

**CONDITIONAL USE PERMIT  
NOTICE OF APPLICATION**

**Project Name:** Iron Horse Conditional Use Permit  
**Project File Number:** CU-15-00006  
**Applicant:** OneEnergy Development LLC for Bill Hanson landowner  
**Application Received:** Thursday, November 12, 2015  
**Application Complete:** Thursday, May 12, 2016  
**Notice of Application:** Monday, May 23, 2016

**Location:** 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 and 17-19-01000-0042.

**Proposal:** 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.

**Materials Available for Review:** The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website at <http://www.co.kittitas.wa.us/cds/current/conditional-use.asp>. Phone: (509) 962-7506

**Written Comments** on this proposal can be submitted to CDS any time prior to 5:00 p.m. on Tuesday, June 7, 2016. Any person has the right to comment on the application and request a copy of the decision once made.

**Environmental Review (SEPA):** The County expects to issue a Determination of Non-Significance (DNS) for this proposal, and will use the optional DNS process, meaning this may be the only opportunity for the public to comment on the environmental impacts of the proposal. Mitigation measures may be required under applicable codes, such as Title 17 Zoning, Title 17A Critical Areas, and the Fire Code, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the threshold determination may be obtained from the County.

**Public Hearing:** An open record hearing will be scheduled before the Kittitas County Board of Adjustment after the SEPA environmental threshold determination has been issued. A Public Hearing Notice will be issued establishing the date, time and location of this hearing.

**Required Permits:** Conditional Use Permit

**Required Studies:** None.

The following development regulations will be used for project mitigation and consistency:  
Kittitas County Comprehensive Plan & Zoning Ordinance.

**Designated Permit Coordinator (staff contact):** Jeff Watson, Staff Planner: (509) 933-8274; email at [jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)