



Allyson Brooks Ph.D., Director
State Historic Preservation Officer

December 10, 2019

Jeremy Johnston, MURP
Planner
Kittitas County
411 Ruby St. Suite 2
Ellensburg, WA 98926

In future correspondence please refer to:
Project Tracking Code: 2019-05-03916
Property: Cle Elum Westside Solar Project
Re: Cultural Resources Survey Report Comments

Dear Jeremy Johnston:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) regarding the above referenced proposal. In response, we have reviewed the materials you provided for this project. Our comments are as follows:

- The prehistoric and historic context for the project area provided in the cultural resources survey report is too general and of inadequate length. We request that the Cultural Setting section of the report is revised to include additional relevant information about the area's history and prehistory.
- The number of shovel test probes dug by the consultant (8) is inadequate for the size of the proposed project area (47 acres). We request that the consultant return to the project area and carry out additional shovel testing, particularly in the open field area north of Westside Road.
- Typically, all shovel test probes should extend to a depth of 100 cm. The consultant's shovel tests extended a maximum depth of only 52 cm, and no justification was provided as to why. DAHP requests that all additional shovel test probes are excavated to a depth of at least 100 cm.
- DAHP finds the description of the results of the shovel test probes in Table 1 to be inadequate. No discussion of stratigraphy is provided, nor are details such as soil texture, Munsell colors, etc. DAHP requests that this information is recorded and provided for all additional shovel probes.

We appreciate receiving copies of any correspondence or comments from concerned tribes and other parties that you receive as you consult for this project. These comments are based on the information available at the time of this review and on behalf of the SHPO pursuant to Washington State law.

Thank you for the opportunity to review and comment. We look forward to reviewing the revised survey report. If you have any questions, please feel free to contact me.



Sincerely,

A handwritten signature in blue ink that reads "Sydney Hanson". The signature is fluid and cursive, with a long horizontal line extending to the right from the end of the name.

Sydney Hanson
Transportation Archaeologist
(360) 586-3082
Sydney.Hanson@dahp.wa.gov



From: Early, Shane (DNR)
To: [Jeremy Johnston](#)
Cc: [Hummel, Rainer \(DNR\)](#); [MAUNEY, MARTY \(DNR\)](#); [YOUNG, BRENDA \(DNR\)](#); [DNR RE SEPACENTER](#)
Subject: RE: Request for comment CU-19-00003 Westside Solar
Date: Wednesday, December 11, 2019 11:13:01 AM
Attachments: [image003.png](#)
[CU-19-00003 Westside Solar SEPA Checklist.pdf](#)
[CU-19-00003 Westside Solar Notice of Application.pdf](#)

Good morning Jeremy,

The DNR would like to formally comment that this project appears to need a Forest Practices Application/Notification (FPA). A FPA is listed as a known permit needed for the project on the SEPA checklist, we simply wanted to reiterate that an approved FPA is required before timber harvest and clearing/grading actions are taken.

Best regards & happy holidays ~

Shane

Shane Early

Forest Practices Coordinator

Southeast Region

Washington State Department of Natural Resources (DNR)

Desk: (509) 925-0948

shane.early@dnr.wa.gov

Please consider whether you can save paper by not printing this message.



From: Jeremy Johnston <jeremy.johnston@co.kittitas.wa.us>

Sent: Wednesday, December 4, 2019 11:11 AM

To: Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Jesse Cox <jesse.cox@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Patti Johnson <patti.johnson@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Gail Weyand <gail.weyand.pw@co.kittitas.wa.us>; 'enviroreview@yakama.com'; 'johnson@yakama.com'; 'jmarvin@yakama.com'; 'jessica@yakama.com'; 'migi461@ECY.WA.GOV'; 'lowh461@ECY.WA.GOV'; 'gcle461@ecy.wa.gov'; 'Jennifer.Nelson@dfw.wa.gov'; 'Scott.Downes@dfw.wa.gov'; 'sepa@dahp.wa.gov'; 'nelmsk@cwu.edu'; 'jorgenja@cwu.edu'; 'russell.mau@doh.wa.gov'; 'becky.kennedy@dnr.wa.gov'; 'cindy.preston@dnr.wa.gov'; 'rivers@dnr.wa.gov'; 'Deborah.j.knaub@usace.army.mil'; 'lhendrix@usbr.gov' <lhendrix@usbr.gov>; 'Michael.j.daniels3.civ@mail.mil'; 'Kimberly.peacher@navy.mil'; Jacob Prilucik <SCPlanning@wsdot.wa.gov>; 'klarned@fs.fed.us'; 'kdkistler@bpa.gov' <kdkistler@bpa.gov>; 'Lynn.Harmon@PARKS.WA.GOV'; Pat Nicholson <pat.nicholson@co.kittitas.wa.us>; Mike Flory

<mike.flory@co.kittitas.wa.us>; Melissa Schumaier <melissa.schumaier@co.kittitas.wa.us>; Ryan McAllister <ryan.mcallister@co.kittitas.wa.us>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>
Cc: 'Rachel Donahue' <redonahue@heelstoneenergy.com>
Subject: Request for comment CU-19-00003 Westside Solar

Good Morning,

Kittitas County CDS is requesting comment on the following conditional use application with associated SEPA checklist, CU-19-00003 Westside Solar. Links to the file materials can be found below. The comment period will end Thursday December 19 , 2019 at 5pm. CDS will assume your agency does not wish to provide comment if not received by this date. Thank you.

[CU-19-00003 Westside Solar Kittitas County Link](#)

[CU-19-00003 Westside Solar Public Link](#)

Jeremy Johnston, MURP

Kittitas County CDS, Planner

(509) 962-7065

jeremy.johnston@co.kittitas.wa.us



"Building Partnerships-Building Communities"

Notice: Email sent to Kittitas County may be subject to public disclosure as required by law.
message id: 38eb45916c6dcbdac24bb8719d004a14

From: Mau, Russell E (DOH)
To: [Jeremy Johnston](#)
Cc: [Holly Erdman](#); [Smits, Brenda M \(DOH\)](#); [Hayden, Kathryn E \(DOH\)](#)
Subject: RE: Request for comment CU-19-00003 Westside Solar
Date: Thursday, December 5, 2019 11:15:26 AM

Mr. Johnston:

Based on the responses, I believe that the application should be updated to NOT encircle “water” in Section 16, Utilities, in the SEPA Checklist. They can add, in abbreviated form, the response they provided for the second question. By eliminating the “water” utility, then it also eliminates the need for wastewater/septic management.

Thanks,

Russell E. Mau, PhD, PE
Regional Engineer
Office of Drinking Water
Washington State Department of Health
16201 East Indiana Avenue, Suite 1500, Spokane Valley, WA 99216
Russell.Mau@doh.wa.gov
509-329-2116 | www.doh.wa.gov

From: Jeremy Johnston [mailto:jeremy.johnston@co.kittitas.wa.us]
Sent: Thursday, December 5, 2019 11:03 AM
To: Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>
Subject: RE: Request for comment CU-19-00003 Westside Solar

Mr. Mau,

Below is the response I received from the applicant (in red) regarding your questions. Let me know if you need anything else to facilitate your review.

1. What is this water utility – a private well or connection to an existing water system? **The proposed Project would not require a water utility connection. The current property has been vacant for decades and does not have an active water connection. While two drinking water wells were identified on the Washington State Department of Ecology database for water wells, these wells were not visually identified during the field inspection. Even if these wells do exist and are located later on, the Project would not utilize them.**
2. How is the water going to be used on-site – will it be potable water (for drinking, restrooms, sinks, showers, kitchen-type facilities)? **No, the Project will not have any permanent employees and will therefore not need water for drinking, restrooms, sinks, showers, or kitchen facilities. During the brief construction period, bottled water and portable toilets will be utilized to meet the needs of the construction crew. The Project would only need water for establishing the vegetation proposed in the conceptual mitigation plan and for occasional cleaning of the solar panels. The property has 38 assessed acres with water rights through Kittitas Reclamation District (KRD). KRD has said that the**

Project can access this water via a weep drain that runs under Westside Road and drains directly on to the Project. If this weep drain does not provide enough water for vegetation establishment, any supplemental water would be trucked on to the site. Water needed for periodic solar panel cleaning will be trucked into the site as needed.

Jeremy Johnston, MURP

Kittitas County CDS, Planner

(509) 962-7065

jeremy.johnston@co.kittitas.wa.us



"Building Partnerships-Building Communities"

From: Mau, Russell E (DOH) [<mailto:Russell.Mau@DOH.WA.GOV>]

Sent: Wednesday, December 4, 2019 1:41 PM

To: Jeremy Johnston

Cc: Holly Erdman; Smits, Brenda M (DOH); Hayden, Kathryn E (DOH)

Subject: RE: Request for comment CU-19-00003 Westside Solar

Mr. Johnston:

For the Department of Health (DOH) Office of Drinking Water (ODW), we have the following questions/comments regarding this application, based on the information presented in Section 16, Utilities, in the SEPA Checklist, in which the applicant has encircled "water" as a utility that is currently available at the site:

1. What is this water utility – a private well or connection to an existing water system?
2. How is the water going to be used on-site – will it be potable water (for drinking, restrooms, sinks, showers, kitchen-type facilities)?

Depending on the answer to these questions, DOH ODW may have follow-on comments and/or guidance. For example, if this will be potable water for on-site use, then this constitutes a "public" use and the applicant would need to submit an application for Group A or Group B (depending on the population of employees who may have access to the water) water system.

Thanks,

Russell E. Mau, PhD, PE

Regional Engineer
Office of Drinking Water
Washington State Department of Health
16201 East Indiana Avenue, Suite 1500, Spokane Valley, WA 99216
Russell.Mau@doh.wa.gov
509-329-2116 | www.doh.wa.gov

From: Jeremy Johnston [<mailto:jeremy.johnston@co.kittitas.wa.us>]
Sent: Wednesday, December 4, 2019 11:11 AM
To: Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Jesse Cox <jesse.cox@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Patti Johnson <patti.johnson@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Gail Weyand <gail.weyand.pw@co.kittitas.wa.us>; 'enviroreview@yakama.com'; 'johnson@yakama.com'; 'jmarvin@yakama.com'; 'jessica@yakama.com'; 'migi461@ECY.WA.GOV'; 'lowh461@ECY.WA.GOV'; 'gcle461@ecy.wa.gov'; 'Jennifer.Nelson@dfw.wa.gov'; 'Scott.Downes@dfw.wa.gov'; 'sepa@dahp.wa.gov'; 'nelmsk@cwu.edu'; 'jorgenja@cwu.edu'; 'russell.mau@doh.wa.gov'; 'becky.kennedy@dnr.wa.gov'; 'cindy.preston@dnr.wa.gov'; 'rivers@dnr.wa.gov'; 'Deborah.j.knaub@usace.army.mil'; 'lhendrix@usbr.gov' <lhendrix@usbr.gov>; 'Michael.j.daniels3.civ@mail.mil'; 'Kimberly.peacher@navy.mil'; Jacob Prilucik <SCPlanning@wsdot.wa.gov>; 'klarned@fs.fed.us'; 'kdkistler@bpa.gov' <kdkistler@bpa.gov>; 'Lynn.Harmon@PARKS.WA.GOV'; Pat Nicholson <pat.nicholson@co.kittitas.wa.us>; Mike Flory <mike.flory@co.kittitas.wa.us>; Melissa Schumaier <melissa.schumaier@co.kittitas.wa.us>; Ryan McAllister <ryan.mcallister@co.kittitas.wa.us>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>
Cc: 'Rachel Donahue' <redonahue@heelstoneenergy.com>
Subject: Request for comment CU-19-00003 Westside Solar

Good Morning,

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[CU-19-00003 Westside Solar Kittitas County Link](#)

[CU-19-00003 Westside Solar Public Link](#)

Jeremy Johnston, MURP

Kittitas County CDS, Planner

(509) 962-7065

jeremy.johnston@co.kittitas.wa.us



"Building Partnerships-Building Communities"

Notice: Email sent to Kittitas County may be subject to public disclosure as required by law.
message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Holly Erdman](#)
To: [Jeremy Johnston](#)
Cc: [Jesse Cox](#)
Subject: RE: Request for comment CU-19-00003 Westside Solar
Date: Monday, December 9, 2019 9:28:26 AM
Attachments: [image002.png](#)

Jeremy,

The project narrative clearly states that it will not include a water system, sewage disposal or any structures. Therefore, public health has no comments or concerns with this application.

Thank you,

Holly Erdman, BS, Environmental Health Specialist II

P: 509.962.7580 | F: 509.962.7581 | E: holly.erdman@co.kittitas.wa.us

Kittitas County Public Health Department

507 N Nanum St Suite 102, Ellensburg WA 98926

www.co.kittitas.wa.us/health

Please tell us how we're doing: [KCPHD Customer Survey](#)



From: Jeremy Johnston
Sent: Wednesday, December 04, 2019 11:11 AM
To: Julie Kjorsvik; Jesse Cox; Holly Erdman; Patti Johnson; Lisa Lawrence; Candie Leader; Gail Weyand; 'enviroreview@yakama.com'; 'johnson@yakama.com'; 'jmarvin@yakama.com'; 'jessica@yakama.com'; 'migi461@ECY.WA.GOV'; 'lowh461@ECY.WA.GOV'; 'gcle461@ecy.wa.gov'; 'Jennifer.Nelson@dfw.wa.gov'; 'Scott.Downes@dfw.wa.gov'; 'sepa@dahp.wa.gov'; 'nelmsk@cwu.edu'; 'jorgenja@cwu.edu'; 'russell.mau@doh.wa.gov'; 'becky.kennedy@dnr.wa.gov'; 'cindy.preston@dnr.wa.gov'; 'rivers@dnr.wa.gov'; 'Deborah.j.knaub@usace.army.mil'; 'lhendrix@usbr.gov'; 'Michael.j.daniels3.civ@mail.mil'; 'Kimberly.peacher@navy.mil'; Jacob Prilucik; 'klarned@fs.fed.us'; 'kdkistler@bpa.gov'; 'Lynn.Harmon@PARKS.WA.GOV'; Pat Nicholson; Mike Flory; Melissa Schumaier; Ryan McAllister; 'separegister@ecy.wa.gov'
Cc: 'Rachel Donahue'
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[CU-19-00003 Westside Solar Public Link](#)

Jeremy Johnston, MURP

Kittitas County CDS, Planner

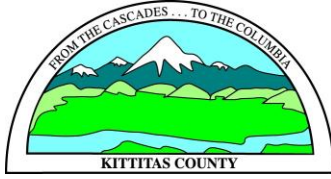
(509) 962-7065

jeremy.johnston@co.kittitas.wa.us



"Building Partnerships-Building Communities"

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message id: 38eb45916c6dcbdac24bb8719d004a14



KITITIAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services
FROM: Zachery Peebles, Engineering Technician I
DATE: December 17, 2019
SUBJECT: Westside Solar CU-19-00003

The Department of Public Works has reviewed the permit for the Westside Solar Conditional Use Permit and has the following comments:

- A. Access and address permit required: The Solar facility will require an address/access permit from Public Works.
- B. Roadway Design: The access road and road system serving the inverters and interconnection equipment will be a minimum of 20' wide with a compact gravel surface layer.
- C. Fire Apparatus Turnaround: The Fire Apparatus Turnarounds will need to be constructed to International Fire Code Appendix D. A turnaround will be required at the end of any road segment over 150' from the previous turnaround. The turnaround needs to be within 150' of the last structure the road services.
- D. Storm Water Plan: The solar project does not require a storm water plan.
- E. Grading Permit: A grading permit is required for any dirt work exceeding 100 cubic yards of material.

Please contact Kittitas County Public Works with any questions.

From: Kistler,Keith D (BPA) - TERR-SICKLER
To: [Jeremy Johnston](mailto:Jeremy.Johnston@co.kittitas.wa.us)
Subject: RE: Request for comment CU-19-00003 Westside Solar
Date: Friday, December 13, 2019 1:43:05 PM

Jeremy,

After reviewing CU-19-00003, we have found that this proposal will not directly impact BPA facilities. Do they have a plan on how they will be connecting to the PSE substation? I am new to BPA and cannot find that location easily and the route they would take.

