

Jeff Watson

From: Jeff Watson
Sent: Tuesday, June 07, 2016 9:41 AM
To: 'Taylor Steele'
Subject: RE: CUP Process Question
Attachments: CU-15-00006 Iron Horse Map Adjacent Properties for Notification.pdf

[KCC 15A.03.060.1\(c\)](#)

500 feet... of all adjacent properties belonging to the owner/applicant. See attached.

Jeffrey A. Watson
Planner II
[Community Development Services](#)
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274

From: Taylor Steele [mailto:taylor@oneenergyrenewables.com]
Sent: Tuesday, June 07, 2016 9:31 AM
To: Jeff Watson
Cc: Claire Michael; Doc Hansen
Subject: RE: CUP Process Question

Jeff,

One more question (always), what's the neighbor notice criteria? .5 mi?

Taylor

Taylor Steele
taylor@oneenergyrenewables.com
Direct. 503.964.6763

[Check out](#) our latest 13.6 MW solar project being developed for Johns Hopkins

From: Jeff Watson [mailto:jeff.watson@co.kittitas.wa.us]
Sent: Monday, June 06, 2016 11:37 AM
To: Taylor Steele <taylor@oneenergyrenewables.com>
Cc: Claire Michael <claire@oneenergyrenewables.com>; Doc Hansen <doc.hansen@co.kittitas.wa.us>
Subject: RE: CUP Process Question

Correct, I am assembling what I have so far and will post them on the web site later in the afternoon; there's a bunch...

Jeffrey A. Watson
Planner II
[Community Development Services](#)
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274

From: Taylor Steele [<mailto:taylor@oneenergyrenewables.com>]
Sent: Monday, June 06, 2016 11:25 AM
To: Jeff Watson
Cc: Claire Michael; Doc Hansen
Subject: RE: CUP Process Question

Jeff,

This does answer my question. One other thing to confirm, our public comment period closes tomorrow at 5pm. Correct?

Thanks!

Taylor

Taylor Steele
taylor@oneenergyrenewables.com
Direct. 503.964.6763

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From: Jeff Watson [<mailto:jeff.watson@co.kittitas.wa.us>]
Sent: Monday, June 06, 2016 11:14 AM
To: Taylor Steele <taylor@oneenergyrenewables.com>
Cc: Claire Michael <claire@oneenergyrenewables.com>; Doc Hansen <doc.hansen@co.kittitas.wa.us>
Subject: RE: CUP Process Question

Hi Taylor,

I spoke with Doc this morning regarding this question. Once a decision has been issued by the BoCC (assuming the permit is approved) you may file for building permits for, and begin meeting conditions of, the approval... **at your own risk**. If an appeal is filed you may continue with construction etc. **at your own risk; the permits will not be finalized until the appeal has run its course (and you are successful)**. I hope this answers you questions, let me know if you have others.

Jeffrey A. Watson
Planner II
[Community Development Services](#)
411 North Ruby
Ellensburg WA 98926

jeff.watson@co.kittitas.wa.us

509-933-8274

From: Taylor Steele [<mailto:taylor@oneenergyrenewables.com>]

Sent: Wednesday, June 01, 2016 9:56 AM

To: Jeff Watson

Cc: Claire Michael

Subject: CUP Process Question

Hi Jeff,

In our scoping meeting, Lindsey and I discussed the process after the CUP is granted. She informed us that once the CUP is granted, we can begin applying for other permits (building, etc.) prior to the expiration of the LUPA appeal period at our own risk. I found some language in the code that I would like to clarify;

Title 17.60B.080

“In any case where an administrative use permit is granted under the terms of this title, no building or other permit shall be issued until the end of the appeal period allowed in Title 15A, Project Permit Application Process of the Kittitas County Code. An appeal of the decision shall automatically stay the issuance of building or other permits until such appeal has been completed.”

Though this states that no other permits shall be issued, can we begin the application process for said permits in hope to expedite the process. Just making sure that we are 100% clear.

