-19-01000-028 and 17-19-01000-0042.

I have lived and owned my place for twenty years. I will be negatively impacted by this proposal for the Iron Horse Solar facility. The people most affected by this proposed facility are neighbors who have lived in this area a long time and choose to live here for the rural, pastoral character and do not want an industrial facility in their agricultural neighborhood. This project does not belong on prime farm land. There are other more appropriate areas that are located in the sage brush lands that would be more suited for this project. It is poorly sited and will not create stable energy in the winter because it is below the fog line and will be blanketed by fog most of the winter.

This proposal will negatively affect the value of my property, my rural view, the noise level, possible chemical contamination, the wildlife in our area and a host of other problems that will arise. Please explain to me:

1. What happens on solar obstructive days? Since this project is located below the fog line, will the panels continue to track where the sun would be if it were visible, and will the panels rotate even when there will be weeks and weeks of foggy (or smoky days), and when no energy is being collected?
2. How will grassfires be prevented or mitigated in an un-irrigated field? Irrigation of the site has not been addressed. Representative Taylor Steele indicated that a water truck would water the natural groundcover. That does not appear to be seen in the application. The water truck mentioned in the application was only to clean the panels as needed. You cannot legitimately irrigate 48 acres with a water truck.

3. How much taxpayer money is being spent with government subsidies or grants for this project? What percent of taxpayer funded subsidies will be used to maintain this project as required and make payments on the equipment? What happens if that revenue stream of subsidies is lost or the company goes bankrupt, and who will be responsible for decommissioning and returning this land to its agricultural use.
4. If a panel is broken, what is required to clean up the chemicals used in the construction of the panel and keep it from poisoning the soil? What chemicals used in the construction of these particular photo-voltaic panels might be released into the soil?
5. If no maintenance staff will be on site, how often will someone monitor the facility?
6. Who will supply the native, "weed-free" seed? Who supplies a Kittitas valley blend? Spread of weeds has a huge negative impact on local farmers.
7. Will the company mitigate the impact on the local homeowners? Will they supply with free or reduced power?
8. The Assessor has noted that homes with views will be assessed higher than homes with no views. Will the assessor address the loss of view?
9. Would you want to live next door to a major solar facility? Would you want to buy a house right next door to the "largest solar farm in the State of Washington?"
10. How many piles will be driven to construct these arrays?
11. If a panel were to break or somehow be destroyed say by windstorm or lightning strike, would the panel be allowed to be disposed of at the Ellensburg Transfer Station? If not, why?
12. What kind of noise will one inverter make? How about multiple inverters?
13. What is the exact process of collecting data and measuring glare, and explain the tool that will be used. The glare study results are seriously lacking.

Please do not approve the Conditional Use Application for Project File Number: CU-15-000006 – Iron Horse. It is not a wise use of our farmlands and it is harmful for the neighboring farm owners.

Sincerely,

Eric M. Hubbard

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