Thank you for the opportunity to review this application.

Keith D. Kistler

Realty Specialist-Wenatchee District
Real Property Services
Bonneville Power Administration
13294 Lincoln Park Road, East Wenatchee, WA 98802
509-886-6085-office
kdkistler@bpa.gov

From: Jeremy Johnston <jeremy.johnston@co.kittitas.wa.us>
Sent: Wednesday, December 4, 2019 11:11 AM
To: Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Jesse Cox <jesse.cox@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Patti Johnson <patti.johnson@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Gail Weyand <gail.weyand.pw@co.kittitas.wa.us>; 'enviroreview@yakama.com'; 'johnson@yakama.com'; 'jmarvin@yakama.com'; 'jessica@yakama.com'; 'migi461@ECY.WA.GOV'; 'lowh461@ECY.WA.GOV'; 'gcle461@ecy.wa.gov'; 'Jennifer.Nelson@dfw.wa.gov'; 'Scott.Downes@dfw.wa.gov'; 'sepa@dahp.wa.gov'; 'nelmsk@cwu.edu'; 'jorgenja@cwu.edu'; 'russell.mau@doh.wa.gov'; 'becky.kennedy@dnr.wa.gov'; 'cindy.preston@dnr.wa.gov'; 'rivers@dnr.wa.gov'; 'Deborah.j.knaub@usace.army.mil'; 'lhendrix@usbr.gov' <lhendrix@usbr.gov>; 'Michael.j.daniels3.civ@mail.mil'; 'Kimberly.peacher@navy.mil'; Jacob Prilucik <SCPlanning@wsdot.wa.gov>; 'klarned@fs.fed.us'; Kistler,Keith D (BPA) - TERR-SICKLER <kdkistler@bpa.gov>; 'Lynn.Harmon@PARKS.WA.GOV'; Pat Nicholson <pat.nicholson@co.kittitas.wa.us>; Mike Flory <mike.flory@co.kittitas.wa.us>; Melissa Schumaier <melissa.schumaier@co.kittitas.wa.us>; Ryan McAllister <ryan.mcallister@co.kittitas.wa.us>; 'separegister@ecy.wa.gov' <separegister@ecy.wa.gov>
Cc: 'Rachel Donahue' <redonahue@heelstoneenergy.com>
Subject: [EXTERNAL] Request for comment CU-19-00003 Westside Solar

Good Morning,

Kittitas County CDS is requesting comment on the following conditional use application with associated SEPA checklist, CU-19-00003 Westside Solar. Links to the file materials can be found below. The comment period will end Thursday December 19 , 2019 at 5pm. CDS will assume your

agency does not wish to provide comment if not received by this date. Thank you.

[CU-19-00003 Westside Solar Kittitas County Link](#)

[CU-19-00003 Westside Solar Public Link](#)

Jeremy Johnston, MURP

Kittitas County CDS, Planner

(509) 962-7065

jeremy.johnston@co.kittitas.wa.us



"Building Partnerships-Building Communities"

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STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

December 16, 2019

Jeremy Johnston
Kittitas County Community Development
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

Re: CU-19-00003

Dear Jeremy Johnston:

Thank you for the opportunity to comment on the determination of nonsignificance for the solar power production facility, proposed by Westside Solar, LLC. We have reviewed the documents and have the following comments.

SHORELANDS/ENVIRONMENTAL ASSISTANCE

Ecology staff has reviewed the critical areas report, wetland ratings, and supplemental information. We conducted a desk review and had previously met onsite with applicant to review site conditions (providing technical assistance for Section 401 Clean water Act authorization process). Ecology provides the following comments below.

Buffers

Wetland buffers act to filter surface runoff, reduce erosion, screen adjacent noise, light and activity, and protect critical habitat for wetland dependent species. Our review of available studies indicates that effective buffer widths range from 50 feet to 250 feet, depending upon the values provided by the wetland, the topography, soils, existing vegetation, and the proposed adjacent land use. In some instances, enhancement of an existing buffer, such as planting of native vegetation, or construction a fence, can improve the protection of wetland functions.

Wetland 2, which will not have any direct impacts, has a proposed 25 foot buffer. Ecology recommends the County to use their widest Category II wetland buffer. Solar farms are considered a high land use intensity and to properly buffer a Category II wetland with a habitat score of 7, Ecology's guidance requires a 150 foot wide buffer. The County's Critical Area Ordinance for Category II wetlands, requires between 25 to 100 feet of upland buffer. Therefore, Ecology would recommend the widest buffer the County's CAO authorizes, which is 100 feet landward of the wetland boundary.



Jeremy Johnston
December 16, 2019
Page 2

Wetland 1, is a Category I wetland with special characteristics (aspen stand) and a high score of functional habitat (8). This wetland will be impacted; therefore Ecology can require our regulatory buffer guidance to be used. A Category I wetland with a Habitat Score of 8, and surrounded by a high land use intensity would require a 200' wide buffer. However, there is opportunity to reduce the buffer width if the two items in Chapter 6.6.1.1 of Wetland Mitigation in Washington State, Part 1 can be met.

Access

Ecology would recommend access through Alternative A with the use of a culvert to provide hydrologic connectivity.

Impacts and Avoidance

Mitigation sequencing must be used to avoid and minimize direct and indirect impacts (such as those resulting from the access road) to wetlands.

In order to protect the wetland and buffer from the construction impacts, Ecology recommends installation and maintenance of a fence at the wetland buffer perimeter prior to and during all clearing/construction activities. If a fence is not appropriate, Ecology recommends that the wetland buffer be conspicuously flagged in the field to clearly define the area in which no work should occur.

In the event impacts to wetlands and wetland buffers are unavoidable, a compensatory mitigation and monitoring plan must be submitted to the County, Ecology, and the U.S. Army of Corps of Engineers (Corps) for review and consideration.

Discharges into Waters of the State (includes wetlands) are regulated by the State under the Water Pollution Control Act, RCW 90.48 and Section 401 of the Clean Water Act and could require Ecology's review and authorization.

Placement of fill in wetlands may require an individual or general (nationwide) permit from Corps. We advise the applicant to contact the Corps to determine if a permit is needed.

Please contact **Lori White** at 509-575-2616 or lori.white@ecy.wa.gov to set up a site visit to verify wetland boundaries or to discuss the above comments. Ecology staff would be available to conduct a joint site visit with the County and provide technical assistance to the County by reviewing wetland delineations, ratings, and providing recommendations.

WATER QUALITY

Within the northwest corner of the proposed project area, an unnamed creek runs through a wetland/pond (identified as "Wetland 2" in Attachment A, the Wetland Delineation and

Jeremy Johnston
December 16, 2019
Page 3

Conceptual Mitigation Plan). This creek is a tributary of the Yakima River. Additionally, note that the Washington Dept. on Natural Resources' Forest Practices Application Mapping Tool identifies this portion of the unnamed creek as a fish-bearing waterway.

Two total maximum daily load (TMDL) water quality improvement programs protect both the wetland and the unnamed creek: the Upper Yakima River Basin Suspended Sediment, Turbidity, and Organochlorine Pesticide TMDL and the Upper Yakima River Tributaries Temperature TMDL.

Erosion of the project site has the potential to add sediment and turbidity to the protected waters and to adjacent wetlands. Care must be taken, both during and after development of this site, to prevent the entry of sediment and turbidity into the unnamed stream and adjacent wetlands. All existing riparian and wetland vegetation should also be protected and maintained. Project planning, development, and use of the site needs to include water quality protection.

Please contact **Jane Creech** at the Washington State Dept. of Ecology at 509-454-7860 or email jton461@ecy.wa.gov , if you have questions about these TMDL programs.

Sincerely,



Gwen Clear
Environmental Review Coordinator
Central Regional Office
509-575-2012
crosepa@ecy.wa.gov

201906850

From: Gary and Diane
To: [Jeremy Johnston](#)
Subject: Westside Solar, LLC
Date: Wednesday, December 11, 2019 5:27:50 PM

Would you please add a rule that the company must keep the property clean and free from old parts or garbage. That it must be presentable from the roadside at all times.
This will help keep our property values from deteriorating because of the collection of crap, old trucks or rusty machinery that is visible from the road.
This should come with a weighty penalty to insure that the property is kept up.

Thank you
Gary Lohman
531 Winchester Drive

[Sent from Yahoo Mail for iPhone](#)

Kittitas County Community Development Services

411 North Ruby St., Suite 2

Ellensburg, WA 98926

RE: CU-19-00003 Westside Solar

This letter is in regards to the Conditional Use Permit application CU-19-00003 Westside Solar Power Production Facility. Understanding that the use of solar power is an important issue for our country's future energy resources, we feel that the project needs to be located in a more appropriate site. The proposed location is right in the middle of a neighborhood which currently enjoys the beautiful setting and comings and goings of a variety of wild life.

Locating this facility right off the county road and in this growing neighborhood, would drastically affect the property owner's views and land value, also disturbing the wildlife migration through the area. The company could find a more suitable location in a compatible area that would have less negative impact.

The letter we received from the Heelstone Renewable Energy claiming that the project will be screened from Westside Road by existing natural vegetation has no merit. For at least 6 months out of the year, there are no leaves on the trees lining the road and the view of that field is wide open.

We would like to see the Ag5 zoning and land use be preserved and the CU-1900003 application denied. This is not the correct setting for the proposed solar facility.

Sincerely,

Robert and Tami Bator

1704 Westside Rd

Cle Elum WA

From: Susan Black
To: [Jeremy Johnston](#)
Subject: Comment on CU-19-00003 Westside Solar
Date: Monday, December 9, 2019 10:54:20 AM

Dear Mr. Johnston,

I am writing to comment on land use action CU-19-00003 Westside Road Solar array project. I am not in favor of this location for this project. The location is right in the midst of houses and their views as well as people enjoying the John Wayne Trail. I feel that this location would be an eye sore. I drive by this location all the time and would prefer to see the beautiful landscape and not a solar array. Likewise, when utilizing the John Wayne trail it is enjoyable to see the natural landscape, homes, and farms. Is it possible to locate this project in a different location? For instance, could it be located by the wind farms or in a location that is not so populated?

Thank you for your time in considering my opinion.

Sincerely,

Susan Black

(frequent traveler of Westside Road and resident of Woods and Steele area)

From: Debi Hofferber
To: [Jeremy Johnston](#)
Subject: Westside Solar Conditional Use Application (CU-19-00003)
Date: Tuesday, December 17, 2019 10:48:43 AM

Dear Mr. Johnston:

As a resident of Kittitas County, I am writing to voice my opposition to the proposed solar project on Westside Road, Cle Elum, Washington.

This project should not be allowed on agricultural zoned land with irrigation rights surrounded by private residences. Kittitas County has thousands of acres of non-irrigated, uninhabited land that would be more suitable for this type of project.

Please keep me apprised of any town meetings, decisions, etc., regarding the above subject matter.

Sincerely,

Deborah Hofferber
5084 Westside Rd, Cle Elum, WA 98922

From: Rick Hofferber
To: [Jeremy Johnston](#)
Subject: Westside Solar Conditional Use Application (CU-19-00003)
Date: Tuesday, December 17, 2019 10:52:34 AM

Dear Mr. Johnston:

As a resident of Kittitas County, I am writing to voice my opposition to the proposed solar project on Westside Road, Cle Elum, Washington.

This project should not be allowed on agricultural zoned land with irrigation rights surrounded by private residences. Kittitas County has thousands of acres of non-irrigated, uninhabited land that would be more suitable for this type of project.

Please keep me apprised of any town meetings, decisions, etc., regarding the above subject matter.

Sincerely,

Rick Hofferber
5084 Westside Road, Cle Elum, WA

From: [Dan Carlson](#)
To: [Jeremy Johnston](#)
Cc: [Lindsey Ozbolt](#)
Subject: FW: HeelStone Renewable project
Date: Thursday, December 12, 2019 2:20:11 PM

Dan Carlson, AICP

Community Development Services Director

Kittitas County

411 N Ruby ST, Suite 2

Ellensburg WA 98926

(509) 933-8244

dan.carlson@co.kittitas.wa.us

From: FRED H BECKER [mailto:fredhb@comcast.net]
Sent: Thursday, December 12, 2019 2:05 PM
To: Dan Carlson
Cc: Ginny Becker
Subject: HeelStone Renewable project

Dan: I am writing you to oppose the HeelStone Solar project for South Cle Elum. Whereas I am a HUGE fan of solar generated energy, the beauty and simplicity of solar generated electricity is that the energy is used at the generation location. In other words roof top solar panels are the most efficient use of this renewable energy. These "farms" of panels spread out over acreage of good farm land, wildlife habitat, groundwater recharge areas are a huge waste of the above best use land useage. These solar "farms" are ugly to boot.

Why doesn't Heel Stone rent roof tops in the downtown corridor? Why not rent the Safeway roof? Please oppose this poor choice of land use. Surely they can find a more suitable location?

Fred & Virginia Becker
40 Snow Ridge Drive
Cle Elum

Within the physical world of listening and patiently watching there is a spiritual connection that goes beyond spoken words. The paddling world quiets me and the exposure both physical and emotional makes the entire day an ongoing form of prayer. (after C. Duff).

From: Melvin & Deborah Kuhlman

December 16, 2019

1671 Westside Road

Cle Elum, WA 98922

To: Kittitas County Community Development Services, Attn: Jeremy Johnston,
permit coordinator

RE: **Opposed** to proposed Westside Solar project (CU-19-00003)

Dear Mr. Johnston,

As owners and residents of 1671 Westside Road, Cle Elum, WA, we are strongly opposed to the construction of a solar industry immediately adjacent to our property.

Our property (1671 Westside Road) directly borders the west side of the proposed Westside Solar project (Heelstone) on Westside Road in Ce Elum.

History

Summer 2016 - Windermere posted this acreage for sale. At that time there were 5 lots listed for sale, all with KRD water rights available. The land was comprised of various grasses, noxious weeds, noteworthy rocks, trees of various sizes and types outlined and peppered the landscape. We felt that all parcels were suitable for pasture and hay growing. We selected the east parcel to purchase, however, we were not able to come to a suitable agreement with the owners. The Dunn's were aware of our plans to build on the property, as we had tried negotiating with them to help build a suitable year around access road to the property. Dunn's ultimately refused to help with any access construction. That being said, the acreage selected to purchase and develop was the farthest west parcel as it had the best opportunity for construction of an access road.

We purchased this undeveloped and unmaintained 8.66 acre partial agricultural zoned, with KRD water rights, property from the Dunn Family, in August of 2016. The land purchased was for our personal use. The developed property was to become our retirement home/ farm.

At no time prior to purchasing property did the Dunn's disclose that they were negotiating on putting in an adjacent solar project. This information was not indicated on the Owner's Disclosure documents presented prior to sale of the land. Had this information been given to us by the Dunn's prior to purchase, we would not have purchased any lots being offered. It is highly unlikely that the Dunn's researched developing a solar project on their land, found suitable sources that knew how to proceed, initiated the process with a developer, and then the developer having a sufficient amount of time to determine if next steps in their feasibility study process was appropriate to develop this type of solar project. To think all of this came about in the short time between September 2016 to December 2016, when the Dunn's signed the contract with Heelstone (December 2016) does not seem possible.

In October of 2016 the access road was established and work began on the permitting process to develop the property.

Early 2017 began the property development. This included, power, well, pasture renovation, weed abatement, fencing, and construction of a barn. December 2017 our house in South Cle Elum sold.

In 2018 the process of building our new home. The home was completed in November of 2018 and occupancy was received.

June 2019 a surveyor approached us for use of our road to access the Dunn property. The surveyor informed us that Heelstone was studying the property for a proposed solar project.

Through the summer of this 2019 we watched various activities going on at the Dunn property. On October 29th we received a letter from Heelstone introducing the project and offering individual meetings to answer questions about the proposed solar project, as well as announcing a community information meeting. The letter its self was not as disturbing as the site map. The map shows 12' high

solar panels right up to within 50' of our property line (80' from our house and patio) and running north and south over 2/3's of our east property line length.