Thanks,

Taylor

Taylor Steele

Associate, Project Development

taylor@oneenergyrenewables.com

Direct. 503.964.6763 | Main. 503.232.1989

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message id: 38eb45916c6dcbdac24bb8719d004a14

Jeff Watson

From: Taylor Steele <taylor@oneenergyrenewables.com>
Sent: Friday, May 13, 2016 11:14 AM
To: Jeff Watson
Cc: Claire Michael
Subject: RE: CU-15-00006 Iron Horse Solar Farm Deem Complete

Jeff,

Thank you so much for this update. Do you have time for a call today or tomorrow do discuss the next steps? I would like to get the posting up as soon as possible.

Very best,
Taylor

Taylor Steele
taylor@oneenergyrenewables.com
Direct. 503.964.6763

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From: Jeff Watson [<mailto:jeff.watson@co.kittitas.wa.us>]
Sent: Thursday, May 12, 2016 4:51 PM
To: Projects <projects@oneenergyrenewables.com>
Cc: Taylor Steele <taylor@oneenergyrenewables.com>
Subject: CU-15-00006 Iron Horse Solar Farm Deem Complete

Your application requesting a conditional use permit for Major Alternative Energy Facility on property that is zoned Agriculture 20, located in a portion of section 01, township 17 N, range 19 E, WM in Kittitas County; Assessor's map numbers 17-19-01000-0028, 17-19-01000-0023, 17-19-01000-0043, and 17-19-01000-0042, was received on Thursday, November 12, 2015. Your application has been determined complete as of Thursday, May 12, 2016.

Continued processing of your application will include, but is not limited to, the following actions:

1. A Notice of Application will be published in the newspaper and sent to all adjoining property owners, governmental agencies, and interested persons.
2. Posting of the property by the applicant is required along each street frontage. Signage may be obtained at the Community Development Services offices during regular business hours.
3. Consideration of written comments from all adjoining property owners, governmental agencies, and interested persons.
4. Issuing a SEPA environmental threshold determination and notification of a Public Hearing date.

You may pick up the “Land Use Action” sign at any time to be posted at the frontage road and return the signed affidavit of posting to my attention. After this has been completed I will be able to issue the Notice of Application. Please provide pictures (digital or hard copy) of the signs as posted for the record.

If you have any questions regarding this matter, I can be reached at (509) 933-8274, or by e-mail at jeff.watson@co.kittitas.wa.us

Sincerely,

Jeffrey A. Watson

Planner II

[Community Development Services](#)

411 North Ruby

Ellensburg WA 98926

jeff.watson@co.kittitas.wa.us

509-933-8274

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Jeff Watson

From: Taylor Steele <taylor@oneenergyrenewables.com>
Sent: Tuesday, June 07, 2016 12:25 PM
To: Doc Hansen; Jeff Watson
Cc: Claire Michael
Subject: RE: CUP Process Question

Thank you! This helps.

Taylor Steele
taylor@oneenergyrenewables.com
Direct. 503.964.6763

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From: Doc Hansen [<mailto:doc.hansen@co.kittitas.wa.us>]
Sent: Tuesday, June 07, 2016 12:09 PM
To: Taylor Steele <taylor@oneenergyrenewables.com>; Jeff Watson <jeff.watson@co.kittitas.wa.us>
Cc: Claire Michael <claire@oneenergyrenewables.com>
Subject: RE: CUP Process Question

500 feet from any property owned by the proponent adjacent to the proposal.

Robert "Doc" Hansen
Interim Director and Planning Official

From: Taylor Steele [<mailto:taylor@oneenergyrenewables.com>]
Sent: Tuesday, June 07, 2016 9:31 AM
To: Jeff Watson
Cc: Claire Michael; Doc Hansen
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Jeff,

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Though this states that no other permits shall be issued, can we begin the application process for said permits in hope to expedite the process. Just making sure that we are 100% clear.

Thanks,
Taylor

Taylor Steele
Associate, Project Development
taylor@oneenergyrenewables.com
Direct. 503.964.6763 | Main. 503.232.1989



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message id: 38eb45916c6dcbdac24bb8719d004a14

Jeff Watson

From: Jeff Watson
Sent: Thursday, July 21, 2016 9:56 AM
To: 'Taylor Steele'
Cc: 'Ann Sigveland'; 'Claire Michael'; 'McMahan, Tim'; Doc Hansen
Subject: RE: CU-15-0006 Iron Horse Solar

Ms. Steele and Associates,

After a discussion with the Planning Official late last night, it was determined that trying to prepare this application for an August 11 Hearings Examiner meeting would not provide sufficient time to give the file its due. We will move forward under the presumption of an August 25 Hearing date. My apologies if this causes delays; but hastily prepared documentation, decisions, and hearings can many times lead to larger issues and delays. Please let me know if you have any questions.

