

**From:** [Bright, Robert D CIV USARMY ID-READINESS \(US\)](#)  
**To:** [Jeremy Johnston](#)  
**Cc:** [Graf, John B Sr CIV USARMY ID-READINESS \(US\)](#)  
**Subject:** Solar Power Production Facilities Amendment  
**Date:** Tuesday, February 26, 2019 12:46:35 PM

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Mr. Johnston,

Can Kittitas County please mark over the portion of the Yakima Training Center that is in Kittitas County so there is no confusion with the installation and the Irrigation District and Zone 1, 2, and 3 areas on your Solar Power Production Facilities Amendment?

Please forgive my crude attachment.

Bob Bright

ROBERT D. BRIGHT

Air Traffic and Airspace Officer

Aviation Division, Directorate of Plans, Training, Aviation, Mobilization, and Security (DPTAMS) Joint Base

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Click here to complete an Interactive Customer Evaluation Comment Card:

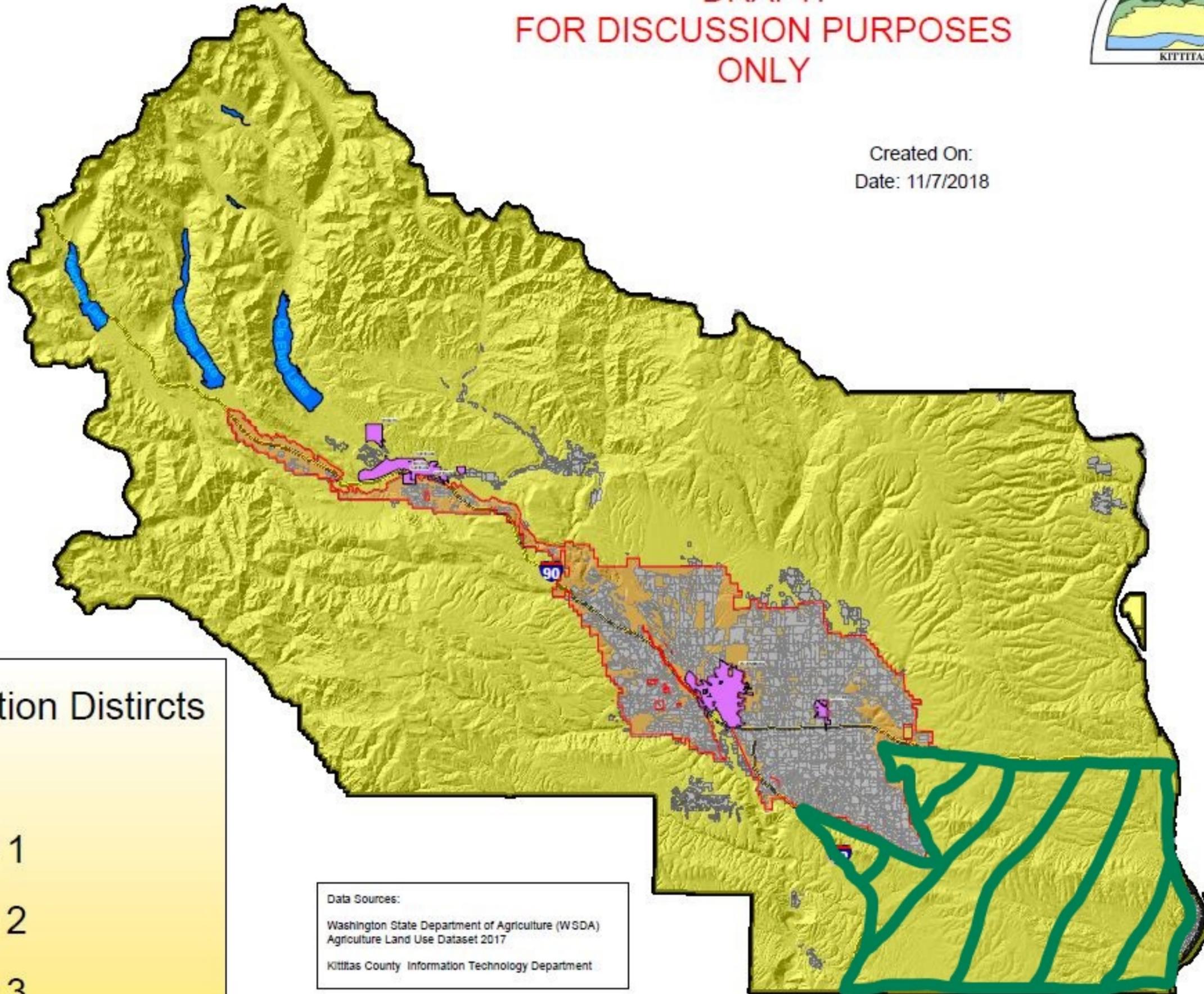
[http://ice.disa.mil/index.cfm?fa=card&site\\_id=957&service\\_provider\\_id=101858](http://ice.disa.mil/index.cfm?fa=card&site_id=957&service_provider_id=101858)