On November 11th we met with two of Heelstone's project managers. They described the project to us as follows: they would build an 8' fence 25' from our property line and then another 25' to the 12' tall solar panels. Somewhere in between their fence line and our property line they would plant staggered sapling trees. It is hard to imagine anything more invasive than what was being described. We would literally be sitting on our patio looking at a 12' wall of black solar panels 75' from us (see attached pictures). Since our house was built to maximize the view that we had bought the property for, we would be having to look at these panels from virtually every room in our house. The saplings that were described to us would probably take 30-40 years to block the view, and that is only if they were maintained and watered properly. This does not meet the Development Standard (17.61C.090) as described in paragraph #1. It was asked if they planned to put in a well and they were not. They indicated on their site map that they would be obtaining water from a source near Westside road and the current access to the property. There is no adequate water supply there for taking care of landscaping unless they have a permit to develop an irrigation pond in this wetland area. In short, it appears that (Heelstone) Westside Solar has no intentions of meeting the requirements 17.61C.050 (Visual Impacts/Aesthetics) and if so at as minimal level as possible.

With all of this being said, it is unfathomable to us that someone would consider building a solar project like this in a rural residential area zoned Ag5. Not only will this have a major adverse effect on the value and salability of our property, as well as, the surrounding properties, the project creates a very stressful environment; living within an industrial setting vs the rural country setting we purchased.

In reading the Solar Regulations 17.61C.010 it refers to protecting agricultural resources, protect quality of life of the general public, *protect rural character and ensure compatibility with land uses in the vicinity*. We cannot see how this proposed project can possibly meet any of these requirements.

In reference to the agricultural resources, this is land has KRD irrigation water available to it. With proper maintenance this land could be shaped into great

small farms and residences. The properties to the east and west of it have green pastures, and hay is harvested. With the water availability to the Dunn property, it could be doing the same, but the property appears to have been neglected for many years. The parcel we purchased was in this same poor condition when we purchased it. We transformed it back to what it should be, good agricultural farm land.

Another concern to us is that mitigation for wildlife is not being adequately addressed. *There needs to be a comprehensive study done on the effects this is going to have on the wildlife* and not just a one day look over that the applicant had done. There are deer, elk, turkey and coyotes being sited almost daily crossing the Dunn property. Heelstone's answer to this is that there will be a 25' corridor (which is proposed to have saplings planted on, so not really a 25' corridor) on the east and west property lines of Dunn's property. Is this even close to being adequate? From my little bit of research on this, it sounds like it should be at least 300'.

In addition to ourselves, our neighbors are also going to be negatively affected, both financially and visually, if this project is allowed to continue. We all chose to live in an area with pleasant aspects of countryside and country life, most having moved from a more populated environment. We have no desire to live within an industrial environment. We believe that you will be hearing the same from many, if not all of the neighbors, who are also opposing this project.

Heelstone and Dunn's sole purpose for building this project is to make money. We have no objection to this, unfortunately in this case it would be at the expense of all of their immediate neighbors.

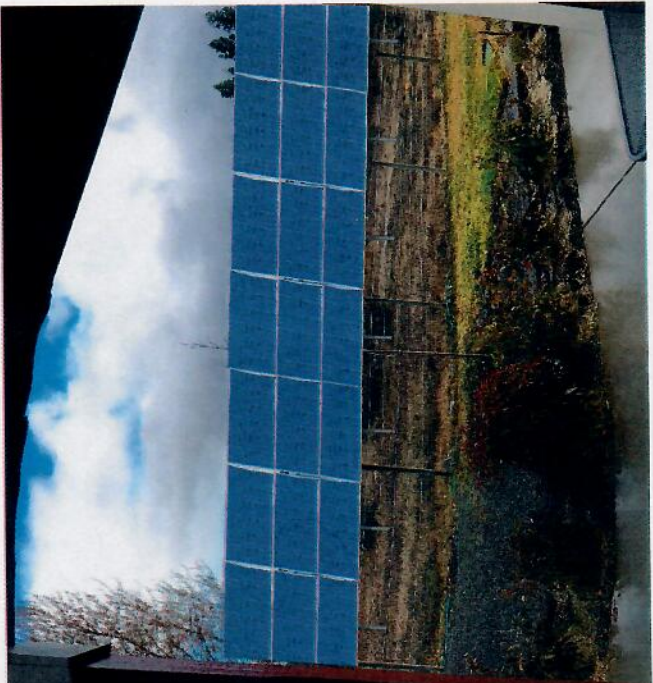
We thank you for your time and trust you will make the obvious decision to deny (Heelstone) Westside Solar's application for this project.

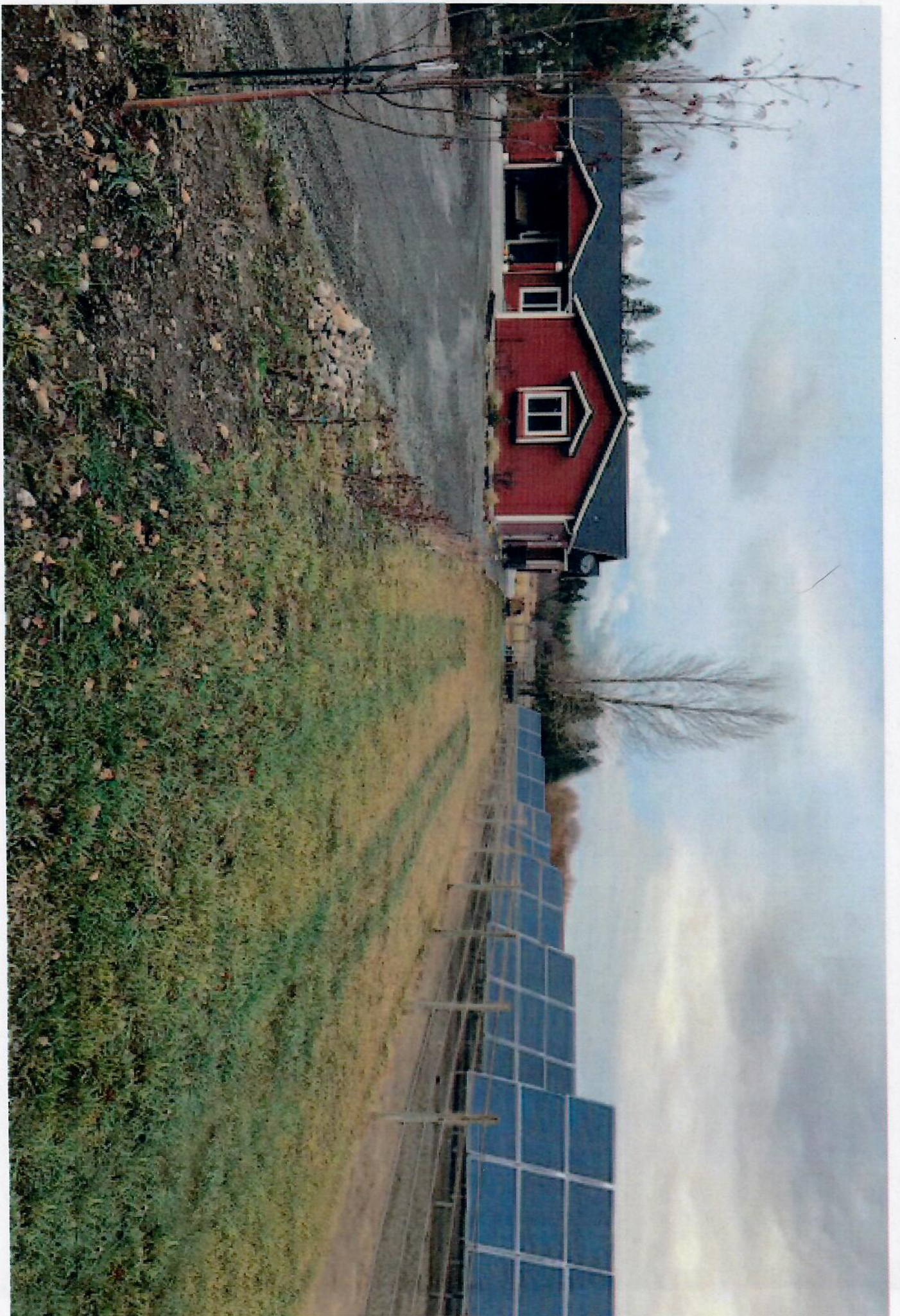
Sincerely,

Melvin & Deborah Kuhlman

425-351-5802



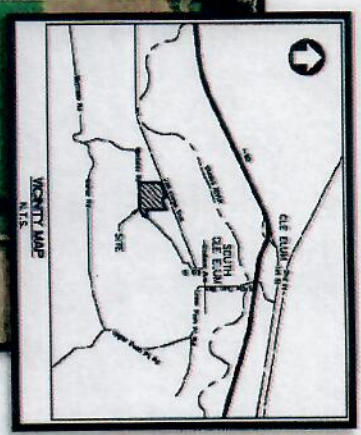




This wall of solar panels will block approximately 120°, or 1/3, of their entire property

DEBORAH & MELVIN KUHLMAN

Parcel #: 872836



KURTZ & KURTZ
W i n d e r m e r e

To: Kittitas county CDS Services and County Commissioners
Ref: Westside Solar CU-19-00003

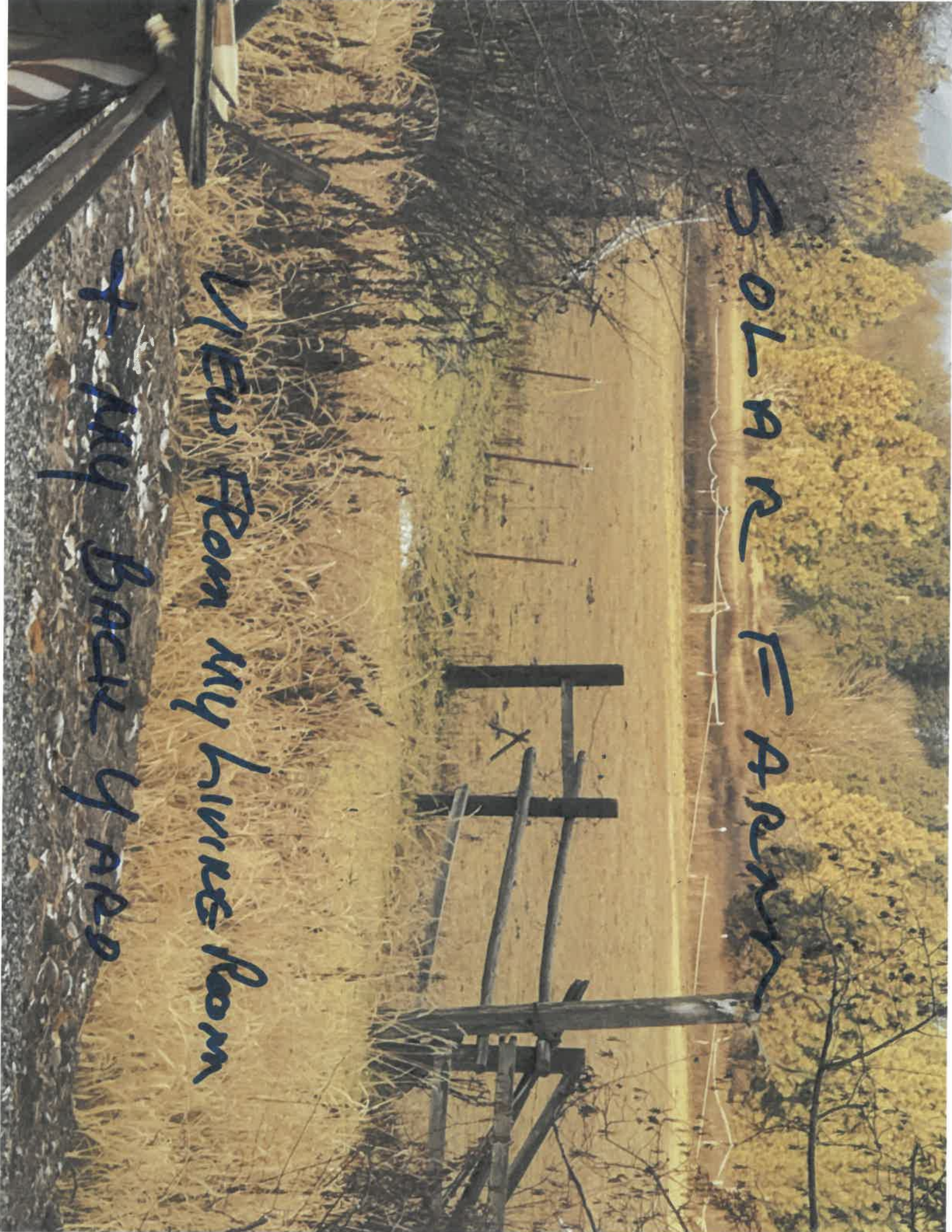
I am writing this letter to inform you of my disapproval of the Westside Solar Facility. I look directly down on the site from my Living room and daylight basement and this facility would harm my homes value by approximately \$100 dollars per sq ft. At 3400 sq ft that's \$340,000 dollars. Attached to this letter are comparables of those properties sold over the last year that are next to power lines (which would be considered as much of a nuisance as solar panels). You'll notice that the drop in value is approximately 1/3. In my case the present market value of \$875,000 would be reduced by \$ 289,000 to \$340,000. Pictures of my property in relation to the solar farm are attached. Neighboring properties to the west would have similar reductions or more because they are actually on top of the hill looking down or have adjoining property with homes as close as 100' from the solar farms fence. Tree's approximately 100' in height would have to be planted to obscure the view and reflection of the solar panels. Also, lighting of the premises would be disruptive. Attached you'll find the county code 17.61C.040 referring to solar farms that are not allowed on ag 5 farm Land that is also served by Kittitas County KRD water rights. This property has KRD ditch running through it that also services my property and my sister-n-laws 10 acres that I raise hay on. Again, KRD water is available to the Dunn's property for irrigation of the ag. 5 property. Happen to know and individual who has ag land in Badger Pocket who was denied leasing his land to a solar company because of agriculture land use zoning.