Jeffrey A. Watson
Planner II
[Community Development Services](#)
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Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274

From: Jeff Watson
Sent: Friday, July 15, 2016 1:34 PM
To: 'Taylor Steele'
Cc: 'Ann Sigveland'; 'Claire Michael'; 'McMahan, Tim'
Subject: RE: CU-15-0006 Iron Horse Solar

Received; we'll get back on it first thing Monday.

Jeffrey A. Watson
Planner II
[Community Development Services](#)
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274

From: Taylor Steele [<mailto:taylor@oneenergyrenewables.com>]
Sent: Friday, July 15, 2016 1:32 PM
To: Jeff Watson
Cc: Ann Sigveland; Claire Michael; McMahan, Tim
Subject: CU-15-0006 Iron Horse Solar

Dear Mr. Waston,

OneEnergy Renewables would like to formally resume permit application CU-15-00006 for Iron Horse solar. Attached please find a PDF document that contains additional information to support the project application. We respectfully request that KCCDS continues the review of our application with the attached materials. I have also sent a hard copy of the materials to your office. Please confirm your receipt of the supplemental document.

Lastly, I will be out of the office next week, 7/18-7/22, please correspond with my colleague Claire Michael (CC'd).

Very best,
Taylor

Taylor Steele

Associate, Project Development

taylor@oneenergyrenewables.com

Direct. 503.964.6763 | Main. 503.232.1989

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Jeff Watson

From: Jeff Watson
Sent: Friday, July 29, 2016 1:56 PM
To: 'Taylor Steele'
Subject: SEPA Checklist

Ms. Steele,

During the project review process for the Iron Horse Solar Farm Conditional Use Permit it came to my attention that a response toward the end of the SEPA Checklist submitted to our office on March 3, 2016 was inadvertently used twice and one question was inappropriately answered. The response used for 14g was also used for 15a. Please provide an appropriate response for 15a so that I can attach it to the file. This need not be anything formal; within the body of an email will suffice. As with any request for additional information the timelines outlined in KCC 15A.03.040 (180 days or the application expires) apply. I will continue to work with the application while you respond. Have a great weekend; it's gonna' be a hot one here (currently 95°).

Thanks,

Jeffrey A. Watson
GIS Technician/Planner II
[Community Development Services](#)
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274

Jeff Watson

From: Taylor Steele <taylor@oneenergyrenewables.com>
Sent: Monday, July 11, 2016 3:36 PM
To: Jeff Watson
Subject: Iron Horse CUP Application

Hello Mr. Watson,

We have been working closely with WDFW and other stakeholders to address some aspects of our project. We have made great headway and are anticipating being able to reinstate our application with supplemental information in the coming days.

Seeing as it is now 7/11, is it safe to assume that we will not be on the agenda for the 7/28 hearing? If so, at what date would we have to reinstate our application in order to make it on the August hearing's agenda?

Very best,
Taylor

Taylor Steele
Associate, Project Development
taylor@oneenergyrenewables.com
Direct. 503.964.6763 | Main. 503.232.1989

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Jeff Watson

From: Taylor Steele <taylor@oneenergyrenewables.com>
Sent: Monday, July 11, 2016 5:02 PM
To: Jeff Watson
Subject: RE: Iron Horse CUP Application

Provided that I get you my formal notice to proceed by....let's say 7/15?

Taylor Steele
taylor@oneenergyrenewables.com
Direct. 503.964.6763

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From: Jeff Watson [<mailto:jeff.watson@co.kittitas.wa.us>]
Sent: Monday, July 11, 2016 5:00 PM
To: Taylor Steele <taylor@oneenergyrenewables.com>
Subject: RE: Iron Horse CUP Application

If you would like me to the wheels back on the bus we should be able to make the August 11 HE date.

