



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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Office 509-962-7506

Building Partnerships - Building Communities

NOTICE OF APPLICATION: RE-NOTICE

Re-notice of Application: August 6, 2024

Project Name File Number: Schnebly Coulee Solar Farm (CU-24-00003)

Applicant: Schnebly Coulee Solar Energy LLC

Reason for Re-notice: This project is being re-noticed due to updated project materials. The SEPA Checklist, Site Plan, Habitat Management Plan, and Stormwater Management Plan have been updated following the initial public comment period.

Location: Twenty-two parcels, #190633, #950785, #030633, #040633, #020633, #641136, #010633, #060633, #921136, #951417, #951418, #951419, #951420, #951421, #951422, #080833, #290833, #050833, #870833, #070833, #210733, #640836. Approximately 1,314 acres. Located east of and adjacent to Stevens Road, 0.5 miles north of Interstate 90 and 0.5 miles south of Vantage Highway. Project and Transmission line area include all or portions of Township 17N, Range 20E, Sections 11, 13, 14 and Township 17N, Range 21E, Sections 8, 9, 17, 19, 20. Ellensburg, WA 98926.

Proposal: The applicants are proposing a ground-mounted photovoltaic (PV) solar power production facility that will generate up to 90 megawatts (MW) of renewable energy. The proposed project is located within Solar Overlay Zones 2 and 3. Solar Power Production Facilities may be permitted with a Conditional Use Permit under KCC 17.61C.

Materials Available for Review: The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on CDS website at <http://www.co.kittitas.wa.us/cds/land-use/default.aspx>, and by navigating to "Conditional Use", "View Active Applications", & "CU-24-00003 Schnebly Coulee Solar Farm", Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to **5:00 p.m. on August 21, 2024**. This is a conditional use permit request and as such will involve a public hearing. Any person has the right to comment on this application and request a copy of the decision once made. Written comments submitted to the County regarding this application will be included in the public record in their entirety.

Public Hearing: An open record hearing will be scheduled before the Kittitas County Hearing Examiner. A Public Hearing Notice will be issued establishing the date, time, and location of this hearing.

Environmental Review (SEPA): The County expects to issue a Determination of Non-Significance (DNS) for this proposal, and will use the optional DNS process, meaning this may be the only opportunity for the public to comment on the environmental impacts of the proposal. Mitigation measures may be required under applicable codes, such as Title 17 Zoning and the Fire Code, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the threshold determination may be obtained from the County.

Required Permits: Conditional Use Permit, SEPA

Required Studies: Applicant submitted the following documents for review: Decommissioning Plan, Water Rights Retention Plan, Habitat Management Plan, Wetland and Other Waters Delineation Report, Wildlife and Habitat Survey Report, Vegetation Management Strategy, Stormwater Management Plan. All these documents are available for review on the CDS website (see above).

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