Caroline and Gary Kurtz
Windermere Brokers and residents at 911 Westside Road
Cle Elum, Wa . 509-674-8685

Caroline Kurtz 12-18-19
Gary Kurtz 12-18-19

SOLANA FARM

VIEW FROM MY LIVING ROOM
+ MY BACKYARD

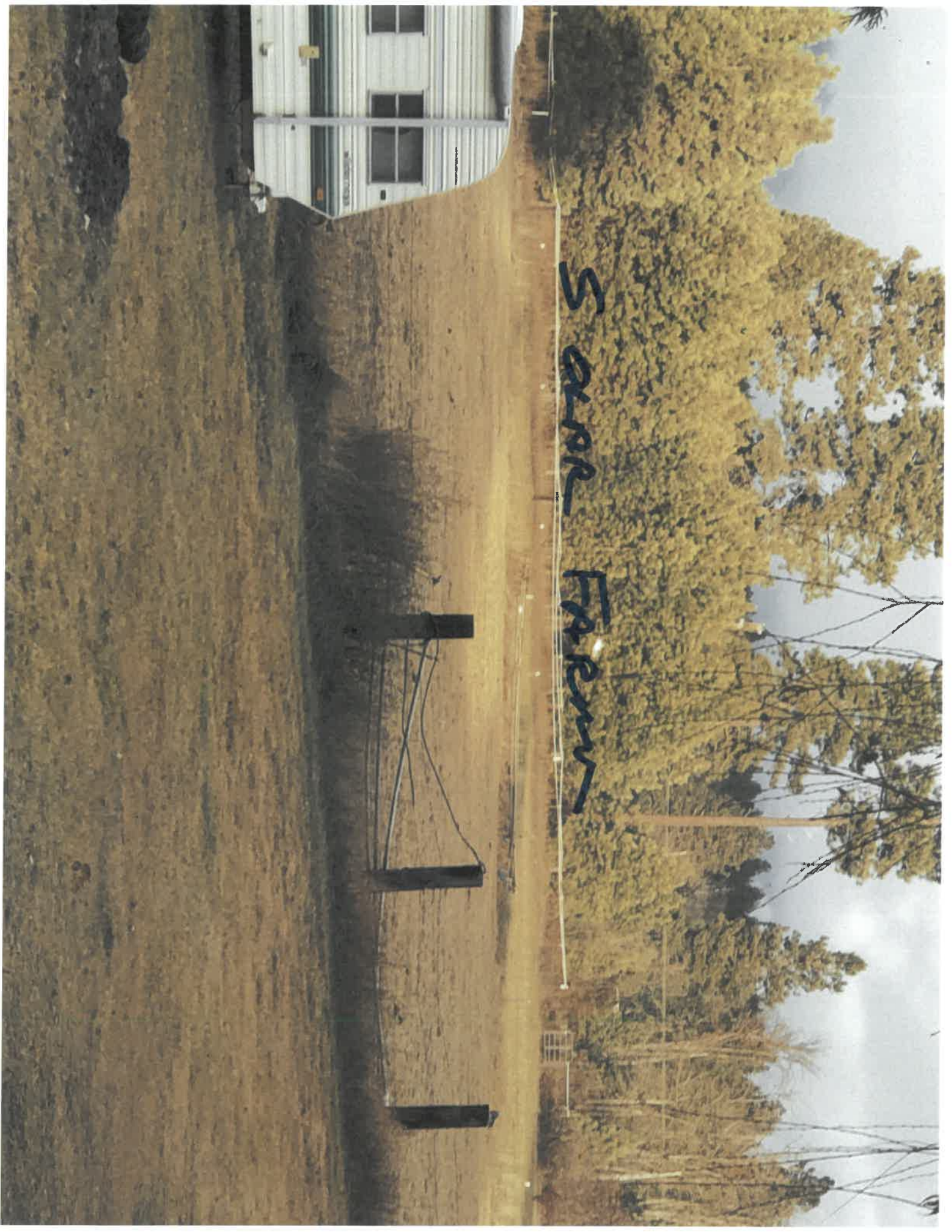


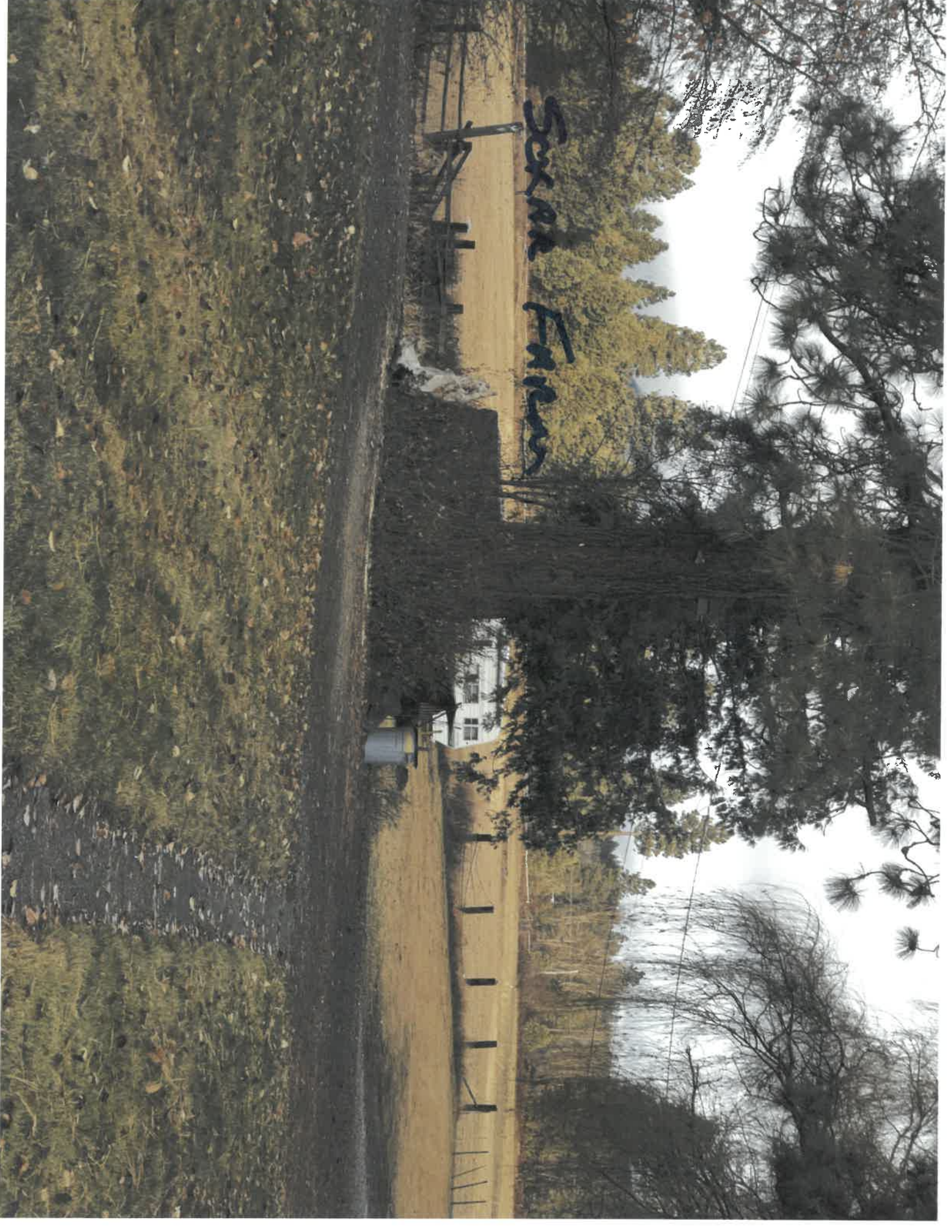
S O H A R F A R M

I LEASE TR13
SISTER-M. LAWS

View From My Living Room
* My Back Yard

Savor Harvest





Saxon Farms

9. "Solar Module" means a grouping of solar cells with the purpose of collecting or converting solar energy.
10. "Solar Panel" means that part or portion of a Solar Power Production System containing one or more receptive cells or modules, the purpose of which is to convert solar energy to electricity.
11. "Solar Power Production Facilities" or "SPPF" means a utility on an area of land designated for the purpose of producing photovoltaic electricity with a nameplate capacity of over one hundred kilowatts (100 KW) and includes, but is not limited to, an assembly of solar panels and solar equipment that converts sunlight into electricity and then stores and/or transfers that electricity. Solar Power Production Facilities may include mechanical buildings and other uses that are typical to a SPPF, however offices and other commercial uses are prohibited. (Ord. 2018-0186, 2018)

17.61C.030 Adoption of Solar Power Production Facilities Overlay Map.

1. 1. The official Solar Power Production Facilities Overlay Map is adopted by reference and declared to be a part of this chapter. The official Solar Power Production Facilities Overlay Map shall be identified by the signature of the Chairperson of the Board and attested by the Clerk of the Board.
2. No changes of any nature shall be made to the Solar Power Production Facilities Overlay Map except in conformity with the procedures set forth in [KCC Title 15B](#). (Ord. 2018-018, 2018)

17.61C.040 Solar Overlay Zones.

As a rural county, the protection of existing agricultural resources is a priority. The following solar overlay zones are established to preserve prime agricultural land by designating areas of the county that are appropriate for the siting of SPPFs:

1. Solar Overlay Zone 1 consists of lands designated by the Washington State Department of Agriculture as agricultural land uses on its agricultural land use geodatabase.
2. Solar Overlay Zone 2 consists of lands that are not designated by Washington State Department of Agriculture as agricultural land uses on its agricultural land use geodatabase. (Ord. 2018-018, 2018)
- 2.3. Solar Overlay Zone 3 consists of lands that are not designated by Washington State Department of Agriculture as agricultural land uses on its agricultural land use geodatabase and are outside of irrigation district boundaries.

17.61C.050 Public involvement process, advisory committee and agency coordination.

Except as provided in 17.61C.060, the placement or construction of an SPPF on any properties identified as Solar Overlay Zone 1 on the Solar Power Production Facilities Overlay Map is prohibited. The placement or construction of an SPPF in Solar Overlay Zone 2 shall require conditional use permit approval. (Ord. 2018-018, 2018). The placement or construction of an SPPF in Solar Overlay Zone 3 shall require administrative conditional use permit approval.

17.61C.060 Permitting Exceptions.

The placement or construction of an SPPF on properties in Solar Overlay Zone 1 may be allowed subject to conditional use permit approval, in the following locations:

DUNK PROPERTY IS AG-5 IN ZONE 1 & INCLUDES KRD WATER RIGHTS

Formatted: Underline

Comment [L01]: Consider breaking up this section into 1, 2, and 3 for each zone for easier definition of process.

1. Lands that do not contain soils suited for agricultural uses as described by the United States Department of Agriculture and Natural Resource Conservation Service Soil Survey of Kittitas County Area, Washington.
2. Lands that have been converted to roads, parking lots, runways, or similar uses prior to October 2, 2018.
3. Rooftops of buildings existing prior to October 2, 2018.
4. Airport Safety Zones.
5. Powerline Rights-of-Way.
6. Highway Interchanges.(Ord. 2018-018, 2018)

17.61C.070 Submittal Requirements.

1. A site plan drawn to an appropriate scale that identifies all existing and proposed structures, setbacks, access routes, proposed road improvements, residential uses within one quarter of a mile of the project perimeter, existing utilities, pipelines, transmission lines, proposed utility lines, utility and maintenance structures, existing and proposed drainage areas, topography, proposed grading/landscaping, areas of natural vegetation removal and any re-vegetation methods, weed control, dust and erosion controls, any critical areas (as defined in KCC 17A) on or abutting the property, and any other relevant items identified by Community Development Services.
2. An affidavit of agreement between lot owner and facilities owner or operator (when applicable) confirming that permission has been granted to propose, construct and/or operate an SPPF
3. A written compliance narrative addressing how the proposal meets the approval criteria in KCC 17.60A.015 and KCC 17.61C.080, .090, and .100.
4. A noxious weed management plan outlining methods, maintenance schedules, and any potential soil viability impacts
5. A stormwater management plan prepared in accordance with KCC 12.06 that includes any proposed ground disturbance and mitigation measures (such as reseeded with appropriate vegetation) to contain storm water runoff.
6. A decommissioning plan demonstrating compliance with KCC 17.61C.100(2).
7. A water rights retention plan, if applicable. (Ord. 2018-018, 2018)

17.61C.080 Procedures.

The following procedures shall be followed for all SPPF applications:

1. SPPF applications shall be processed in accordance with the applicable provisions of Kittitas County Code 15A.
2. Public notice of proposed SPPFs shall be provided to all property owners within one (1) mile of the proposed project site. (Ord. 2018-018, 2018)

17.61C.090 Development Standards.

SPPFs shall comply with the following developments standards:

1. SPPFs shall be screened or shall be enclosed by fencing a minimum of eight (8) feet in height. Screening and/or fencing shall be consistent with the surrounding character and utilize landscaping and/or native vegetation strategies to screen the facility from routine view of public

Sold Properties

| Address | City | Bd | Bth | Lot Sz | SqFt | Year | CDOM | Date | SP%OLP |
|-------------------------------------|------------------|------|-----------|---------------|-------------------|-------------------|------------------|-----------------------|------------------|
| Listing # | Style Code | Area | Community | | \$/SqFt | Orig Price | List Price | Sold Price | SP%LP |
| 730 Iron Horse Rd 1247654 | 11 - 1 1/2 Story | 948 | Easton | 3 2.00 4.540 | 2,951 \$101.66 | 2001 \$466,400 | 307 \$325,900 | 12/24/18 \$300,000 | 64.32 92.05 |
| 1650 FS Road 4517 1470575 | 11 - 1 1/2 Story | 948 | Cle Elum | 2 2.00 6.980 | 1,884 \$305.20 | 2005 \$575,000 | 2 \$575,000 | 07/08/19 \$575,000 | 100.00 100.00 |
| 2960 Upper Peoh Point Rd 1436629 | 12 - 2 Story | 948 | Cle Elum | 2 2.50 20.000 | 2,171 \$266.70 | 2002 \$558,800 | 3 \$558,800 | 05/24/19 \$578,999 | 103.62 103.61 |
| 111 Chandler Rd 1420256 | 12 - 2 Story | 948 | Cle Elum | 4 3.50 4.360 | 3,200 \$202.97 | 2008 \$674,950 | 59 \$649,500 | 06/14/19 \$649,500 | 96.23 100.00 |

| | | | | | | |
|-------------------|-----------|------|-----------|-----------|-----------|-----------|
| Listing Count : 4 | Averages: | | 2,552 | 2004 | 93 | 91.04 |
| | Price : | High | \$649,500 | Low | \$300,000 | Median |
| | | | \$219.13 | \$568,788 | \$527,300 | \$525,875 |
| | | | | | | 98.92 |

Grand Totals

| | | | | | | | | | | | |
|-----------|-----------|-------|------|-------|----|-----|-----------|-----|-----------|-----|-----------|
| Count : 4 | Averages: | SqFt: | 2552 | CDOM: | 93 | OP: | \$568,788 | LP: | \$527,300 | SP: | \$525,875 |
|-----------|-----------|-------|------|-------|----|-----|-----------|-----|-----------|-----|-----------|

HOMES NEXT TO POWER LINES
THAT SOLD IN LAST 12 MO'S

Lot: Unit:

730 Iron Horse Rd , Easton 98925



| | | | |
|--------------------|-------------------------|-------------|-------------------|
| Property Sub Type: | Residential | County: | Kittitas |
| Status: | Sold | Beds: | 3 |
| Listing #: | 1247654 | Baths: | 2.00 |
| Year Built: | 2001 | Fireplaces: | 0 |
| | | List Price: | \$325,900 |
| | | Sold Price: | \$300,000 |
| | | Sell Cncsn: | |
| Style: | 11 - 1 1/2 Story | SF: | 2,951 sf |
| Bldg Type: | Built On Lot | SF Src: | ASSESSORS |
| Covd Prkg: | 0 | Acreage: | 4.540 ac |
| New Const: | | Lot Size: | 197,762 sf |

| | | |
|-----------------------------|----------|---------------|
| <u>School Information</u> | Area: | 948 |
| Sch District: Easton | Cmnty: | Easton |
| Elementary: | Project: | |
| Jr. High: | Map: | |
| High Schl: | Grid: | |
| | Pool: | |

Room Locations

| | L | M | U |
|-----------------|-------------|----------|----------|
| Bedrooms: | 0 | 0 | 3 |
| Baths (Full): | 0 | 1 | 1 |
| Baths (3/4): | 0 | 0 | 0 |
| Baths (1/2): | 0 | 0 | 0 |
| Fireplace: | | | |
| Living Room | Main | | |
| Kit w/o Eat Spc | Main | | |

Property Details

| | |
|------------------|----------------------------|
| Other Rooms: | |
| Heating/Cooling: | Forced Air |
| Energy Source: | See Remarks |
| Terms: | Cash Out |
| Exterior: | Wood, Wood Products |
| Roof Type: | Composition |
| Cats/Dogs: | |
| Water: | Public |
| Sewer: | None |
| Floor Covering: | |
| Appliances: | |
| View: | |
| Basement: | |
| Architecture: | |
| Water Heater: | |
| Leased Equip: | |
| Bus Line Nearby: | Bus Route: |

| | | | | | |
|-----------------------|---------------------------|-----------------------|-----------|--------------|----------------|
| Tax Year: 2017 | Ann Taxes: \$2,507 | Snr Exempt: No | HOA Dues: | Mntly Rent: | First Refusal: |
| Built Green: | HERS Score: | EPS Score: | LEED: | Built Green: | |
| NWMLS Cert: | Cnstrct Mthds: | | | | |

Directions: **Head east on Iron Horse Rd , Turn right to stay on Iron Horse Rd**

Interior Features:

Site Features:

Marketing Remarks: **This single family residence is a very large home that sits on a large sized 197762 sq ft lot. This property situated at 730 Iron Horse Rd, is located in the city of Easton. According to tax records this property was built in 2001, offering 3 bedrooms, 2 bathrooms, with 2951 square feet.**

Lot:

Unit:

