

From: [Greg Carey](#)
To: [Chace Pedersen](#)
Subject: Re: Citizen Comments: CU-24-00003 Schnebly Coulee Solar Farm
Date: Tuesday, June 11, 2024 8:00:50 AM

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Realized I had the email address wrong. Hoping you can still accept.

GC

From: Greg Carey <careygreg@hotmail.com>
Sent: Tuesday, June 11, 2024 7:59 AM
To: chace.pedersen@co.kittitas.wa.us <chace.pedersen@co.kittitas.wa.us>
Subject: Re: Citizen Comments: CU-24-00003 Schnebly Coulee Solar Farm

From: Greg Carey <careygreg@hotmail.com>
Sent: Monday, June 10, 2024 7:03 AM
To: Chase.pedersen@co.kittitas.wa.us <Chase.pedersen@co.kittitas.wa.us>
Subject: Re: Citizen Comments: CU-24-00003 Schnebly Coulee Solar Farm

Resending with Word attachment

From: Greg Carey <careygreg@hotmail.com>
Sent: Sunday, June 9, 2024 6:42 AM
To: Chase.pedersen@co.kittitas.wa.us <Chase.pedersen@co.kittitas.wa.us>
Subject: Citizen Comments: CU-24-00003 Schnebly Coulee Solar Farm

Chase Pedersen,

I own Lot 6 in Sage Hills residential development abutted to the East of the Schnebly Coulee Solar Farm proposed project (CU-24-00003 Schnebly Coulee Solar Farm). My comments and concerns are in the attached document. Please let me know if you have any questions.

Thank you,

Greg Carey

 [Greg Carey Letter.docx](#)

Greg Carey
1560 Sage Hills Drive
Ellensburg, WA 98926
careygreg@hotmail.com
(206)823-5712

June 6, 2024

Chase Pederson
Kittitas County
Chase.pedersen@co.kittitas.wa.us

Dear Mr. Pederson,

I own Lot 6 in Sage Hills residential development abutted to the East of the Schnebly Coulee Solar Farm proposed project (CU-24-00003 Schnebly Coulee Solar Farm). I am writing to oppose this proposal based on how close the project footprint is in relation to existing homes.

I recently relocated to Sage Hills (August of 2023) and did so to embrace the rural lifestyle offered by living in Kittitas County. I did not relocate to the area to be surrounded by an industrial solar farm. I never imagined that a mega solar farm literally in my backyard was a possibility.

I am also extremely concerned about the affect this farm will have on the value of my home. I have read studies funded by power companies that state that solar farms do not affect the value of nearby homes, except for properties located within ¼ mile of the farm site. My property (along with many of my neighbors) is directly adjacent to the proposed solar farm and my residence sits less than 400 yards from the property line. Regardless of which study is referenced, it is agreed upon that properties immediately next to large solar farms will devalue 2.3 to 7.5%. I also question whether this range captures the full possibility of how much my property value could diminish. Studies cite that solar designers go to great lengths to shield farms from neighboring views- but the topography of the proposed site does not allow berms that would be high enough to conceal the panels and the landscape is low-lying sage brush that will also do nothing to conceal the massive 1000+ acre site. It is unfair for my neighbors and I to take on the risk of property value diminishment while the power company profits.

Another contributing factor is conflicting research done on the safety of living near a solar farm. The minimum safe standard that I can find relating to a solar farm of this magnitude states that you should not be within 500 yards of a large solar farm. My home is within 400 yards of the proposed site. Does the danger increase if I decide to spend time on the lower half of my property? It sounds as if more studies need to be done, but regardless, potential buyers will be turned away by the conflicting information at my expense.

When I look at solar farm design standards, I find that many jurisdictions throughout the world require a distance of 1.8 miles from homes to protect their residents from decreased home values, potential health impacts, and a diminished lifestyle. This makes perfect sense and is feasible. When I look around the county there are many areas where a solar farm would not impact any

homes. I truly hope that Kittitas County protects their residents from the many downsides of a solar farm in this location and finds an alternative site. Please deny.

Greg Carey