

CP-11-00001 Columbia Plateau Energy Facility

Commercial Forest

Pre-Identified Area for Siting Wind Farm Resource Overlay Districts (KCC 17.61A)

Columbia Plateau Energy Facility Proposed Addition to Pre-Identified Area for Siting Wind Farm Resource Overlay Districts

Forest & Range

COLOCKUM RD

VENTURE RD

LYONS RD

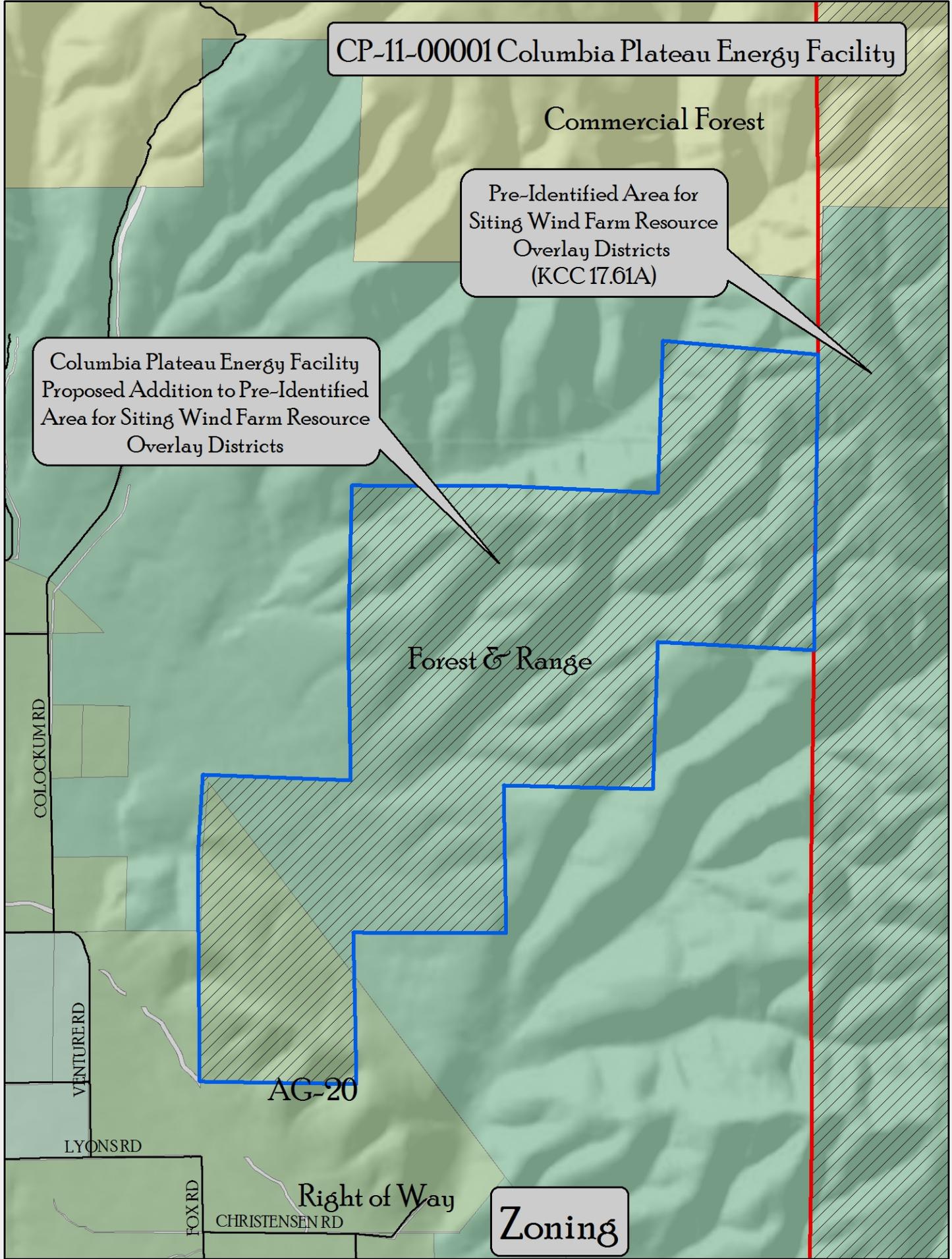
FOX RD

CHRISTENSEN RD

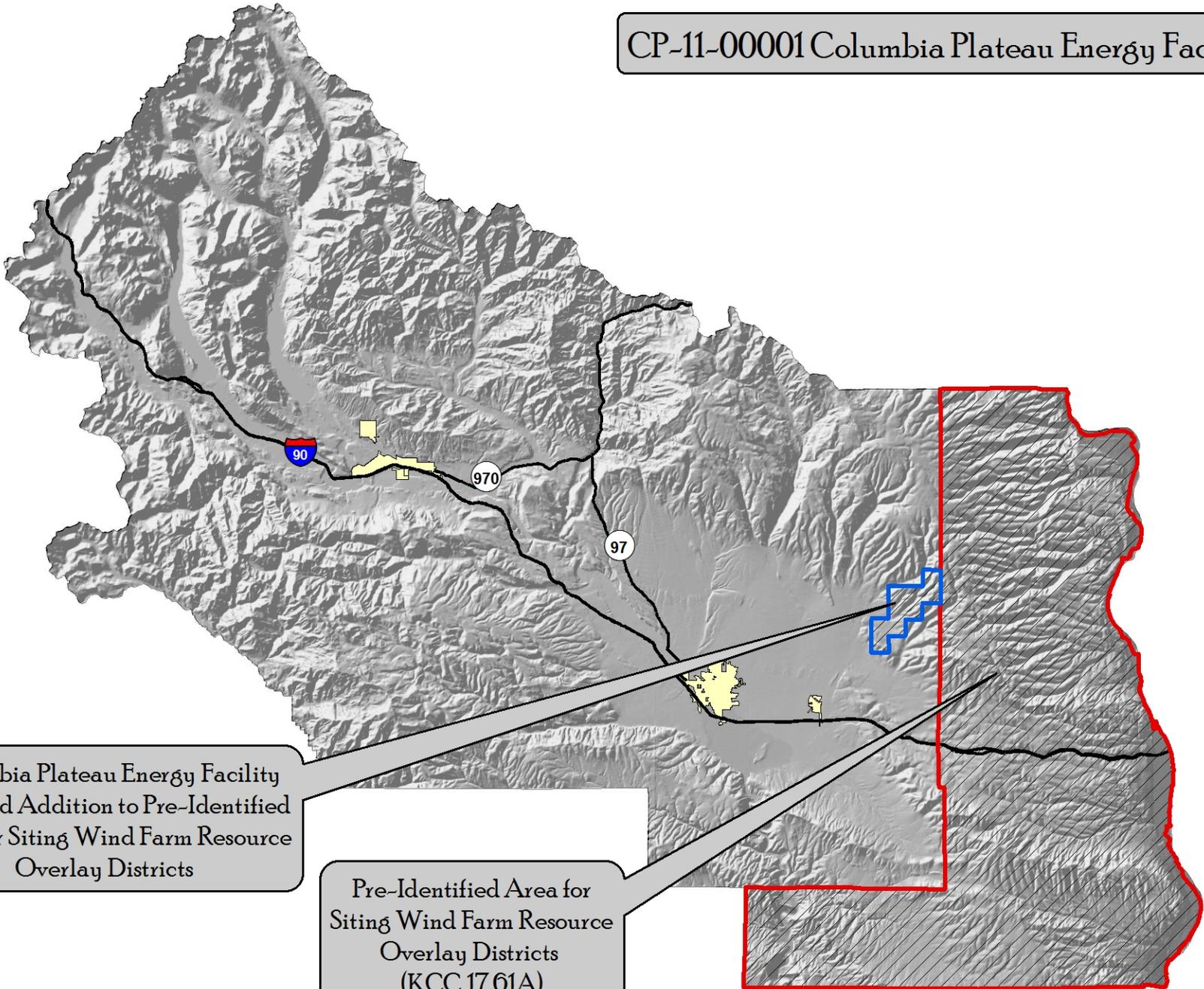
AG-20

Right of Way

Zoning



CP-11-00001 Columbia Plateau Energy Facility



Columbia Plateau Energy Facility
Proposed Addition to Pre-Identified
Area for Siting Wind Farm Resource
Overlay Districts