1650 FS Road 4517 , Cle Elum 98922



| | | | |
|---------------------------|-----------------------------|-------------|----------------------|
| Property Sub Type: | Residential | County: | Kittitas |
| Status: | Sold | Beds: | 2 |
| Listing #: | 1470575 | Baths: | 2.00 |
| Year Built: | 2005 | Fireplaces: | 1 |
| | | List Price: | \$575,000 |
| | | Sold Price: | \$575,000 |
| | | Sell Cncsn: | No |
| Style: | 11 - 1 1/2 Story | SF: | 1,884 sf |
| Bldg Type: | Built On Lot | SF Src: | Realist |
| Covd Prkg: | 4 | Acreage: | 6.980 ac |
| New Const: | | Lot Size: | 304,049 sf |
| <u>School Information</u> | | Area: | 948 |
| Sch District: | Cle Elum-Roslyn | Cmnty: | Granite Creek |
| Elementary: | Cle Elum Roslyn Elem | Project: | |
| Jr. High: | Walter Strom Jnr | Map: | |
| High Schl: | Cle Elum Roslyn High | Grid: | |
| | | Pool: | |

Room Locations

| | L | M | U |
|----------------|--------------|----------|----------|
| Bedrooms: | 0 | 1 | 1 |
| Baths (Full): | 0 | 1 | 1 |
| Baths (3/4) | 0 | 0 | 0 |
| Baths (1/2) | 0 | 0 | 0 |
| Fireplace: | | 1 | |
| Utility Room | Main | | |
| Den/Office | Upper | | |
| Dining Room | Main | | |
| Entry | Main | | |
| Extra Fin Rm | Main | | |
| Kit w Eat Spc | Main | | |
| Living Room | Main | | |
| Master Bedroom | Upper | | |

Property Details

| | |
|------------------|--|
| Other Rooms: | |
| Heating/Cooling: | High Efficiency (Unspecified), Hot Water Recirc Pump, Radiant |
| Energy Source: | Electric, Propane, Wood |
| Terms: | Cash Out, Conventional, FHA, USDA, VA |
| Exterior: | Wood |
| Roof Type: | Metal |
| Cats/Dogs: | |
| Water: | Community |
| Sewer: | Septic |
| Floor Covering: | Concrete, Fir/Softwood |
| Appliances: | Dishwasher, Microwave, Range/Oven, Refrigerator |
| View: | Territorial |
| Basement: | None |
| Architecture: | Craftsman |
| Water Heater: | electric |
| Leased Equip: | propane tank |
| Bus Line Nearby: | Bus Route: |

| | | | | | |
|-----------------------|---------------------------|-----------------------|-----------------------|--------------|--------------------------|
| Tax Year: 2019 | Ann Taxes: \$2,618 | Snr Exempt: No | HOA Dues: \$25 | Mntly Rent: | First Refusal: No |
| Built Green: | HERS Score: | EPS Score: | LEED: | Built Green: | |
| NWMLS Cert: | Cnstrct Mthds: | | | | |

Directions: **From I-90 take Exit 78 and proceed to Golf Course Rd. Turn left on Westside Road and proceed to Fowler Creek. Turn right on FS Road 4517 and continue to address.**

Interior Features: **Bath Off Master, Ceiling Fan(s), Dbl Pane/Storm Windw, Dining Room, Loft, Vaulted Ceilings, Walk In Pantry, Walk-in Closet**

Site Features: **Barn, Dog Run, Outbuildings, Patio, Propane, Shop**

Marketing Remarks: **Charming craftsman style home nestled in the trees on nearly 7 acres in Granite Creek. You'll love the open floor plan, radiant concrete floors, fieldstone fireplace, granite island, high end appliances, custom & creative storage, wraparound/covered patio, & cozy loft office. Outside you'll find a unique garden shed and small barn/shop. Tons of recent upgrades! Fine woodworking craftsmanship & detail throughout. Excellent location for outdoor recreation. Abundant trails & wildlife. Welcome Home!**

Lot: Unit: **2960 Upper Peoh Point Rd , Cle Elum 98922**
 Property Sub Type: **Residential** County: **Kittitas**



Status: **Sold** Beds: **2** List Price: **\$558,800**
 Listing #: **1436629** Baths: **2.50** Sold Price: **\$578,999**
 Year Built: **2002** Fireplaces: **1** Sell Cncsn: **No**

Style: **12 - 2 Story** SF: **2,171 sf**
 Bldg Type: **Built On Lot** SF Src: **tax records**
 Covd Prkg: **4** Acreage: **20.000 ac**
 New Const: Lot Size: **871,200 sf**

School Information Area: **948**
 Sch District: **Cle Elum-Roslyn** Cmnty: **Peoh Point**
 Elementary: Project:
 Jr. High: Map: **22**
 High Schl: Grid: **K-15**
 Pool:

| <u>Room Locations</u> | | | <u>Property Details</u> | |
|-----------------------|--------------|---|-------------------------|---|
| | L | M | U | |
| Bedrooms: | 0 | 1 | 1 | Other Rooms: |
| Baths (Full): | 0 | 1 | 1 | Heating/Cooling: Central A/C, Heat Pump, Stove/Free Standing |
| Baths (3/4): | 0 | 0 | 0 | Energy Source: Electric, Pellet |
| Baths (1/2): | 0 | 1 | 0 | Terms: Cash Out, Conventional, FHA, USDA, VA |
| Fireplace: | | 1 | | Exterior: Log |
| Entry: | Main | | | Roof Type: Metal |
| Living Room: | Main | | | Cats/Dogs: |
| Kit w Eat Spc: | Main | | | Water: Individual Well |
| Master Bedroom: | Main | | | Sewer: Septic |
| Bonus Room: | Upper | | | Floor Covering: Ceramic Tile, Hardwood, Vinyl, Wall to Wall Carpet |
| Den/Office: | Upper | | | Appliances: Dishwasher, Dryer, Garbage Disposal, Microwave, Range/Oven, Refrigerator, Wash |
| Great Room: | Main | | | View: Mountain, Territorial |
| Utility Room: | Main | | | Basement: None |
| | | | | Architecture: Cabin |
| | | | | Water Heater: electric |
| | | | | Leased Equip: |
| | | | | Bus Line Nearby: Bus Route: |

Tax Year: **2018** Ann Taxes: **\$3,204** Snr Exempt: **No** HOA Dues: Mntly Rent: First Refusal: **No**
 Built Green: HERS Score: EPS Score: LEED: Built Green:
 NWMLS Cert: Cnstrct Mthds:

Directions: **S. Cle Elum Way, to right on Upper Peoh Pt Road. Take right at address and house is several houses on the right.**

Interior Features: **Bath Off Master, Ceiling Fan(s), Dbl Pane/Storm Windw, Vaulted Ceilings, Walk-in Closet**

Site Features: **Cable TV, Deck, Fenced-Partially, Outbuildings, Shop**

Marketing Remarks: **Stunning custom log home in immaculate condition. Open concept, grand staircase, huge windows & exposed beams. Pellet stove. Lg master on ground flr w/ ensuite bath, & w/in closet, 2nd b/r on upper floor, and lg loft area that could be used as a third bedroom, and could be easily framed in. Full bath on 2nd flr as well. Wrap around deck. Situated on 20 acres, w/ outbuildings & pasture, a lg shop for equipment and toys, fruit trees, gardening spaces and fantastic views of the Stuart Mountains.**

Lot: 1A

Unit:

111 Chandler Rd , Cle Elum 98922



| | | | |
|---------------------------|-----------------------------|-------------|--------------------------------------|
| Property Sub Type: | Residential | County: | Kittitas |
| Status: | Sold | Beds: | 4 |
| Listing #: | 1420256 | Baths: | 3.50 |
| Year Built: | 2008 | Fireplaces: | 1 |
| | | List Price: | \$649,500 |
| | | Sold Price: | \$649,500 |
| | | Sell Cncsn: | Yes |
| Style: | 12 - 2 Story | SF: | 3,200 sf |
| Bldg Type: | Built On Lot | SF Src: | Assessor measure |
| Covd Prkq: | 2 | Acreage: | 4.360 ac |
| New Const: | | Lot Size: | 189,922 sf |
| <u>School Information</u> | | Area: | 948 |
| Sch District: | Cle Elum-Roslyn | Cmnty: | Westside Road |
| Elementary: | Cle Elum Roslyn Elem | Project: | Woods & Steele Terrace II |
| Jr. High: | Walter Strom Jnr | Map: | |
| High Schl: | Cle Elum Roslyn High | Grid: | |
| | | Pool: | |

Room Locations

| | L | M | U |
|----------------|--------------|----------|----------|
| Bedrooms: | 0 | 1 | 3 |
| Baths (Full): | 0 | 0 | 2 |
| Baths (3/4) | 0 | 2 | 0 |
| Baths (1/2) | 0 | 0 | 0 |
| Fireplace: | | 1 | |
| Utility Room | Upper | | |
| Bonus Room | Upper | | |
| Dining Room | Main | | |
| Entry | Main | | |
| Family Room | Main | | |
| Kit w Eat Spc | Main | | |
| Living Room | Main | | |
| Master Bedroom | Upper | | |
| Master Bedroom | Main | | |

Property Details

| | |
|------------------|---|
| Other Rooms: | |
| Heating/Cooling: | Forced Air, Heat Pump, Hot Water Recirc Pump |
| Energy Source: | Electric, Wood |
| Terms: | Cash Out, Conventional |
| Exterior: | Log, Wood |
| Roof Type: | Composition |
| Cats/Dogs: | |
| Water: | Community |
| Sewer: | Septic |
| Floor Covering: | Ceramic Tile, Hardwood, Wall to Wall Carpet |
| Appliances: | Dishwasher, Dryer, Garbage Disposal, Microwave, Range/Oven, Refrigerator, Wast |
| View: | Mountain, Territorial |
| Basement: | None |
| Architecture: | |
| Water Heater: | electric |
| Leased Equip: | |
| Bus Line Nearby: | Bus Route: |

| | | | | | |
|-----------------------|---------------------------|-----------------------|-----------|--------------|--------------------------|
| Tax Year: 2019 | Ann Taxes: \$3,640 | Snr Exempt: No | HOA Dues: | Mntly Rent: | First Refusal: No |
| Built Green: | HERS Score: | EPS Score: | LEED: | Built Green: | |
| NWMLS Cert: | Cnstrct Mthds: | | | | |

Directions: **190 east to exit 78. Stay right off exit to merge onto Golf Course Road. At the "T" take a left onto Westside Road. Right onto Woods-Steele Rd. Left on Chandler to address on left.**

Interior Features: **2nd Master BR, Bath Off Master, Dbl Pane/Storm Windw, Dining Room, French Doors, High Tech Cabling, Hot Tub/Spa, Jetted Tub, Skylights, Walk In Pantry, Walk-in Closet, Wired for Generator**

Site Features: **Deck, High Speed Internet, Hot Tub/Spa**

Marketing Remarks: **Black Bear Lodge rests on 4.5 treed acres. A cozy front den beckons you in w/warm woodstove & log accents. A well appointed kitchen boasts breakfast nook, big island, & access to back deck & hot tub. Lovely dining rm & nice sized living rm too. Master Suite w/full bath & WIC. 2nd Master Suite upstairs, w/flex rm (or loft?) En-suite bath w/shower & jetted tub. 2 guest bdrms, full bath & laundry rm too. Massive bonus rm! 2 car attached garage. Recreate from your back door to endless trails!**

Sold Properties

| Address | City | Bd | Bth | Lot Sz | SqFt | Year | CDOM | Date | SP%OLP | | |
|--------------------------|------------------|----------|---------------|--------|---------|------------|------------|------------|-----------|----------|--------|
| Listing # | Style Code | Area | Community | | \$/SqFt | Orig Price | List Price | Sold Price | SP%LP | | |
| 241 Quad Dr | | Cle Elum | 2 | 2.00 | 3.000 | 1,183 | | 2013 | 4 | 05/21/19 | 100.01 |
| 1444290 | 12 - 2 Story | 948 | Granite Creek | | | \$397.30 | \$469,950 | \$469,950 | \$470,000 | | 100.01 |
| 40 Timber Rd | | Cle Elum | 3 | 1.75 | 3.460 | 1,700 | | 2003 | 107 | 12/19/18 | 82.89 |
| 1338542 | 12 - 2 Story | 948 | Cle Elum | | | \$287.65 | \$589,950 | \$499,950 | \$489,000 | | 97.81 |
| 4780 Upper Peoh Point Rd | | Cle Elum | 2 | 1.75 | 3.260 | 1,827 | | 1991 | 2 | 10/15/19 | 102.32 |
| 1512283 | 10 - 1 Story | 948 | Peoh Point | | | \$313.63 | \$560,000 | \$560,000 | \$573,000 | | 102.32 |
| 80 Timber Rd | | Cle Elum | 3 | 2.25 | 3.010 | 1,735 | | 2005 | 162 | 09/25/19 | 95.90 |
| 1410141 | 11 - 1 1/2 Story | 948 | Westside Road | | | \$337.18 | \$609,999 | \$585,000 | \$585,000 | | 100.00 |
| 277 Iron Mountain Rd | | Cle Elum | 3 | 2.00 | 9.590 | 2,095 | | 2003 | 23 | 04/18/19 | 93.80 |
| 1408511 | 10 - 1 Story | 948 | Peoh Point | | | \$281.62 | \$629,000 | \$629,000 | \$590,000 | | 93.80 |
| 3631 E Sparks Rd | | Easton | 2 | 1.50 | 3.070 | 2,123 | | 1999 | 15 | 08/20/19 | 99.69 |
| 1479601 | 11 - 1 1/2 Story | 948 | Easton | | | \$307.58 | \$655,000 | \$655,000 | \$652,999 | | 99.69 |

| | | | | | | | |
|--------------------------|------------------|-------------|-----------|------------|-----------|---------------|-----------|
| Listing Count : 6 | Averages: | | | 1777 | 2002 | 52 | 95.77 |
| | | | | \$320.83 | \$585,650 | \$566,483 | \$560,000 |
| | Price : | High | \$652,999 | Low | \$470,000 | Median | \$579,000 |

Grand Totals

| | | | | | | |
|------------------|------------------|-------------------|-----------------|----------------------|----------------------|----------------------|
| Count : 6 | Averages: | SqFt: 1777 | CDOM: 52 | OP: \$585,650 | LP: \$566,483 | SP: \$560,000 |
|------------------|------------------|-------------------|-----------------|----------------------|----------------------|----------------------|

HOMES IN GENERAL IN VICINITY OF
 POWER LINE HOMES BUT NO VIEW
 OF LINES

Lot: Unit:

241 Quad Dr , Cle Elum 98922



| | | | |
|---------------------------|-----------------------------|--------------|----------------------|
| Property Sub Type: | Residential | County: | Kittitas |
| Status: | Sold | Beds: | 2 |
| Listing #: | 1444290 | Baths: | 2.00 |
| Year Built: | 2013 | Fireplaces: | 1 |
| | | List Price: | \$469,950 |
| | | Sold Price: | \$470,000 |
| | | Sell Cnclsn: | No |
| Style: | 12 - 2 Story | SF: | 1,183 sf |
| Bldg Type: | Built On Lot | SF Src: | Realist |
| Covd Prkg: | 2 | Acreage: | 3.000 ac |
| New Const: | | Lot Size: | 130,680 sf |
| <u>School Information</u> | | Area: | 948 |
| Sch District: | Cle Elum-Roslyn | Cmnty: | Granite Creek |
| Elementary: | Cle Elum Roslyn Elem | Project: | |
| Jr. High: | | Map: | |
| High Schl: | | Grid: | |
| | | Pool: | |

Room Locations

| | L | M | U |
|----------------|--------------|----------|----------|
| Bedrooms: | 0 | 2 | 0 |
| Baths (Full): | 0 | 2 | 0 |
| Baths (3/4) | 0 | 0 | 0 |
| Baths (1/2) | 0 | 0 | 0 |
| Fireplace: | | 1 | |
| Entry | Main | | |
| Living Room | Main | | |
| Dining Room | Main | | |
| Kit w Eat Spc | Main | | |
| Master Bedroom | Main | | |
| Bonus Room | Upper | | |
| Utility Room | Main | | |