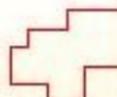
# Solar Power Production Facilities Overlay Map

DRAFT:  
FOR DISCUSSION PURPOSES  
ONLY



Created On:  
Date: 11/7/2018



 Irrigation Distircts

**Zones**

 Zone 1

 Zone 2

 Zone 3

Data Sources:  
Washington State Department of Agriculture (WSDA)  
Agriculture Land Use Dataset 2017  
Kititas County Information Technology Department





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

March 5, 2019

Dan Carlson, AICP  
Community Development Services Director  
411 North Ruby St., Suite 2  
Ellensburg, WA 98926

RE: WDFW Comments on SEPA DNS Kittitas County Solar Overlay Tier 3 Regulations

Dear Mr. Carlson,

Washington Department of Fish and Wildlife (WDFW) is writing to stress the importance of protecting critical fish and wildlife habitat when new solar installations are permitted and installed in Kittitas County. The current proposal for a solar zoning overlay, under Section 17.61C.040 has three overlay zones, Zones 1-3. For Solar Overlay Zone 1, which consists of lands designated by Washington State Department of Agriculture as agricultural land, Solar Power Production Facilities (SPPF) are currently banned with a few limited exceptions. Under Solar Overlay Zone 3, which is most of the native forest and shrub-steppe areas of the county, it is generally allowed and encouraged with minimal environmental review, requiring only an administrative conditional use permit. This level of zoning appears to encourage future solar development to be located on native habitat lands (ex. shrub-steppe) outside of the agricultural zone.

WDFW does not agree that Zone 3 lands in the SPPF Overlay Map should receive less environmental review and protection from future solar development than irrigated agricultural lands in Zones 1 and 2. Solar Overlay Zone 3 contains most of the existing forest and shrub-steppe habitats in Kittitas County, and fish and wildlife species depend on these habitats for food, shelter, reproduction, and maintaining healthy population levels. These lands are being treated as lower value (as evidenced by their lower level of environmental review) even though the majority of these lands, particularly the shrub-steppe lands to the east, are part of priority species habitats and therefore subject to the Kittitas County Critical Areas Ordinance (CAO, 17A.07.020). With a history of loss of shrub-steppe via agricultural conversion, many of the key wildlife species of the shrub-steppe now have reduced populations. For example, Greater sage-Grouse are a state listed species and are classified as "Threatened".

In the SEPA checklist for this non-project action, under Section 5d ("*proposed measures to preserve or enhance wildlife*"), the checklist concluded that as a non-project action the proposal will not impact wildlife and therefore no measures are proposed to preserve or enhance wildlife. This response to impacts on wildlife species is not accurate. Though the SEPA action is a non-

project action, it makes permitting and environmental review less restrictive in native habitats that wildlife species rely on and thus emphasizes this zone for future construction of SPPFs. These solar facilities, in addition to their habitat impacts, are generally fenced with exclusion fencing and thus increase the potential for the facility to not only impact the habitats within the project footprint, but also to block critical migration corridors for wildlife.

A poorly designed project in Zone 3 could result in loss of vital shrub-steppe habitat, thus impacting species such as Greater sage-grouse, or blocking migration corridors, thus impacting species such as elk or deer. These regulations vaguely reference that an environmental review under 17.61C.100 must address wildlife habitat and migration routes yet provide no assurance that solar development will work to select sites that minimize these impacts. Without changes to these regulations to address and clarify how projects will need to reduce their impacts on wildlife and their habitats, WDFW does not believe that the SEPA determination can be listed as a DNS as these regulations will have the potential to have substantial impact on wildlife habitats under Kittitas County CAO.

