

CU-19-00003 Westside Solar Comment Matrix

Comment Author	Comment Summary	Applicant Response Summary	Staff Response
DAHP	DAHP stated several concerns regarding the methodology utilized to inform the Cultural Resource Report submitted with the application.	See Response Letter from Terry Ozburn with Archaeology Investigations Northwest.	CDS issued an MDNS on January 2, 2020 outlining wetland buffer requirements to address wetland impacts. The project has been conditioned to ensure environmental impacts are mitigated.
DNR	DNR reiterated the need for the project to obtain an FPA, as noted by the applicant in the SEPA Checklist.	Comment acknowledged.	The applicant will be required to obtain an FPA prior to any clearing or timber harvest.
DOH	DOH requested the SEPA be amended to not encircle "water" in section 16 of the SEPA checklist as the applicant is not proposing water or septic systems for the project.	Comment acknowledged.	The project application does not include water or septic systems.
KC Public Health	KC Public Health had no comments or concerns with the project.	Comment acknowledged.	The project application does not include water or septic systems.
KC Public Works	KC Public Works provided comments regarding addressing, roadway design, fire access, and the necessity for a grading permit for any dirt work exceeding 100 cubic yards of material.	Westside Solar will work with the Department of Public Works to incorporate measures into site design.	The determination will be conditioned to meet the requirements outlined by Kittitas County Public Works.
BPA	BPA provided comments stating that the project will not directly impact any BPA facilities.	Comment acknowledged. Project is planning to interconnect to PSE's Cle Elum substation.	The project area will not directly impact BPA facilities
Washington State Parks	State Parks stated concerns regarding the potential for trespassing due to proximity to the John Wayne Trail. State Parks also stated that the applicant will need to obtain legal easement access if the project requires any access to State Parks land.	The Project will be surrounded by a locked security fence with appropriate warning signs. It will also utilize vegetative screening.	The project proposal does not include plans to access State Parks lands.
Ecology	The Washington State Department of Ecology provided comments about appropriate wetland buffers, preferred access plans, and potential environmental impacts with avoidance and mitigation strategies.	See Response Letter from Catherine Billor with Ecology & Environment.	CDS issued an MDNS on January 2, 2020 outlining wetland buffer requirements to address wetland impacts. The project has been conditioned to address Ecology's concerns to ensure environmental impacts are mitigated.

WDFW	WDFW provided comments requesting a wildlife habitat mitigation plan be prepared as part of the critical areas report. WDFW described specific issues to be addressed in the report as well as recommended methodologies to protect wildlife habitat and critical areas.	See Response Letter from Heelstone Renewable Energy.	The proposed project will be conditioned to ensure protection of Wildlife corridors and habitat.
Gary Lohman	Mr. Lohman stated concerns regarding maintenance of the property to minimize garbage accumulation which could impact property values in the area.	Comment acknowledged.	The applicant has stated they will assume the responsibility of containing garbage at the project site.
Robert Bator	Mr. Bator requested denial of the application on the basis of its impacts on adjacent land values and scenic views.	See Response Letter from Heelstone Renewable Energy.	The proposed project site is within Solar Overlay Zone 2, which allows for SPPF's with Conditional Use Permit approval.
Susan Black	Susan Black stated asthetic concerns to neighbors and people utilizing the John Wayne Trail.	See Response Letter from Heelstone Renewable Energy.	The project will include screening from all sides. Some natural vegetation already exists, primarily on the north and south boundaries. Native vegetation will be utilized to provide screening on the east and west boundaries of the project site.
Debbie Hofferber	Debi Hofferber stated concerns about the location of the project due to the land being zoned agricultural with irrigation rights.	See Response Letter from Heelstone Renewable Energy.	The proposed project site is within Solar Overlay Zone 2, which allows for SPPF's with Conditional Use Permit approval.
Rick Hofferber	Rick Hofferber stated concerns about the location of the project due to the land being zoned agricultural with irrigation rights.	See Response Letter from Heelstone Renewable Energy.	The proposed project site is within Solar Overlay Zone 2, which allows for SPPF's with Conditional Use Permit approval.
Fred and Virginia Becker	Fred and Virginia Becker stated concerns regarding the location of the project. Fred and Virginia stated that the proposed use would be better suited for rooftops.	See Response Letter from Heelstone Renewable Energy.	The proposed project site is within Solar Overlay Zone 2, which allows for SPPF's with Conditional Use Permit approval.
Melvin and Deborah Kuhlman	Melvin and Deborah Kulman submitted concerns regarding the transparency of the current property owners as to their intentions with the parcels being utilized for the proposed project. The comment letter expresses concerns about the adequacy of site screening proposals, wildlife mitigations and impacts on neighboring property values.	See Response Letter from Heelstone Renewable Energy.	KCC 17.61C.090 requires screening or fencing for SPPF uses. The applicant has proposed both fence screening and native vegetation screening, exceeding this requirement. CDS found no direct coalation between the siting of SPPF's and a decrease in adjacent proerty values.