Property Details

| | |
|------------------|---|
| Other Rooms: | |
| Heating/Cooling: | Wall |
| Energy Source: | Electric, Propane |
| Terms: | Cash Out, Conventional |
| Exterior: | Wood |
| Roof Type: | Composition |
| Cats/Dogs: | |
| Water: | Shared Well |
| Sewer: | Septic |
| Floor Covering: | Hardwood, Wall to Wall Carpet |
| Appliances: | Dishwasher, Dryer, Microwave, Range/Oven, Refrigerator, Washer |
| View: | Mountain, See Remarks, Territorial |
| Basement: | None |
| Architecture: | |
| Water Heater: | Electric |
| Leased Equip: | No |
| Bus Line Nearby: | Bus Route: |

| | | | | | |
|-----------------------|---------------------------|-----------------------|-----------------------|--------------|----------------|
| Tax Year: 2018 | Ann Taxes: \$2,131 | Snr Exempt: No | HOA Dues: \$82 | Mntly Rent: | First Refusal: |
| Built Green: | HERS Score: | EPS Score: | LEED: | Built Green: | |
| NWMLS Cert: | Cnstrct Mths: | | | | |

Directions: **West side road to Fowler Creek Rd to Granite Creek Right. Take Left at power lines. Take Left on Powder Drive. Take Right on Quad Drive.**

Interior Features: **Bath Off Master, Ceiling Fan(s), Loft, Vaulted Ceilings, Walk In Pantry**

Site Features: **Propane, RV Parking**

Marketing Remarks: **Mountain view like new cabin set on three private acres. Knotty pine accents, slab granite counter tops, vaulted ceilings, simulated stone propane fireplace. Home offers a sleeping loft, knotty pine log bannisters & pine exposed ceiling. SS appliances in the kitchen accented with tile back splash on the counter. Decks front and back. Two car garage. Horse shoe pit & fire pit for your day or night events. Hike, bike, quad, ski. Its all here at this sunset spot in the woods & just minutes to town.**

Lot: 6

Unit:

40 Timber Rd , Cle Elum 98922

Property Sub Type: Residential County: Kittitas



Status: **Sold** Beds: **3** List Price: **\$499,950**
 Listing #: **1338542** Baths: **1.75** Sold Price: **\$489,000**
 Year Built: **2003** Fireplaces: **1** Sell Cncsn: **No**

Style: **12 - 2 Story** SF: **1,700 sf**
 Bldg Type: **Built On Lot** SF Src: **Seller**
 Covd Prkq: **2** Acreage: **3.460 ac**
 New Const: Lot Size: **150,718 sf**

School Information Area: **948**
 Sch District: **Cle Elum-Roslyn** Cmnty: **Cle Elum**
 Elementary: **Cle Elum Roslyn Elem** Project: **Carpine Plat**
 Jr. High: **Walter Strom Jnr** Map:
 High Schl: **Cle Elum Roslyn High** Grid:
 Pool:

Room Locations

| | L | M | U |
|----------------|---|-------|---|
| Bedrooms: | 0 | 2 | 1 |
| Baths (Full): | 0 | 0 | 1 |
| Baths (3/4) | 0 | 1 | 0 |
| Baths (1/2) | 0 | 0 | 0 |
| Fireplace: | | 1 | |
| Entry | | Main | |
| Living Room | | Main | |
| Dining Room | | Main | |
| Kit w Eat Spc | | Main | |
| Master Bedroom | | Upper | |
| Bonus Room | | Upper | |
| Utility Room | | Main | |

Property Details

Other Rooms:
 Heating/Cooling: **Forced Air, Heat Pump**
 Energy Source: **Electric, Wood**
 Terms: **Cash Out, Conventional**
 Exterior: **Log, Wood**
 Roof Type: **Composition**
 Cats/Dogs:
 Water: **Community**
 Sewer: **Septic**
 Floor Covering: **Ceramic Tile, Fir/Softwood, Vinyl, Wall to Wall Carpet**
 Appliances: **Dishwasher, Range/Oven, Refrigerator**
 View: **Mountain, Territorial**
 Basement: **None**
 Architecture: **Craftsman**
 Water Heater: **Electric**
 Leased Equip:
 Bus Line Nearby: Bus Route:

| | | | | | |
|-----------------------|---------------------------|-----------------------|-----------------------|--------------|--------------------------|
| Tax Year: 2018 | Ann Taxes: \$2,986 | Snr Exempt: No | HOA Dues: \$30 | Mntly Rent: | First Refusal: No |
| Built Green: | HERS Score: | EPS Score: | LEED: | Built Green: | |
| NWMLS Cert: | Cnstrct Mths: | | | | |

Directions: **So. Cle Elum to Westside Road. Left on Woods & Steele, left on Chandler, right on Timber. First home on the left.**

Interior Features: **Bath Off Master, Ceiling Fan(s), Dining Room, Vaulted Ceilings, Walk In Pantry, Walk-in Closet**

Site Features: **Deck, High Speed Internet, Outbuildings, RV Parking**

Marketing Remarks: **Custom log home made from dense grain, slow growth timbers from British Columbia. Attention to detail. Building costs are 20% more than stick built, vaulted ceilings, river rock fireplace, pine cabinets & floors, spacious master suite, 3 bedrooms +bunkroom/loft, garage, shed, covered decks, & firepit. 3.5 wooded acres w/territorial views. Great location for vacation rental. Easy trail access. Snowmobile, ATV, hike & bike from this sweet spot. Build your shop on this level lot w/easy road access.**

Lot: 1

Unit:

4780 Upper Peoh Point Rd , Cle Elum 98922

Property Sub Type: **Residential** County: **Kittitas**



Status: **Sold** Beds: **2** List Price: **\$560,000**
 Listing #: **1512283** Baths: **1.75** Sold Price: **\$573,000**
 Year Built: **1991** Fireplaces: **1** Sell Cncsn: **No**

Style: **10 - 1 Story** SF: **1,827 sf**
 Bldg Type: **Built On Lot** SF Src: **assessor**
 Covd Prkg: **6** Acreage: **3.260 ac**
 New Const: Lot Size: **142,005 sf**

School Information Area: **948**
 Sch District: **Cle Elum-Roslyn** Cmnty: **Peoh Point**
 Elementary: **Cle Elum Roslyn Elem** Project: **Guzzie SP 80-21**
 Jr. High: **Walter Strom Jnr** Map: **22**
 High Schl: **Cle Elum Roslyn High** Grid: **16-K**
 Pool:

Room Locations

| | L | M | U |
|----------------|------|---|---|
| Bedrooms: | 0 | 2 | 0 |
| Baths (Full): | 0 | 1 | 0 |
| Baths (3/4) | 0 | 1 | 0 |
| Baths (1/2) | 0 | 0 | 0 |
| Fireplace: | | 1 | |
| Utility Room | Main | | |
| Den/Office | Main | | |
| Dining Room | Main | | |
| Entry | Main | | |
| Family Room | Main | | |
| Kit w Eat Spc | Main | | |
| Living Room | Main | | |
| Master Bedroom | Main | | |

Property Details

Other Rooms:
 Heating/Cooling: **Central A/C, Forced Air, Heat Pump**
 Energy Source: **Electric, Wood**
 Terms: **Cash Out, Conventional**
 Exterior: **Wood**
 Roof Type: **Metal**
 Cats/Dogs:
 Water: **Individual Well**
 Sewer: **Septic**
 Floor Covering: **Ceramic Tile, Slate, Vinyl, Wall to Wall Carpet**
 Appliances: **Dishwasher, Double Oven, Dryer, Garbage Disposal, Microwave, Range/Oven, Refr**
 View: **Canal, Mountain, Territorial**
 Basement: **None**
 Architecture: **Craftsman**
 Water Heater: **propane**
 Leased Equip: **propane tank**
 Bus Line Nearby: **No** Bus Route:

Tax Year: **2019** Ann Taxes: **\$2,816** Snr Exempt: **No** HOA Dues: Mntly Rent: First Refusal: **No**

Built Green: HERS Score: EPS Score: LEED: Built Green:
 NWMLS Cert: Cnstrct Mths:

Directions: **Exit 84 from I-90. Through S. Cle Elum to Upper Peoh Point Rd. Upper Peoh Point road to address on your right.**

Interior Features: **Bath Off Master, Ceiling Fan(s), Dbl Pane/Storm Windw, Dining Room, Security System, Vaulted Ceilings, Wired for Generator**

Site Features: **Deck, Dog Run, Fenced-Partially, High Speed Internet, Outbuildings, Propane, RV Parking, Shop, Sprinkler System**

Marketing Remarks: **Country living at it's best! Immaculate rambler on 3.26acres w/KRD irrigation, 10zone sprinkler, large fenced garden, insulated/heated 200 amp service shop, outbuildings, 3acre of invisible dog fence. Large windows / vaulted ceiling shows off the Mtn's, real river rock fireplace, new heat pump w/AC, double oven, laundry room, attached 2car garage. Mature trees surrounding property is a good wind break and summer shade. KRD canal on back property line is like your own private river. 5min to I90**

Lot: **5**

Unit:

80 TimberRd , Cle Elum 98922



| | | | |
|--------------------|-----------------------------|-------------|----------------------|
| Property Sub Type: | Residential | County: | Kittitas |
| Status: | Sold | Beds: | 3 |
| Listing #: | 1410141 | Baths: | 2.25 |
| Year Built: | 2005 | Fireplaces: | 1 |
| | | List Price: | \$585,000 |
| | | Sold Price: | \$585,000 |
| | | Sell Cncsn: | No |
| Style: | 11 - 1 1/2 Story | SF: | 1,735 sf |
| Bldg Type: | Built On Lot | SF Src: | Kittitas |
| Covd Prkg: | 1 | Acreage: | 3.010 ac |
| New Const: | | Lot Size: | 131,116 sf |
| School Information | | Area: | 948 |
| Sch District: | Cle Elum-Roslyn | Cmnty: | Westside Road |
| Elementary: | Cle Elum Roslyn Elem | Project: | Carpine Plat |
| Jr. High: | Buyer To Verify | Map: | |
| High Schl: | Cle Elum Roslyn High | Grid: | |
| | | Pool: | |

Room Locations

| | L | M | U |
|----------------|--------------|----------|----------|
| Bedrooms: | 0 | 1 | 2 |
| Baths (Full): | 0 | 0 | 1 |
| Baths (3/4) | 0 | 0 | 1 |
| Baths (1/2) | 0 | 1 | 0 |
| Fireplace: | | 1 | |
| Utility Room | Main | | |
| Bonus Room | Upper | | |
| Dining Room | Main | | |
| Family Room | Main | | |
| Kit w Eat Spc | Main | | |
| Living Room | Main | | |
| Master Bedroom | Upper | | |

Property Details

| | |
|------------------|---|
| Other Rooms: | |
| Heating/Cooling: | Central A/C, Forced Air, Heat Pump, Stove/Free Standing |
| Energy Source: | Electric, Wood |
| Terms: | Cash Out, Conventional |
| Exterior: | Log, Wood |
| Roof Type: | Composition |
| Cats/Dogs: | |
| Water: | Shared Well |
| Sewer: | Septic |
| Floor Covering: | Ceramic Tile, Fir/Softwood, Vinyl, Wall to Wall Carpet |
| Appliances: | Dishwasher, Dryer, Microwave, Range/Oven, Refrigerator, Washer |
| View: | Mountain, Territorial |
| Basement: | None |
| Architecture: | Cabin |
| Water Heater: | Electric |
| Leased Equip: | None |
| Bus Line Nearby: | No |
| Bus Route: | |

| | | | | | |
|-----------------------|---------------------------|-----------------------|-----------|--------------|--------------------------|
| Tax Year: 2018 | Ann Taxes: \$2,849 | Snr Exempt: No | HOA Dues: | Mntly Rent: | First Refusal: No |
| Built Green: | HERS Score: | EPS Score: | LEED: | Built Green: | |
| NWMLS Cert: | Cnstrct Mthds: | | | | |

Directions: **Go thru South Cle Elum to Westside road, left on Woods & Steele Rd, left on Chandler, right on Timber Rd, 2nd log home on left.**

Interior Features: **Bath Off Master, Dbl Pane/Storm Windw, Dining Room, High Tech Cabling, Hot Tub/Spa, Loft, Vaulted Ceilings, Walk-in Closet**

Site Features: **Cable TV, Deck, High Speed Internet, Hot Tub/Spa, RV Parking, Sprinkler System**

Marketing Remarks: **Snowmobile or ride your quads, tons of snow for winter w/year round access & beautiful sunny days in summer for hikes. Custom crafted log home on 3+ acres, building costs approx. 20% more than stick built. Features 2 lg master suites with 3rd Bdrm or office. Vaulted ceilings, exposed beams, rock Fpl. Loft for game room or extra sleeping . Fam/TV room. Close to sno-park, CleElum and Suncadia. Good size garage w/lots of storage. Manicured yd w/nice rockery and lg fire pit for winter/summer s'mores**

Lot: Unit:

277 Iron Mountain Rd , Cle Elum 98922

Property Sub Type: **Residential** County: **Kittitas**



Status: **Sold** Beds: **3** List Price: **\$629,000**
 Listing #: **1408511** Baths: **2.00** Sold Price: **\$590,000**
 Year Built: **2003** Fireplaces: **1** Sell Cncsn: **No**

Style: **10 - 1 Story** SF: **2,095 sf**
 Bldg Type: **Built On Lot** SF Src: **Kittitas County**
 Covd Prkg: **2** Acreage: **9.590 ac**
 New Const: Lot Size: **417,740 sf**

School Information Area: **948**
 Sch District: **Cle Elum-Roslyn** Cmnty: **Peoh Point**
 Elementary: **Buyer To Verify** Project:
 Jr. High: **Buyer To Verify** Map: **22**
 High Schl: **Buyer To Verify** Grid:
 Pool:

Room Locations

| | L | M | U |
|----------------|---|-------------|---|
| Bedrooms: | 0 | 3 | 0 |
| Baths (Full): | 0 | 2 | 0 |
| Baths (3/4) | 0 | 0 | 0 |
| Baths (1/2) | 0 | 0 | 0 |
| Fireplace: | | 1 | |
| Utility Room | | Main | |
| Entry | | Main | |
| Great Room | | Main | |
| Kit w Eat Spc | | Main | |
| Master Bedroom | | Main | |

Property Details

Other Rooms:
 Heating/Cooling: **Central A/C, Forced Air, Stove/Free Standing**
 Energy Source: **Electric, Propane, Wood**
 Terms: **Cash Out, Conventional, FHA, VA**
 Exterior: **Cement/Concrete**
 Roof Type: **Composition**
 Cats/Dogs:
 Water: **Shared Well**
 Sewer: **Septic**
 Floor Covering: **Ceramic Tile, Hardwood, Wall to Wall Carpet**
 Appliances: **Dishwasher, Dryer, Garbage Disposal, Microwave, Range/Oven, Refrigerator, Wash**
 View: **Mountain, See Remarks, Territorial**
 Basement: **None**
 Architecture:
 Water Heater:
 Leased Equip: **Propane Tank (Amerigas)**
 Bus Line Nearby: Bus Route:

Tax Year: **2019** Ann Taxes: **\$2,809** Snr Exempt: **No** HOA Dues: Mntly Rent: First Refusal:
 Built Green: HERS Score: EPS Score: LEED: Built Green:
 NWMLS Cert: Cnstrct Mths:

Directions: **Drive S on S Cle Elum way to Lower Peoh Point rd. Take right onto Pays rd then Left onto Iron Mountain rd Property will be on right. Look for sign.**

Interior Features: **Bath Off Master, Ceiling Fan(s), Dbl Pane/Storm Windw, Vaulted Ceilings, Walk-in Closet, Wired for Generator**

Site Features: **Fenced-Partially, High Speed Internet, Outbuildings, Shop, Sprinkler System**

Marketing Remarks: **Recently renovated 2200sf rambler is move in ready with gorgeous views of Mt Peoh Valley from every room. This peaceful home offers 3 beds & 2 bath with large great room & wood burning freestanding stove. Master suite offers 5 piece master bath & walk in closet .The large kitchen dons a 42" range & heated floors w/granite counters SS appliances. 3 acres of this serene property is fully fenced with 2 acres of irrigation water. Top it off with a 2 car garage & shop. This is truly home sweet home.**