During the Kittitas County solar committee meetings in 2017 and 2018, WDFW opposed a ban on solar development in the irrigated agricultural zones of Kittitas County. While WDFW understands the value of irrigated agricultural lands to the county, the remaining critical shrub-steppe habitat is also a critical resource to the county and is at high risk of loss if future solar development is forced onto shrub-steppe lands. Ideally, solar facilities should be located on previously developed or converted lands where they would neither impact irrigated agricultural lands nor high quality shrub-steppe landscapes. However, to place a ban on irrigated agricultural lands in Zone 1 but to allow a less stringent level of permitting (Administrative Conditional Use Permit) on native habitats in Zone 3 significantly undermines the intent and nature of the habitat section of the critical areas ordinance (17A.07).

WDFW requests that similar valuation and protection be placed on priority shrub-steppe habitat as agricultural lands in regards to the proposed Solar Overlay Zoning. To accomplish this, WDFW proposes two measures to ensure that priority wildlife habitat receives the necessary level of review for future projects.

1. WDFW requests that priority shrub-steppe habitat have the same level of environmental review and concern as agricultural lands have received.
2. WDFW requests that under 17.61C.100, it is stated that if a project is placed in Zone 3, the applicant must submit a written report demonstrating how the project has worked to minimize impacts to wildlife and their habitats and where impacts cannot be minimized, mitigation strategies proposed to compensate for loss of wildlife habitat. To determine ways for applicants to not impact migration corridors or locate projects in prime shrub-steppe habitat, WDFW strongly recommends that applicants should consult with WDFW at the very early stages of project development. If projects are permitted in native habitats, WDFW will ask Kittitas County to assign compensatory mitigation similar to what other projects such as the wind farms were permitted under the 2009 WDFW Wind Power Guidelines: <https://wdfw.wa.gov/publications/00294/>

Thank you for the opportunity for WDFW to be involved in helping to craft these solar regulations. We remain confident that the county can allow solar development while still protecting critical fish and wildlife habitat and the agricultural community of Kittitas County. Please contact me at (509) 457-9307 or [Scott.Downes@dfw.wa.gov](mailto:Scott.Downes@dfw.wa.gov), to discuss measures to increase protection of wildlife habitats under these proposed solar regulations.

Sincerely,

A handwritten signature in cursive script that reads "Scott Downes".

Scott Downes  
Area Habitat Biologist

Cc: Perry Harvester, WDFW  
Elizabeth Torrey, WDFW

**From:** [Lindsey Ozbolt](#)  
**To:** [Jeremy Johnston](#)  
**Subject:** FW: Solar Power Ordinance SEPA Checklist and Determination comments  
**Date:** Monday, March 04, 2019 9:50:12 AM

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For the record.

## Lindsey Ozbolt

Planning Official

Kittitas County Community Development Services

411 N. Ruby St., Suite 2 | Ellensburg, WA 98926

(509) 962-7046 | [lindsey.ozbolt@co.kittitas.wa.us](mailto:lindsey.ozbolt@co.kittitas.wa.us)

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**From:** CDS User  
**Sent:** Monday, March 04, 2019 7:49 AM  
**To:** Lindsey Ozbolt  
**Subject:** FW: Solar Power Ordinance SEPA Checklist and Determination comments

**From:** Norm Peck [<mailto:shkwavrydr@gmail.com>]  
**Sent:** Friday, March 01, 2019 3:07 PM  
**To:** CDS User  
**Subject:** Solar Power Ordinance SEPA Checklist and Determination comments

Hello. Thank you for the opportunity to comment.

While this is a Non-Project SEPA determination, impacts of the ordinance changes will not be without environmental impacts. Some will likely be positive (increase in renewable energy generation). However the proposed change do present potentially significant adverse environmental impacts, most particularly to environmental elements in Sections 4 (plants) and 5 (wildlife). For that reason, the SEPA Determination should be amended to that of "Mitigated DNS" and mitigating measures identified, particularly for facilities outside urban growth boundaries.

Consideration should be given to limiting or prohibiting construction of such facilities on or in identified wildlife habitat and migration corridors and at locations where sensitive, threatened or endangered species of plants are identified.