Pre-Identified Area for
Siting Wind Farm Resource
Overlay Districts
(KCC 17.61A)

CP-11-00001 Columbia Plateau Energy Facility

COMMERCIAL FOREST

Pre-Identified Area for
Siting Wind Farm Resource
Overlay Districts
(KCC 17.61A)

Columbia Plateau Energy Facility
Proposed Addition to Pre-Identified
Area for Siting Wind Farm Resource
Overlay Districts

RURAL

COLOCKUM RD

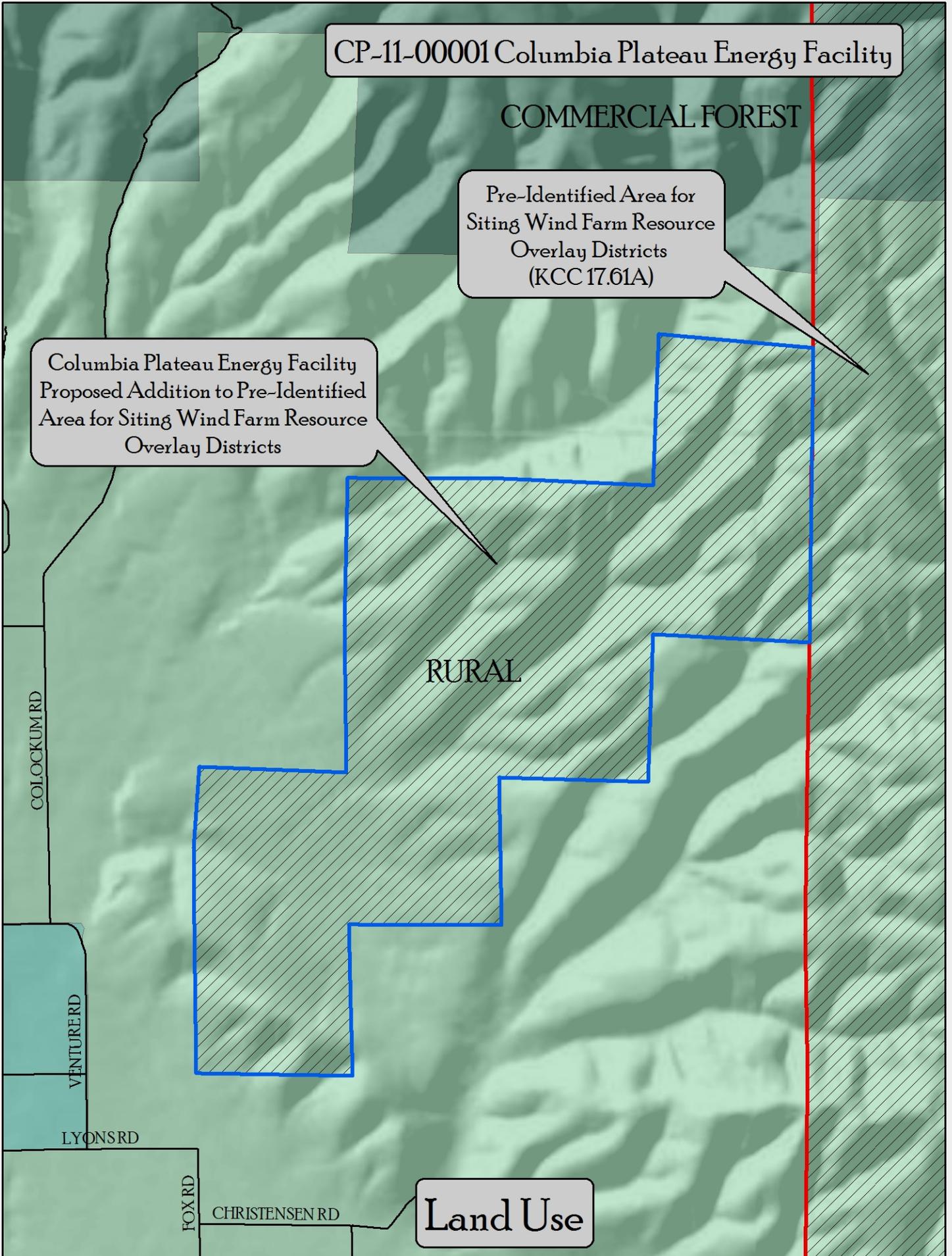
VENTURE RD

LYONS RD

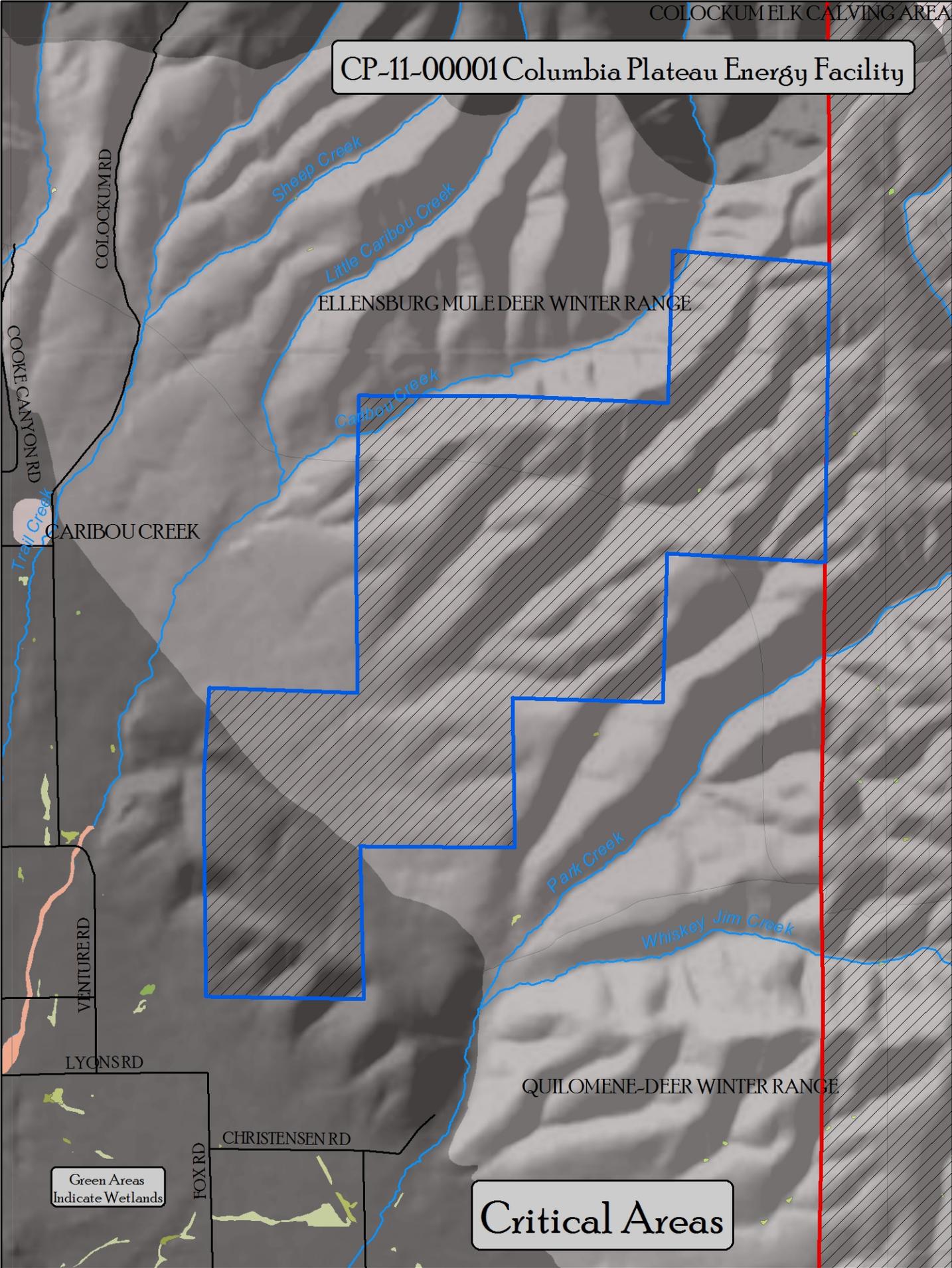
FOX RD

CHRISTENSEN RD

Land Use



CP-11-00001 Columbia Plateau Energy Facility



Green Areas
Indicate Wetlands

Critical Areas

COLOCKUM RD

COOKE CANYON RD

CARIBOU CREEK

VENTURE RD

LYONS RD