Lot: Unit:

3631 E Sparks Rd , Easton 98925



| | | | |
|---------------------------|-------------------------|-------------|------------------------|
| Property Sub Type: | Residential | County: | Kittitas |
| Status: | Sold | Beds: | 2 |
| Listing #: | 1479601 | Baths: | 1.50 |
| Year Built: | 1999 | Fireplaces: | 1 |
| | | List Price: | \$655,000 |
| | | Sold Price: | \$652,999 |
| | | Sell Cncsn: | No |
| Style: | 11 - 1 1/2 Story | SF: | 2,123 sf |
| Bldg Type: | Built On Lot | SF Src: | Kittitas County |
| Covd Prkg: | 10 | Acreage: | 3.070 ac |
| New Const: | | Lot Size: | 133,729 sf |
| <u>School Information</u> | | Area: | 948 |
| Sch District: | Easton | Cmnty: | Easton |
| Elementary: | Easton Sch | Project: | |
| Jr. High: | Easton Sch | Map: | |
| High Schl: | Buyer To Verify | Grid: | |
| | | Pool: | |

Room Locations

| | L | M | U |
|---------------|--------------|----------|----------|
| Bedrooms: | 0 | 2 | 0 |
| Baths (Full): | 0 | 1 | 0 |
| Baths (3/4) | 0 | 0 | 0 |
| Baths (1/2) | 0 | 1 | 0 |
| Fireplace: | | 1 | |
| Entry | Main | | |
| Living Room | Main | | |
| Dining Room | Main | | |
| Kit w Eat Spc | Main | | |
| Rec Room | Upper | | |
| Utility Room | Main | | |

Property Details

| | |
|------------------|--|
| Other Rooms: | |
| Heating/Cooling: | 90%+ High Efficiency, Central A/C |
| Energy Source: | Propane, Wood |
| Terms: | Cash Out, Conventional |
| Exterior: | Wood Products |
| Roof Type: | Metal |
| Cats/Dogs: | |
| Water: | Community |
| Sewer: | Septic |
| Floor Covering: | Ceramic Tile, Hardwood, Wall to Wall Carpet |
| Appliances: | Dishwasher, Microwave, Range/Oven, Refrigerator |
| View: | Mountain, Territorial |
| Basement: | |
| Architecture: | Contemporary |
| Water Heater: | Propane |
| Leased Equip: | |
| Bus Line Nearby: | Bus Route: |

| | | | | | | | | | | | |
|--------------|-------------|----------------|----------------|-------------|-----------|-----------|--|--------------|--|----------------|-----------|
| Tax Year: | 2019 | Ann Taxes: | \$3,153 | Snr Exempt: | No | HOA Dues: | | Mntly Rent: | | First Refusal: | No |
| Built Green: | | HERS Score: | | EPS Score: | | LEED: | | Built Green: | | | |
| NWMLS Cert: | | Cnstrct Mthds: | | | | | | | | | |

Directions: **I-90 to exit 70. Right on Sparks Rd East. Left side about 1/2 mile**

Interior Features: **Ceiling Fan(s), Dbl Pane/Storm Windw, Dining Room, High Tech Cabling, Loft, Vaulted Ceilings, Wired for Generator**

Site Features: **Cable TV, Deck, Dog Run, Fenced-Partially, High Speed Internet, Outbuildings, Patio, Propane, RV Parking, Shop, Sprinkler System**

Marketing Remarks: **This 3 acre estate with over 2,100 sq. ft has 2 bedrooms, 1.5 bath with a separate ADU 392 sf & additional 3/4 bath. The home has been freshly remodeled with over 50k in upgrades to include, hardwood floors, new surfaces, doors, molding and much more. The heated garage is over 6,320 sq ft (40 by 100 with kickouts) has tons of space to work inside all year around. This home makes the perfect place to snowmobile in/out, ATV, & much more summer/winter fun. It is only an hr from Seattle, exit 70.**

December 18, 2019

cds@co.kittitas.wa.us

Kittitas County Community Development Services
411 North Ruby St., Suite 2
Ellensburg, WA 98926

RE: CU-19-00003 Westside Solar

We submit this letter as public comment in opposition to the Conditional Use Permit application CU-19-00003 Westside Solar Power Production Facility (SPPF). This is an important issue in that solar projects are a critical component of green energy and future energy resources. Solar projects should be appropriately sited, and at the same time should protect and preserve the rural environment within Upper Kittitas County. In addition, we understand that the decision to allow/disallow a site must weigh the property rights of the landowners of a proposed SPPF site equally with those landowners affected by a proposed SPPF site. Here we will explain why the Hearing Examiner should deny the CU-19-00003 Westside Solar application.

1. In the Compliance Narrative, the applicant proposes the use is essential or desirable to the public convenience and not detrimental or injurious to the public health, peace, or safety or to the character of the surrounding neighborhood. If the proposed project is approved, there will be an undesirable affect to the rural character of the surrounding neighborhood. With rural residential, Ag5, State Park lands surrounding three sides of the proposed site, a SPPF is the proposed location is not consistent with the definition of rural character as described by RCW 36.70A.030.
2. The applicant proposes this SPPF would benefit the local community including without limitation, creating temporary construction jobs. "Without limitation," does not guarantee this benefit and should be excluded from the Hearing Examiners consideration unless the mitigation requires the temporary workers be selected from the local workforce.
3. The applicant further states that the existing vegetation surrounding the site is largely shielding the site from view. Consider that at least one half the year the deciduous trees would drop the foliage shown in the photos seen in the Visual Impact Assessment. Even in the most densely vegetative areas of the photos, and in the large tree buffer along Westside Road today, December 14, 2019 provides a clear view of the proposed site, much different from the photos. If the Hearing Examiner allows the SPPF to proceed, mitigation should require replanting large mature evergreen/conifer trees for a permanent buffer.
4. The applicant proposes that the SPPF would in the future when decommissioned, restore the land to substantially the same condition as it is at present. Currently the land has irrigation rights through Kittitas Reclamation District. The applicant proposes in the compliance narrative that the applicant will retain the water rights for the duration of the project. However, in the Water Rights Retention Plan, the applicant states the applicant may assign the rights to third-

parties as permitted by KRD. Should the applicant be allowed to transfer water rights, upon decommissioning the land would not be in the same condition as it is at present. If water rights are assigned it would be very detrimental to the future use of the six parcels, and certainly would not be similar to having the water rights it enjoys now.

5. An SPPF is not the best use of irrigated farmland. The applicant admittedly allows for those water rights to be transferred. Should the application be approved, and the water rights transferred, the agricultural potential of this land will forever be lost. Another reason the rural character of the land would be destroyed. Finally, there should be concern for preserving the two drinking water wells identified on the Washington State Department of Ecology database. We must protect this agricultural land, especially because it is irrigated land. With global climate change, the northwest states are identified to be least impacted. While other areas are becoming more arid and some becoming subject to extreme storms, this land will be able to sustain farming and provide food for our nation.
6. The applicant proposes the project's development has taken great care to ensure the project is compatible with fish and wildlife habitat. The proposed Project intersects with already declining elk, deer, coyote, ducks, trumpeter swan, turkey, and Canada geese, that we have seen all migrate through and nest near the site, and drink from the ponds. The site survey done by the applicant on one day June 3, 2019 does not accurately reflect the variety of species, nor quantity and frequency of wildlife the applicant needs to consider in their mitigation plans. Please refer to the pictures at the end of our letter taken from our own property to the west. The proposed project would disrupt the current wildlife migration so we would like to have a wildlife expert study the site over a longer period of time than just one day. We need an additional 12 months to have an expert conduct the study and provide an report on the impacts to wildlife habitat.
7. The applicant proposes 200 Quaking Aspen which lose their leaves and will be detrimental to the productive pastures nearby. A single tree can spawn an entire grove with its weedy suckers, making it a potential maintenance nightmare if it's planted in a small yard or too close to neighboring properties. It also suffers from several fungal diseases that can make it an eyesore (<https://www.bobvila.com/slideshow/10-trees-that-spell-trouble-for-your-yard-50462#quaking-aspen-tree>). The Habitat Survey characterizes the flora and nowhere does it mention existing Aspen. To propose introducing aspen does not make sense in this application.
8. The applicant proposes to be in compliance with the Kittitas Critical Areas Ordinance and Shoreline Master Program. To be compliant, the applicant will need to increase the set-back from each of the ponds. The site plan should be redrawn with proper 200' setbacks from each. We wish to conduct a lot line survey and need additional time for this to occur.
9. As beekeepers we are concerned about effects on our bees. We started researching the effects the solar photovoltaic solar energy facility and the constant 50 decibel hum at the inverters may have on our bees. We wish to complete our research with a knowledgeable consultant and need additional 12 months to complete a study.

According to the recommendations of Scott Downes, in his Department of Fish and Wildlife letter of July 7, 2017 to CDS Director RE: Fish and Wildlife Habitat Concerns Regarding Solar Project Development in Kittitas County, we believe the scale of the proposed Westside Solar project will result in impacts. The recommendations noted by Downes:

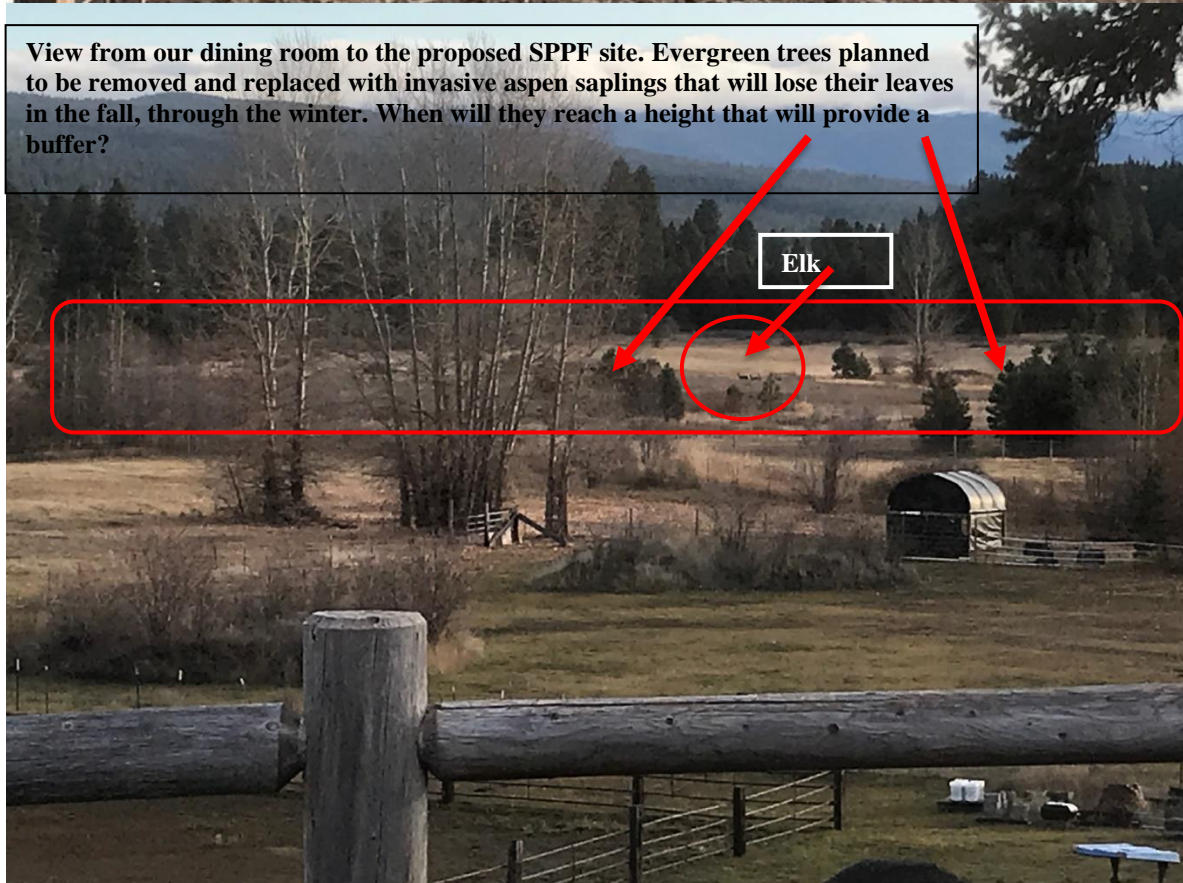
1. Incorporate energy projects in compatible commercial areas and other hardened areas where there is little or no fish and wildlife habitat.
2. Site energy projects in areas where the land is already converted from native habitats or already so altered as to have low habitat function or value.
3. If avoidance is not possible and portions of projects must be located in native habitats, projects should be placed at the edge of the native habitats and avoid critical migration/movement corridors for wildlife species.

In addition, these following excerpts address my opposition to the Project. These are from the contributed column in the Daily Record News on November 9, 2017, by Donald Chance, Ph.D., a retired executive director of the Columbia Development Authority, and a member of the Kittitas County Planning Commission:

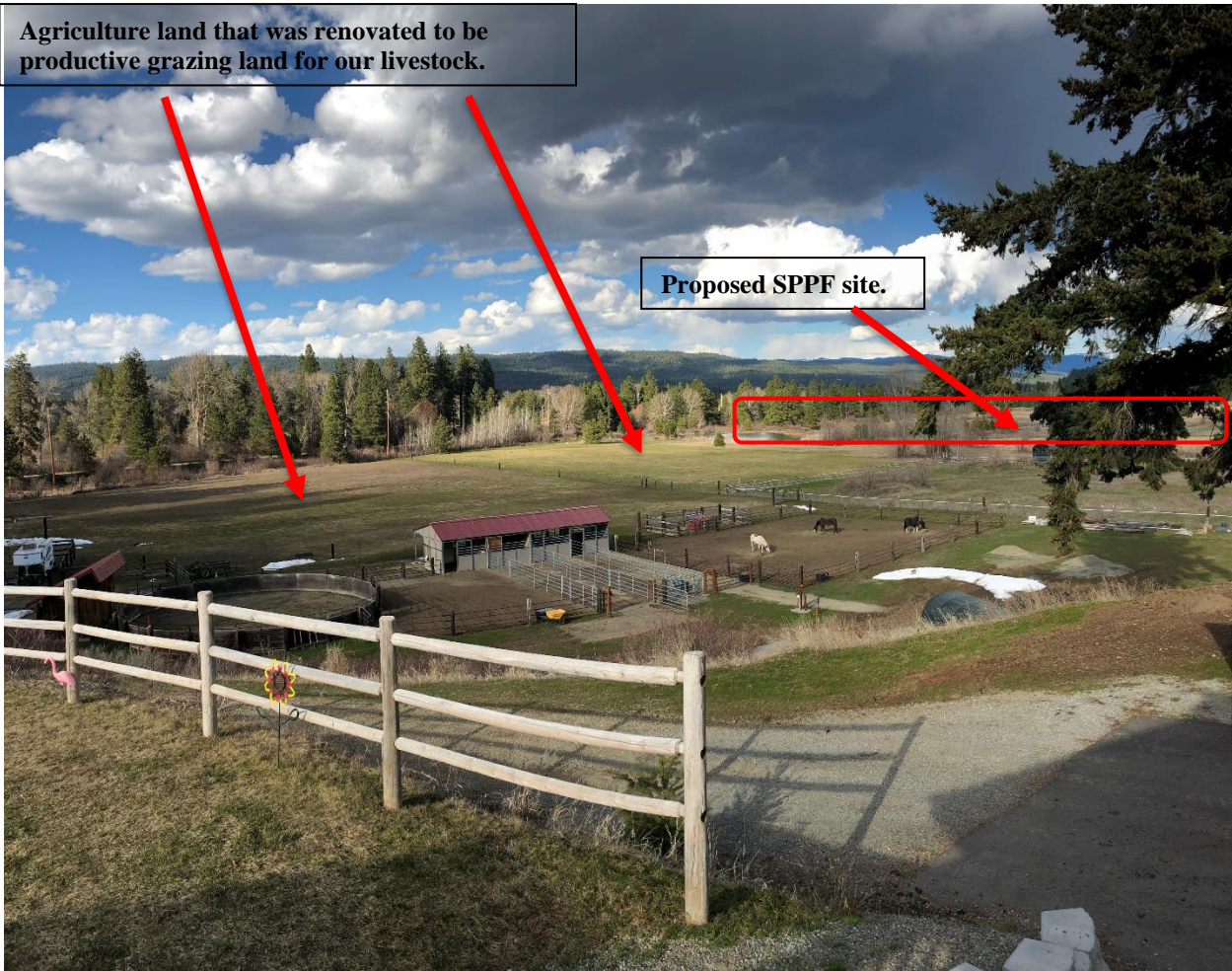
1. Once irrigated acres are lost to a solar project it is often nearly impossible to reestablish them. The standard development format is not economically conducive to convert back to agriculture, and due to the typical lease period of 30 years or more, most landowners will sell or lose their water rights leaving a barren parcel into perpetuity.
2. ...Today, we don't permit the establishment of a high density 40 acre subdivision on this resource in the name of conservation, protecting public investments, and maintaining rural character. Why would we permit an industrial oriented land-use like a solar farm on these same irrigated lands?
3. ... Analysis has determined that thousands of non-irrigated acres that meet siting criteria, including access to substations, exist within Kittitas County. To suggest that such projects have to be located on prime irrigated land for access to the power grid is not accurate.
4. The employment impact of solar development in Kittitas County will be negligible. The equipment employed by most companies is manufactured overseas, primarily China. Specialized crews from out of the area quickly construct the projects and move-on. Local annual maintenance is insignificant.