The ordinance change should encourage development of such facilities in areas already altered from natural conditions. For example high-voltage power line rights of way (ROWS) are already required to control vegetation under and adjacent to transmission lines. Such placement would have the added advantage of place generation in proximity to existing transmission infrastructure where large-scale solar generation facilities are proposed. Such placement would mitigate or minimize impacts on most wildlife.

Inclusion of such restrictions and encouragements in the ordinance will inform applicants up front of limitations on site selection and avoid investment of time and energy in proposals to develop such facilities in inappropriate locations and have value as future proposals are considered.

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message id: 38eb45916c6dcbdac24bb8719d004a14

**From:** [Rich Elliott](#)  
**To:** [Jeremy Johnston](#)  
**Cc:** [Joe Seemiller](#); [Pat Nicholson](#); [John Sinclair](#)  
**Subject:** RE: [Ext] Request for Comment SEPA DNS Solar Overlay Tier 3 regulations  
**Date:** Monday, February 25, 2019 2:07:22 PM

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KVFR has the following input:

- The zoning / locations of these facilities is really not the issue.
- We care about the proposal itself.
  - Access – IFC/WUI/County Road Standards compliant access
  - Layout – can the power production be controlled and minimized during a fire event?
  - Pre-planning
  - Fire resistance – can the panels and mounting systems be configured in a way that will make them resistant to the effects of a fire in the system or in the vegetation surrounding the facility?

Thank you

Rich Elliott – Deputy Fire Chief  
Kittitas Valley Fire and Rescue  
509-201-6280

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**From:** Jeremy Johnston <jeremy.johnston@co.kittitas.wa.us>  
**Sent:** Thursday, February 21, 2019 1:26 PM  
**To:** Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Tristen Lamb <tristen.lamb@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>; Taylor Gustafson <taylor.gustafson@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; 'enviroreview@yakama.com' <enviroreview@yakama.com>; 'johnson@yakama.com' <johnson@yakama.com>; 'jmarvin@yakama.com' <jmarvin@yakama.com>; 'jessica@yakama.com' <jessica@yakama.com>; 'migi461@ECY.WA.GOV' <migi461@ECY.WA.GOV>; 'lowh461@ECY.WA.GOV' <lowh461@ECY.WA.GOV>; 'gcle461@ecy.wa.gov' <gcle461@ecy.wa.gov>; jennifer.nelson@dfw.wa.gov; 'Scott.Downes@dfw.wa.gov' <Scott.Downes@dfw.wa.gov>; 'sepa@dahp.wa.gov' <sepa@dahp.wa.gov>; 'nelmsk@cwu.edu' <nelmsk@cwu.edu>; 'jorgenja@cwu.edu' <jorgenja@cwu.edu>; 'russell.mau@doh.wa.gov' <russell.mau@doh.wa.gov>; 'becky.kennedy@dnr.wa.gov' <becky.kennedy@dnr.wa.gov>; 'cindy.preston@dnr.wa.gov' <cindy.preston@dnr.wa.gov>; 'rivers@dnr.wa.gov' <rivers@dnr.wa.gov>; 'Deborah.j.knaub@usace.army.mil' <Deborah.j.knaub@usace.army.mil>; 'chelberg@usbr.gov' <chelberg@usbr.gov>; 'Michael.j.daniels3.civ@mail.mil' <Michael.j.daniels3.civ@mail.mil>; 'Kimberly.peacher@navy.mil' <Kimberly.peacher@navy.mil>; Jacob Prilucik <SCPlanning@wsdot.wa.gov>; 'klarned@fs.fed.us' <klarned@fs.fed.us>; 'Mrivera1@bpa.gov' <Mrivera1@bpa.gov>; 'Lynn.Harmon@PARKS.WA.GOV' <Lynn.Harmon@PARKS.WA.GOV>;

