

Kittitas County Commissioners

Agenda Staff Report

Agenda Date: February 7, 2017

Action requested:

Consider the Resolution denying the Iron Horse Solar Farm Conditional Use Permit (CU-15-00006).

Background:

OneEnergy Development LLC authorized agent for Bill Hanson, landowner, has submitted a conditional use application for a Major Alternative Energy Facility on approximately 68 acres. The subject property is zoned Agriculture 20.

This proposal is located on 4 parcels, located approximately 1 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 numbers 17-19-01000-0028, 17-19-01000-0023, 17-19-01000-0043, and 17-19-01000-0042.

SEPA review as per WAC 197-11 for this project was conducted in July of 2016. An MDNS under the provisions of WAC 197-11-355 and WAC 197-11-390 was issued on August 10, 2016. Comments were received from agencies and the general public. On August 10, 2016 the SEPA Official (Robert Hansen) issued an MDNS for the proposal. A timely appeal was filed with the BOCC on August 24, 2016 by "Save Our Farms! Say No to Iron Horse". The appeal was heard before the Kittitas County Hearing Examiner on Thursday October 20, 2016. The Hearing Examiner issued a decision on November 8, 2016 which, based on listed findings, held that "*...the August 10, 2016 SEPA determination by the responsible official in the above referenced matter is affirmed in every respect*".

The conditional use permit application was submitted to Kittitas County Community Development Services (CDS) on November 12th, 2015. On December 17th, 2015 the application was deemed incomplete following a mandated pre-application meeting between county staff and representatives of the applicant. Materials required at that time included a transportation concurrency application. On March 3rd, 2016 revised project materials were submitted by the applicant who included the required information as well as an updated narrative and SEPA checklist. The application was deemed complete on May 12th, 2016. The Notice of Application for the conditional use permit was issued on May 23rd, 2016. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners and other interested parties. The last day to submit written comments was on June 7th, 2016.

The Hearing Examiner hearing was held on October 20, 2016. Representatives of the applicant presented materials and testified at the hearing. Members of the public testified. On November 9, 2016, the Kittitas County Hearing Examiner recommended that the Iron Horse Solar Farm Conditional Use Permit (CU-15-00006) be approved with the staff recommended conditions plus an additional two conditions.

The Kittitas County Board of County Commissioners conducted the closed record meeting, as scheduled, to consider accepting the Hearing Examiner's recommendation of approval of the Iron Horse Solar Farm

Conditional Use Permit (CU-15-00006). The BoCC voted 2-1 to deny the CUP and directed staff to prepare enabling documents.

Interaction:

Kittitas County Hearing Examiner and Community Development Services.

Recommendation:

Consider the Resolution denying the Iron Horse Solar Farm Conditional Use Permit (CU-15-00006)

Handling: none

Lead Staff: Jeff Watson