Respectfully submitted,
Jeffrey K. Harr, Ph: 253-266-8841
Lori Nevin, Ph: 206-919-5328
1811 Westside Rd., Cle Elum, WA 98922

Enc: Photos



Agriculture land that was renovated to be productive grazing land for our livestock.



Proposed SPPF site.

Deer that had migrated west from the proposed SPPF site over the fences to our property.



From: Robbie Schuette
To: [Jeremy Johnston](#)
Subject: Proposed solar project on Westside Road
Date: Wednesday, December 18, 2019 9:42:12 PM

Good morning Mr. Johnston,

As a resident of Kittitas County, I am writing to voice **my opposition** to the proposed solar project on Westside Rd., Cle Elum, WA. The project should not be allowed on agricultural zoned land with irrigation rights and surrounded by private residences. Kittitas County has thousands of acres of non irrigated land that would be much more suitable to this type of project.

Furthermore, I am concerned about the very real decline in property value should this project move forward.

Sincerely,

Robbie Schuette
Ellensburg, Washington
206-372-9081



State of Washington
DEPARTMENT OF FISH AND WILDLIFE
South Central Region • Region 3 • 1701 South 24th Avenue, Yakima, WA 98902-5720
Telephone: (509) 575-2740 • Fax: (509) 575-2474

December 18, 2019

Lindsey Ozbolt
Kittitas County Planning Official
411 North Ruby St., Suite 2
Ellensburg, WA 98926

RE: WDFW Comments on CU-19-00003 Westside Solar

Dear Ms. Ozbolt,

Thank you for the opportunity to comment on the Conditional Use Permit for Westside Solar, CU-19-00003, “the project”. Washington Department of Fish and Wildlife (WDFW) has reviewed the application and supporting documents. WDFW has previously been engaged in discussions of the project regarding the impacts to terrestrial species and habitats, both through a conference call with their consultants in October, 2019 and a follow-up site visit with the applicant and their consultants in November, 2019. Comments stated in this letter are a summary of comments previously presented to the applicant and their consultants during these prior meetings. These comments are submitted to ensure that wildlife habitat is preserved through minimization of impacts and through mitigation for impacts that can’t be minimized. These elements to preserve wildlife habitat are consistent with language in both Kittitas County Critical Areas Ordinance (CAO), KCC Title 17A and the Solar Power Production Facilities Ordinance, 17.61C.

Comments for this project center on site selection (in regards to wildlife habitat and wildlife connectivity), habitat impacts (including revegetation, avoidance and habitat mitigation), fence design and hydraulic work regarding on site water bodies.

Site Selection:

The project appears to minimize wildlife habitat impacts by selecting a footprint in mostly pre-disturbed habitats (additional comments on that below) and not within a principal wildlife migration corridor, though the site visit did demonstrate some wildlife use. Those aspects of the project are positive. WDFW is confident that given the pre-disturbed nature of the majority of habitats, in combination with the incorporation of the mitigation techniques described throughout this letter, this project could be built while mitigating for impacts to wildlife and habitat.

Habitat Impacts:

The project footprint is a mixture of fallow pasture, and patches of forest, wetland and shrubsteppe habitat as demonstrated in the critical areas report submitted by the applicant and confirmed during the November 2019 site visit. The project design avoids most of the wetlands

and fences out only the footprint of the panel area minimizing impacts to wildlife and their habitat. However, with the current proposal, there still are habitat impacts associated with project development. There is forested area in the NE corner of the project that will be removed for panel installation, the fallow pasture now has some native plant species utilizing that area, some elements of shrubsteppe habitat on the northern edge will be removed and there are some wetland impacts. To mitigate for these impacts, the applicant produced a mitigation plan as part of their critical areas report. Though there are elements in the plan that will help to mitigate for habitat loss, such as native replanting, the plan focuses on wetland impacts and needs additional terrestrial elements for WDFW to conclude that the mitigation plan has in fact offset wildlife habitat impacts.

WDFW requests that prior to the mitigation plan being finalized, WDFW be allowed to review and submit comments on subsequent versions of the mitigation plan to adequately compensate for loss of wildlife habitat.

Among additional elements that WDFW would like to see in a revised mitigation plan include:

- All of the removed trees be incorporated into habitat restoration efforts, either on site for wetland mitigation or off site through working with habitat restoration partners.
- The landscape visual buffers that are also labeled as wildlife corridors in the mitigation plan should be designed with an appropriate mix of native species (of native trees and shrubs) and spacing to ensure maximum potential wildlife use of this corridor rather than only being a visual buffer with dense tree plantings. Native species mix and spacing should allow enough spacing between trees that there is a healthy mix of understory shrubs. In addition to the shrubs already listed for the wildlife buffer, additional native species such as wild rose and hawthorne are recommended to increase wildlife usage.
- A planting plan and map is the ideal way to demonstrate species to be planted and their spacing. Further, the 25' given for the wildlife corridor should be the minimum width for wildlife use and it needs to remain outside of the fenced perimeter for wildlife to be able to utilize it.
- In areas where existing grasses and shrubs are removed for installation, planting a mixture of native grasses and forbs. WDFW can provide seed mix recommendations upon request.

Perimeter Fence Design:

There is uncertainty regarding the fence design in the submitted site plan and the details surrounding the wildlife-permeable design. The plans show an 8 foot woven wire mesh "wildlife permeable" design, but there are no details on whether barbed wire is planned for the top or wire openings on the bottom of the fence. WDFW recommends for the fence to be wildlife friendly with either no barbed wire or only a single strand of barbed wire on the top.

Ideally, the wire spacing in the fence should be at least 4 inches in width and depth, with larger openings at the bottom of the fence. To maximize permeability of small to medium sized wildlife through the site, slotted openings in the bottom of fence of at least a foot diameter should be installed, consistent with other solar installation throughout the country where wildlife permeability was a goal.

WDFW requests that prior to the fence design being finalized, WDFW be allowed to review and provide comments on the design. The design should show full specification including wire spacing on the fence and locations of wildlife slots.

Hydraulic Work:

There is uncertainty as to the hydrologic connectivity of Wetlands 1 and 2 and what work is planned in either wetland, either through site access or wetland enhancement.

WDFW requests additional information regarding the hydrological connections of the waterbodies on site, as the requirement of a Hydraulic Project Approval permit hinges on this information. To assist in the gathering of this information, WDFW requests access to perform a field investigation of the on-site hydrology. In addition, WDFW requests clarification on if any in-water work is planned within the mapped wetlands. Depending on the results of the hydrologic connectivity and work planned, a Hydraulic Project Approval application may be needed for project implementation.

Please contact me at (509) 457-9307 or Scott.Downes@dfw.wa.gov, if you have any questions or concerns regarding these comments and thank you again for the opportunity to review and comment on this project.

Sincerely,



Scott Downes
Area Habitat Biologist

Cc:
Elizabeth Torrey, WDFW
Jeremy Johnston, Kittitas County

Robert & Teresa Van Lone

P.O. Box 842, South Cle Elum, WA 98943
tracyvanlone@gmail.com
bobvplays@gmail.com

December 18, 2019

Kittitas County Community Development Services
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

Re: Westside Solar Conditional Use Application (CU-19-00003)
WRITTEN COMMENT

Dear Kittitas County,

The Westside Solar Conditional Use Permit (Application CU-19-00003) should not be granted to the applicant at this time.

Reasons:

- 1) The subject property is viable for traditional agriculture, with a long history of successful traditional agriculture, and with nothing standing in the way of its future as a traditional agricultural property. The specific property does not meet the standard of Zone 2 designation.**

The location does not adequately meet the definition of a property designated for Solar Overlay Zone 2. It is capable of being utilized at a higher/better use than solar. The fact that the land has not been used for commercial agriculture for many years is simply due to the members of the family ownership trust having no ambition to engage in commercial agriculture proceeding the death of the family's original landowner – a man who put the land into use as a profitable commercial agriculture business over his lifetime.

Definition of Solar Overlay Zone 2:

17.61C.040 Solar Overlay Zones

As a rural county, the protection of existing agricultural resources is a priority. The following solar overlay zones are established to preserve prime agricultural land by designating areas of the county that are appropriate for the siting of SPPFs:

- 2. Solar Overlay Zone 2 consists of areas that are primarily characterized by non-irrigated agricultural lands.*

This property has up-to-date KRD irrigation water access. Nothing detrimental has happened to the land to make it any less useful for traditional agriculture now than it was when actively operated as a commercial farm by the Dunn Family.

Robert & Teresa Van Lone

...

- 2) Adjacent landowners, including us, demand a 12-month delay to the County's consideration/determination of the CUP while they engage the services of their own wildlife, wetlands, and geological consultants to assess impacts of the project to their land.**

By verbal admission, the solar operator has not studied or considered environmental impacts including but not limited to wildlife and riparian habitation, migration routes and critical areas impacted by their project on surrounding privately-owned properties. In response to the Notice of Application dated December 4, 2019, we and other adjacent property owners are contracting with wildlife, wetland, and geological consultants to determine setback designations for the wetlands and habitat on their properties, and to determine impacts to underlying geologies including underground spring waters traveling through the subject property to our pond and wetland. Depending on the outcome of these studies, mitigation strategies and setbacks from adjacent property wildlife habitat and wetlands may impact the design and footprint of the current proposed solar development to such an extent that the project must have a smaller or different footprint, and/or is no longer in the best interest of the community and the County. We and our neighboring property owners require 12 additional months for completion and presentation of the results of these studies before the county makes a CUP determination on behalf of the operator/landowner.

17.61C.090 Review Criteria Kittitas County may approve an SPPF application only when the following requirements have been met:

3. Environmental impacts including but not limited to wildlife habitat, migration routes and critical areas have been mitigated. If the project is found to have potential environmental impacts, the applicant shall provide sufficient mitigation strategies to the satisfaction of Kittitas County.

- 3) Proposed vegetative buffer zone will not be planted near our property, leaving the solar project visually exposed to visitors and travelers on Iron Horse Trail and to our property.**

Two of the four sides of our long, narrow 6-acre rectangular property located along the Iron Horse Trail will be bordered by the solar project. This includes over 1000 feet of property boundaries along the North edge of their development. Neither of these boundary lines have a proposed vegetative buffer zone. Our property has very few trees on it and includes 2-acres of pond. Site lines from the trail across our property to the solar project are mostly unobstructed. We discussed the possibility of adding plantings to these areas with Heelstone Corporation and were told our request for planted buffer is under consideration, but if plantings occur, they will be small, 1-gallon plants and they cannot be watered and therefore, will not survive anyway.

Robert & Teresa Van Lone

...

Thank you for your kind consideration of issues surrounding the Westside Solar conditional Use Application.

Sincerely,

Handwritten signatures of Robert and Teresa Van Lone. The signature on the left is 'R. Van Lone' and the signature on the right is 'Teresa Van Lone'.

Robert & Teresa Van Lone

Property Owners, Kittitas County Parcel ID 224235



STATE OF WASHINGTON
WASHINGTON STATE PARKS AND RECREATION COMMISSION
PARKS DEVELOPMENT SERVICE CENTER

270 9th Street N. E., Suite 200, East Wenatchee, Washington 98802 * (509) 665-4343 * Fax (509) 886-6232
Internet Address: <http://www.parks.wa.gov>
TDD (Telecommunications Device for the Deaf): (360) 664-3133

December 19, 2019

Jeremy Johnston
Staff Planner
Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

RE: SEPA Comments Regarding Westside Solar

Dear Mr. Johnston,

The Washington State Parks and Recreation Commission (State Parks) appreciates the opportunity to offer comments on the Westside Solar project in Cle Elum, Washington. We offer these comments as an adjacent property owner of the public recreational facility known as the Palouse to Cascades State Park Trail. Please provide enter these comments into the record.

We have reviewed the subject proposal and request that the following conditions be made part of the permit for this proposal, if approved, in order to mitigate potential adverse effects of the development.

1. Potential Adverse Impact: Trespass

Mitigation Measure: Consider black or brown chain link fencing around the property line and screening with vegetation. Signage could reduce the potential for trail users to enter private property.

If the project proponent needs to access State Park land, either temporarily or permanently, the project proponent will need to apply for and obtain legal easement for access. Contact State Parks' Lands Agent, Ken Graham (360) 902-8680.

If you have any questions concerning the above comments, please contact me at (509) 665-4333 or Brian.Patnode@parks.wa.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian Patnode".

Brian Patnode, PLA
Eastern Region Park Planner

Cc: Ken Graham, Lands Program Property & Acquisition Specialist
Scott Griffith, Eastern Region Operations Manager: South
Jason Both, Central Cascades Area Manager

From: [Kathy Boots](#)
To: [Jeremy Johnston](#)
Cc: ["ma@hingst.com"](mailto:ma@hingst.com)
Subject: FW: Westside Solar Conditional Use App (CU-19-00003)
Date: Friday, December 20, 2019 1:31:12 PM

Mary,

Your comments have been sent to the Planner. Thank you

Kathy Boots
Permit Technician

Kittitas County Community Development Services
411 N Ruby Street, Suite 2 Ellensburg, WA 98926
(p) 509-962-7506 (f) 509-962-7682
kathy.boots.cd@co.kittitas.wa.us

To schedule inspections: <https://www.co.kittitas.wa.us/cds/building/inspection-request.aspx>

To view permit or inspection status: <https://co-kittitas-wa.smartgovcommunity.com/ApplicationPublic/ApplicationHome>

To request design criteria / snowloads: <https://www.co.kittitas.wa.us/cds/building/cgdc-form.aspx>

From: Mary Ann Hingst [mailto:ma@hingst.com]
Sent: Thursday, December 19, 2019 2:14 PM
To: CDS User
Cc: hans.hingst.com
Subject: Westside Solar Conditional Use App (CU-19-00003)

I am the owner of tax parcel #214235 which borders on the westside of the above proposed solar project. As owner, I am opposed to this project and all it's uncertainties and do not wish to have it or any solar facility on or near me on Westside Road.

Respectfully,

Mary Ann R. Hingst
1388 Alki Avenue SW, #504
Seattle, WA 98116
(206)932-6191

December 19, 2019

Kittitas County Community Development Services
411 N. Ruby Street Suite 2
Ellensburg, WA 98926

RE: CU-19-00003 Westside Solar

This letter is in opposition to the Conditional Use Permit for a Solar Power Production Facility on Westside Road in Cle Elum.

The proposed project would be detrimental to the local wildlife that we all enjoy currently enjoy as well as impacting the migration pattern. The land under consideration is currently zoned A5 and should be preserved as such. Projects such as this need to be more environmentally suited in order to protect the nearby landowners and property values.

Please consider the voices of opposition of this project and deny the requested permit.

Thank you.

Ray and Bunny Rogalski
PO Box 652
Cle Elum, WA 98922