Minutes of
Community Development Services
Study Session
May 5, 2003

Those Present: Bruce Coe, Perry Huston and Max Golladay
Also Present: David Taylor, Allison Kimball and Catherine Dunn
Also Present: Brian Lenz; Grant Ringo, Roger Garrett of Puget Sound Energy

Puget Sound Energy

Brian Lenz said that PSE was looking into a least cost plan project as it involved wind power. They are looking at an RFP type process with due diligence serving their 12,000 customers in Kittitas County. They are looking at acquiring replacement resources as well as new resources.

Bruce Coe said that the currently proposed wind power projects cannot go forward with contracts for their energy.

Grant Ringo agreed saying that practically speaking that was true but regulatory speaking it was not.

Max Golladay said that he had heard that they will be able to get a tax advantage without selling the power.

Ringo said that there were different kinds of tax advantages.
- Production tax credits - per kilowatt hour produced
- Makers depreciation – an accelerated depreciation schedule
- They are exempt from sales tax on construction projects and labor

Golladay said that there is no incentive to pay this amount for wind power unless they get some tax relief or profit.

Coe asked if they would have to bond for decommissioning when they wind power would become unproductive.

Ringo said that they would allow some period of time for unproductively. Coe asked how they would be able to tell. Ringo replied that they would use meters to not the kilowatts per hour.
Golladay asked about performance standards.

Roger Garrett commented on the community’s feelings. Golladay said it was 10% making all the noise. Perry Huston said that this was not an economically viable industry but more of a political one here. Coe said that in his unscientific survey, it was about 2/3 for the wind projects with 1/3 against.

Ringo asked if the Board saw the wind farms bringing something to the County, good or bad. Huston replied that it wouldn’t be as much as people would think. Golladay said that it would spread the tax base around. David Taylor added that the County would get revenue from the building permits as a one-time revenue source.

Subdivision Standards

David Taylor said that it will be pulled for next week’s agenda. He said that he is considering a no minimum lot size but density based code. He has spoken to the staff to work on developing a change of use code.

Perry Huston asked what the horror was that we were trying to avoid.

Taylor said that subdividing land is the retirement for many people in this county. They have poured money back into farms and want to get it out now. That concept and the Department of Ecology are the horrors.

Bruce Coe asked what triggers change at different densities – impacts?

Huston said that the process is academic. But it is necessary to have improvements in place.

Coe said that would stagger the county’s involvement. The county could cloud the title so no development can happen without improvements.

Max Golladay asked if they were considering this to protect industry or more accurately, which industry – development or farming?