'Elizabeth.Torrey@dfw.wa.gov' <Elizabeth.Torrey@dfw.wa.gov>; Pat Nicholson <pat.nicholson@co.kittitas.wa.us>; eburgwater@yahoo.com; Community Development <comdev@ci.ellensburg.wa.us>; 'separegister@ecy.wa.gov' <separegister@ecy.wa.gov>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; Jesse Cox <jesse.cox@co.kittitas.wa.us>; 'johnson\_meninick@yakama.com' <johnson\_meninick@yakama.com>; 'jessica\_lally@yakama.com' <jessica\_lally@yakama.com>; 'Jon\_Shellenberger@yakama.com' <Jon\_Shellenberger@yakama.com>; 'Noah\_oliver@yakama.com' <Noah\_oliver@yakama.com>; Rich Elliott <elliott@kvfr.org>; 'jwiseman@snoqualmiepassfirerescue.org' <jwiseman@snoqualmiepassfirerescue.org>; 'office@kcf7.com' <office@kcf7.com>; 'krd.keli@fairpoint.net' <krd.keli@fairpoint.net>; cid@fairpoint.net; Robert Omans <robert@cityofcleelum.com>; 'jleonhard@cityofcleelum.com' <jleonhard@cityofcleelum.com>; 'kswanson@cityofcleelum.com' <kswanson@cityofcleelum.com>; Lucy Temple <lucy@cityofcleelum.com>; 'clerk@cityofkittitas.com' <clerk@cityofkittitas.com>; 'roslyn@inlandnet.com' <roslyn@inlandnet.com>

**Subject:** [Ext] Request for Comment SEPA DNS Solar Overlay Tier 3 regulations

Good Morning,

Kittitas County CDS is requesting comment on the SEPA non-project action for Solar Overlay Zone 3 and associated mapping changes. Attached is the SEPA checklist and DNS for SEPA recording. Additional attachments include the draft revised solar code and associated draft map changes. Links to the file materials can also be found below. The comment period will end Wednesday March 8, 2019 at 5pm. CDS will assume your agency does not wish to provide comment if not received by this date. Thank you.

[Draft Solar Zone 3 Documents](#)

**Jeremy Johnston, MURP**

*Kittitas County CDS, Planner*

(509) 962-7065

[jeremy.johnston@co.kittitas.wa.us](mailto:jeremy.johnston@co.kittitas.wa.us)



**"Building Partnerships-Building Communities"**

**From:** [Holly Erdman](#)  
**To:** [Jeremy Johnston](#)  
**Subject:** RE: Request for Comment SEPA DNS Solar Overlay Tier 3 regulations  
**Date:** Monday, March 04, 2019 10:45:12 AM

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Jeremy,

Typically these projects do not require the use of on-site sewage systems or wells. Public health has no comment.

Thank you,

**HOLLY ERDMAN**  
**ENVIRONMENTAL HEALTH SPECIALIST**  
**KITTITAS COUNTY PUBLIC HEALTH DEPARTMENT**  
**507 N. NANUM STREET, SUITE 102**  
**ELLENSBURG, WA. 98926**

**509-962-7580**

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**From:** Jeremy Johnston  
**Sent:** Thursday, February 21, 2019 1:26 PM  
**To:** Julie Kjorsvik; Tristen Lamb; Holly Erdman; Patti Johnson; Lisa Lawrence; Taylor Gustafson; Candie Leader; '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'; 'chelberg@usbr.gov'; 'Michael.j.daniels3.civ@mail.mil'; 'Kimberly.peacher@navy.mil'; Jacob Prilucik; 'klarned@fs.fed.us'; 'Mrivera1@bpa.gov'; 'Lynn.Harmon@PARKS.WA.GOV'; 'Elizabeth.Torrey@dfw.wa.gov'; Pat Nicholson; 'eburgwater@yahoo.com'; 'comdev@ci.ellensburg.wa.us'; 'separegister@ecy.wa.gov'; Kim Dawson; Jesse Cox; 'johnson\_meninick@yakama.com'; 'jessica\_lally@yakama.com'; 'Jon\_Shellenberger@yakama.com'; 'Noah\_oliver@yakama.com'; RichElliott; 'jwiseman@snoqualmiepassfirerescue.org'; 'office@kcf7.com'; 'krd.keli@fairpoint.net'; 'cid@fairpoint.net'; Robert Omans; 'jleonhard@cityofcleelum.com'; 'kswanson@cityofcleelum.com'; Lucy Temple; 'clerk@cityofkittitas.com'; 'roslyn@inlandnet.com'  
**Subject:** Request for Comment SEPA DNS Solar Overlay Tier 3 regulations

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[Draft Solar Zone 3 Documents](#)

**Jeremy Johnston, MURP**

*Kittitas County CDS, Planner*

(509) 962-7065

[jeremy.johnston@co.kittitas.wa.us](mailto:jeremy.johnston@co.kittitas.wa.us)



**"Building Partnerships-Building Communities"**

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