

Jeff Watson

From: Jeff Watson
Sent: Thursday, June 02, 2016 10:15 AM
To: 'Rolf Williams'
Subject: RE: Iron Horse Solar

Hi Rolfe,

Yes, an email is an appropriate forum to submit comments; there will be an opportunity to testify at a public hearing (date uncertain) as well if you would like. I will put you on the notification list (for hearing and decision), and you now have “standing” on the project (which means you can appeal if the decision is not to your liking).

Appendix G of the proposal indicates that the individual panels will be “*relatively small (each roughly 4' x 6')*”.

Let me know if you have any more questions, documents and such are available here or on line.

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509-933-8274

From: Rolf Williams [<mailto:rolf@jerrols.com>]
Sent: Wednesday, June 01, 2016 10:40 PM
To: Jeff Watson
Subject: Iron Horse Solar

Hi Jeff,

Is this an appropriate address to use to submit public comments on this project?

I would like to be added to the list to be notified of updates.

Also, can you tell me the actual physical size of each of the 18,600 proposed panels. If it is in the schematics it is very hard to read clearly.

Thanks,

Rolf T. Williams
Jerrol's

Your source for Productivity, Creativity & Learning

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Jeff Watson

From: Rolf Williams <rolf@jerrols.com>
Sent: Tuesday, June 07, 2016 12:15 PM
To: Jeff Watson
Cc: Info@IronHorseSolar.com
Subject: Iron Horse Solar Comments Concerning CUP

Follow Up Flag: Follow up
Flag Status: Flagged

To the Kittitas County Hearing Examiner in regards to the Iron Horse Solar Conditional Use Permit application:

I am opposed to the application submitted by OneEnergy Renewables.

The Conditional Use Permit does not meet the threshold of maintaining the rural character of the land as defined in RCW36.70A.030, part 15 sections a, b, c.

(15) "Rural character" refers to the patterns of land use and development established by a county in the rural element of its comprehensive plan:

- (a) In which open space, the natural landscape, and vegetation predominate over the built environment;**
- (b) That foster traditional rural lifestyles, rural-based economies, and opportunities to both live and work in rural areas;**
- (c) That provide visual landscapes that are traditionally found in rural areas and communities;**
- (d) That are compatible with the use of the land by wildlife and for fish and wildlife habitat;
- (e) That reduce the inappropriate conversion of undeveloped land into sprawling, low-density development;
- (f) That generally do not require the extension of urban governmental services; and
- (g) That are consistent with the protection of natural surface water flows and groundwater and surface water recharge and discharge areas.

A 48 acre solar facility cannot be consistent with the AG-20 working rural land that surrounds this site on all 4 sides. The land will not be farmed for up to 30 years and possibly never since decommission large scale solar facilities has not been done before. Will the soil be permanently impacted by herbicides, compaction from vehicles and possible contamination from panels when they are damaged on the site? The facility will employ no one on a permanent basis once construction is completed. There will be no additional economic benefits to the surrounding communities. A 48 acre solar facility with an 8 foot high security fence around the entire perimeter will not integrate with the visual landscape of the surrounding working acreage. All of this is in stark contrast to the character of existing irrigated working farm land.

Furthermore, if this site is approved, and the precedent is set to convert working irrigated farm land to solar, where will it stop? Facilities of this size could be sited one after the other just a few miles apart and still meet the Schedule 91 specifications that require PSE to purchase the power generated.

Decommissioning of the site-

What is the amount of the surety bond for decommissioning and what percent of the actual cost of decommissioning the site does will it cover. OneEngery Renewables has been in business for less than 7 years has a business model based on developing solar sites that they intend to sell to others in the future. Therefore the surety bond must be enough to cover the entire cost of decommissioning the site.

What are the specifications for decommissioning? Will it require removing 100% of all material brought onto the site, or just removing objects within a certain distance of the surface as the wind farms do? Will any wire or material be left in the soil?

This entire industry of large scale solar facilities is less than six years old. Decommissioning of these sites has not been done yet and is a huge unknown on exact costs to return the land to reusable farm land.

Mitigation-

If the CUP is approved, mitigation must be written into the plan, so that if the glare or noise from rotating panels or electrical equipment exceeds those declared in the CUP the county and neighbors have a predetermined course of action. This should include a separate surety bond to cover the costs of mitigation.

I would like to request that I be notified of the determination and all county actions related to the CUP/SEPA for Iron Horse.

I would also request you reply back to confirm receipt of this email.

Sincerely,

Rolf T. Williams
2760 Clerf Rd
Ellensburg, WA 98926