Caroline and Gary Kurtz	Caroline and Gary Kurtz submitted concerns regarding the projects potential impact on adjacent property values and the inadequacy of the proposed screening methods. The comment letter also states that the proposed project site is in Solar Overlay Zone 1, which does not permit SPPFs.	See Response Letter from Heelstone Renewable Energy.	The impact of SPPF's on adjacent property values are ambiguous. Studies can be found that range from no impact to moderate impacts. Kittitas County has no reliable information regarding SPPF impacts on adjacent property values. The statement that the proposed facility is/should be classified in the Solar Overlay Zone 1 is innacurate. The proposed project site is within Solar Overlay Zone 2 as defined by KCC 17.61C.040.
Lori Nevin & Jeffrey Harr	Project does not preserve rural character. Project does not benefit the local community. The existing vegetative buffer is insignificant because it does not screen the project properly year-round. The property will lose its ability to be restored after the Project is decommissioned due to transferring water rights. Loss of agricultural land. No plan for the two identified drinking water wells on the site. The project does not adequately protect the fish and wildlife habitat. The proposed mitigation plan calls for Aspens which would negatively affect neighboring properties. The project is not in compliance with the Kittitas Critical Areas Ordinance. The project's sound will negatively affect the apiary on their property. Concern that the Project does not comply with the standards presented by the USFWS letter to Kittitas County on July 7, 2017. Letter references issues with solar as stated by a member of the Kittitas County Planning Commission	See Response Letter from Heelstone Renewable Energy.	Section 17.61c OF THE Kittitas County Code was established through a public process that included review by State Agencies to ensure compliance with State regulations. Following this review the Solar Overlay Map was adopted, which permitted SPPF's in areas that are primarily rural in nature. The SPPF ordinance was not appealed and therefore is deemed consistent with the Growth Management Act. Maintenance of water rights are a requirement for SPPF uses and will be enforced by Kittitas County. The site has been assessed by Kittitas County and State agencies to address ecological and wildlife concerns.
Robbie Schuette	Robbie Schuette stated concerns regarding impacts on adjacent property values and asserted that project should not be allowed on agricultural zoned lands with irrigation rights and surrounded by private residences.	See Response Letter from Heelstone Renewable Energy.	SPPF impacts on land values are not clearly understood. The project site is locsted within Solar Overlay Zone 2, which allows SPPF's with a Conditional Use Permit.
Robert and Teresa Van Lone	The Van Lone's provided comments asserting that the property does not meet the Solar Overlay Zone 2 qualifications due to its history as a traditional agricultural property. The comment letter demands that adjacent landowners receive a 12-month delay to the County's determination of the CUP while they engage the services of wildlife, wetlands, and geological consultations to assess impacts of the project to their land. In addition, the comment letter raises concerns over screening adequacy for the John Wayne Trail and the Van Lone property.	See Response Letter from Heelstone Renewable Energy.	The Solar Overlay Zones were legally established and then represented in the Solar Overlay Zone Map. The proposed project site is classified as Solar Overlay Zone 2 on the Solar Overlay Zone Map. Kittitas County Code 15A "Project Permit Application Process" outlines strict guidelines for permit processing times which do not allow twelve month delays for public input. The Washington State Department of Ecology and the Washington State Department of Fish and Wildlife have explored the site and provided comments relating to ecological and wildlife mitigation strategies. Screening of the site, as proposed, exceeds the requirements outlined in KCC 17.61C.090(1) by providing both fencing and some vegetarion screening.
Mary Ann Hingst	Mary Ann Hingst submitted comment in opposition to the project due to uncertainties and a preference to not have such a facility close to her property.	See Response Letter from Heelstone Renewable Energy.	The proposed project site is within Solar Overlay Zone 2, which allows for SPPF's with Conditional Use Permit approval.
Ray and Bunny Rogalski	Ray and Bunny Rogalski submitted comment in opposition to the project on the grounds of impacts on property values and impacts to wildlife migration patterns. The Rogaliski's feel the land should be preserved as Ag-5 land.	See Response Letter from Heelstone Renewable Energy.	There are no current plans to adjust the underlying zoning designation from Ag-5. WDFW has worked with the applicant to account for any wildlife habitat and migratory impacts. SPPF impacts on adjacent property values have not been clearly established.