CHRISTENSEN RD

FOX RD

Sheep Creek

Little Caribou Creek

Caribou Creek

Park Creek

Whiskey Jim Creek

ELLENSBURG MULE DEER WINTER RANGE

QUILOMENE-DEER WINTER RANGE

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(KCC 17.61A)

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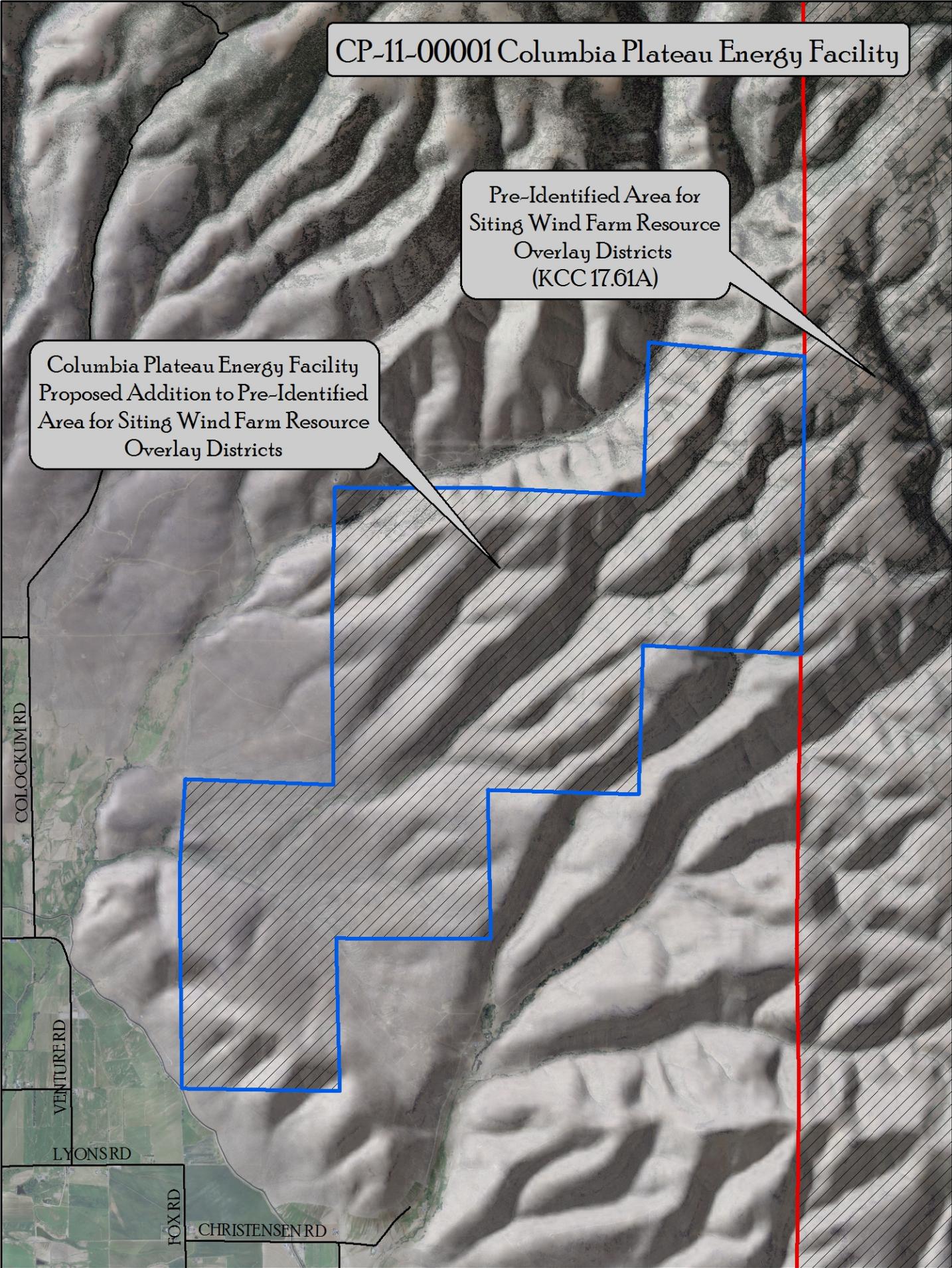
COLOCKUM RD