Jeffrey A. Watson
Planner II
[Community Development Services](#)
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274

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Sent: Monday, July 11, 2016 3:36 PM
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taylor@oneenergyrenewables.com
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Jeff Watson

From: Taylor Steele <taylor@oneenergyrenewables.com>
Sent: Friday, July 15, 2016 1:32 PM
To: Jeff Watson
Cc: Ann Siqveland; Claire Michael; McMahan, Tim
Subject: CU-15-0006 Iron Horse Solar
Attachments: CU-15-0006_Supplemental Response__71516.pdf

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Jeff Watson

From: Taylor Steele <taylor@oneenergyrenewables.com>
Sent: Tuesday, August 02, 2016 2:54 PM
To: Jeff Watson
Subject: RE: SEPA Checklist

Not sure what happened there, we are intending to reference WAC 463-60-085 found here:
<http://apps.leg.wa.gov/wac/default.aspx?cite=463-60-085>.

Noted about the page numbers. I can submit a copy with page numbers if you'd prefer. Additionally, I can provide and updated Appendix G if you'd prefer.

Apologies for the inconvenience.

Taylor

Taylor Steele
taylor@oneenergyrenewables.com
Direct. 503.964.6763

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From: Jeff Watson [<mailto:jeff.watson@co.kittitas.wa.us>]
Sent: Tuesday, August 02, 2016 2:46 PM
To: Taylor Steele <taylor@oneenergyrenewables.com>
Subject: RE: SEPA Checklist

In Appendix G Construction and Operations Plan; under Mitigation Measures > Introduction (page #s wouldn't hurt on these things) Paragraph 1, first sentence references WAC 463.42.085 General Mitigation Measures....

Problem is I got no 463.42....

Title 463 WAC

ENERGY FACILITY SITE EVALUATION COUNCIL

Show Dispositions

Chapters

463-06	Agency operations and public records.
463-10	Definitions.
463-14	Policy and interpretation.
463-18	Council meetings and proceedings.
463-22	Potential site studies.
463-26	Public informational meeting and land use hearing.
463-28	State preemption.
463-30	Adjudicative proceedings.
463-34	Petitions for rule making and declaratory orders.
463-43	Expedited processing.
463-47	SEPA rules.
463-50	Independent consultants.
463-58	Charges for independent consultant study, regular and expedited application processing, electrical transmission preapplications, determining compliance and potential site study.
463-60	Applications for site certification.
463-61	Electrical transmission facilities.
463-62	Construction and operation standards for energy facilities.
463-64	Issuance of a site certification agreement.
463-66	Amending, transferring, or terminating a site certification agreement.
463-68	Site certification agreement—Start of construction, expiration, and reporting.
463-70	Certification compliance monitoring and enforcement.
463-72	Site restoration and preservation.
463-74	Dangerous wastes.
463-76	Regulations for compliance with NPDES permit program.
463-78	General and operating permit regulations for air pollution sources.
463-80	Carbon dioxide mitigation program for thermal electric generating facilities.
463-85	Greenhouse gases emissions performance standard and sequestration plans and programs for baseload electric generating facilities.

Jeffrey A. Watson

Planner II

[Community Development Services](#)

411 North Ruby

Ellensburg WA 98926

jeff.watson@co.kittitas.wa.us

509-933-8274

From: Taylor Steele [<mailto:taylor@oneenergyrenewables.com>]

Sent: Friday, July 29, 2016 2:06 PM

To: Jeff Watson

Subject: RE: SEPA Checklist

Mr. Watson,

Thank you for highlighting the mistake; we apologize for the oversight. The proper response for question 15a is below. Please let me know if you have any additional questions or requests.

15 a. The Project will not result in an increased need for public services. The project will be served by the local fire district in the case of an emergency. Proper training and education will be provided prior to operation. The Project will not require any additional police, transportation, education, healthcare or other public services.

Have a great weekend! It is 93° here but should cool off over the weekend.

Best,
Taylor

Taylor Steele
taylor@oneenergyrenewables.com
Direct. 503.964.6763

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Jeff Watson

From: Taylor Steele <taylor@oneenergyrenewables.com>
Sent: Monday, August 08, 2016 5:09 PM
To: Jeff Watson
Subject: 8ft Fence

Jeff,

We stated, “security fence up to 8 feet in height” assuming that there might be more specific guidance from the county. Our projects typically have 1-ft of barb.

Taylor

Taylor Steele

Associate, Project Development

taylor@oneenergyrenewables.com

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