



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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PREAPPLICATION CONFERENCE
MEETING SUMMARY

(To be completed for each Preapplication Conference)

A copy of this summary will be provided to the project applicant and is to be included in the application submittal.

Date of Pre-Application Meeting: 12/16 Time: 11:00am
Pre-application meetings are scheduled every Wednesday after PR Team meetings.

Project name: Iron Horse Solar

Items submitted by applicant for review at Pre-app: SEPA & CUP applications w/ Attachments.

List persons present at pre-app meeting:

To be present at each pre-app:

1. CDS representative (planning): Lindsey Ozbolt, Doc Hansen
2. CDS representative (fire): Josh Hink
3. Public Works representative: Christina Whillman, Kelly Bacon
4. Environmental Health representative (water): _____
5. Environmental Health representative (sewer): _____
6. CDS (Building): Loe Whitford, Mike Flay

Present at pre-app for project: (attach business cards if available)

Applicant: Taylor Steele, Matt Duvette - OneEnergy Renewables
Applicant phone: 509.964.6763/
Applicant email: _____

Applicant authorized agent (if applicable): _____
Applicant authorized agent phone: _____
Applicant authorized agent email: _____

Contact person for application:

- Owner of record Authorized agent

All verbal and written contact regarding this application will be made **only** with the contact person.

*The Kittitas County Community Development Services Department does not guarantee a parcel eligible for development until such time as a complete and accurate application is submitted. Further analysis may be conducted at the time of permit application.

Items/issues/concerns/questions discussed (To be filled in by CDS Planner):

1. Public Works
Proposed access: _____
- Variance to Road standards for multiple commercial approaches
- Access & Address permits will be required.
Commercial approach procedures given to applicant.
Transportation Concurrency, stormwater by licensed engineer, road plans may be required, grading permit may be required, Road Certification by licensed engineer (including stormwater construction) required, prior to ^{building} permit issuance - or bonding.
Floodplain permit required if any portion of project is within floodplain.
2. Environmental Health (water)
Proposed water supply: _____

3. Environmental Health (sewer)
Proposed sewer disposal: _____

4. Planning/Land Use
Critical Areas conducted _____ SEPA Required

- Full conditional use permit required per KCC 17.61.020, 5b "major alternative energy facility"
- All CUP conditions need to be answered & labeled per KCC 17.604.015
- large size site plan would be helpful - address staging ^{phasing} include reclamation plan
- any visual impacts? (glare/aesthetics, top of panel 8ft in air)

5. Fire
Located within Fire District #: 2 (if applicable)

PLEASE PROVIDE A FIRE RISK MANUAL ON THE PANELS. KNDF BOX WILL BE REQUIRED ON ALL GATE ACCESS POINTS. PLEASE PROVIDE A VEGETATION MANAGEMENT PLAN.

6. Other: CDS-Building: PERIODIC INSPECTION SCHEDULE DETERMINED AFTER PERMIT ISSUANCE. COORDINATE FINAL INSPECTION. 1 BLDG PERMIT W/ HOURLY RATE INSPECTIONS - CONSIDERATION OF FEES WILL BE DISCUSSED.