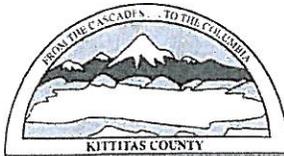
VENTURE RD

LYONS RD

FOX RD

CHRISTENSEN RD





KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926
CDS@CO.KITTITAS.WA.US
Office (509) 962-7506
Fax (509) 962-7682

"Building Partnerships - Building Communities"

COMPREHENSIVE PLAN AMENDMENTS DOCKETING

(Proposing a text or map amendment as part of annual docketing, pursuant to KCC 15A.10 and KCC 17.98)

CHECK THE APPROPRIATE BOX(ES) SHOWING WHICH TYPE OF AMENDMENT IS REQUESTED:

COMP PLAN MAP

COMP PLAN TEXT

NOTE: If the amendment you are applying for is within an URBAN GROWTH AREA or you are proposing a UGA expansion of the Ellensburg, Cle Elum, or Roslyn UGA you are required to docket your item with that City as well. You must contact the appropriate City for filing deadlines, fees, application, and costs.

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

REQUIRED ATTACHMENTS

- Site plan of the property with the following features (as applicable): all buildings, points of access, roads, parking areas, septic tank, drainfield, drainfield replacement area, areas to be cut and/or filled, natural features such as contours, streams, gullies, cliffs, etc.
- SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800)
- Project Narrative responding to Questions 9-12 on the following pages.

APPLICATION FEES:

\$2,140 TEXT AMENDMENT: Kittitas County Community Development Services (KCCDS) –OR–
 \$2,140 MAP AMENDMENT: Kittitas County Community Development Services (KCCDS)
 \$560 SEPA Checklist: Kittitas County Community Development Services (KCCDS)
 \$2,700 Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): 	DATE: 6/29/11	RECEIPT # 11425	 JUN 29 2011 KITTITAS COUNTY CDS DATE STAMP IN BOX
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COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT

GENERAL APPLICATION INFORMATION

1. **Name, mailing address and day phone of land owner(s) of record:** ¹
Landowner(s) signature(s) required on application form.

Name: Columbia Plateau Energy Facility LLC
Mailing Address: 3207 159th Place SE
City/State/ZIP: Mill Creek, WA 98012
Day Time Phone: 425-248-4999
Email Address: N/A

2. **Name, mailing address and day phone of authorized agent, if different from landowner of record:**
If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: Jeff Slothower
Mailing Address: PO Box 1088
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 509-925-6916
Email Address: jslothower@lwbsd.com

3. **Name, mailing address and day phone of other contact person**
If different than land owner or authorized agent.

Name: Keun Ryu
Mailing Address: 3207 159th Place SE
City/State/ZIP: Mill Creek, WA 98012
Day Time Phone: 425-248-4999
Email Address: N/A

4. **Street address of property:**

Address: See footnote 1
City/State/ZIP: _____

5. **Legal description of property (attach additional sheets as necessary):**
See footnote 1

6. **Tax parcel number:** See footnote 1

7. **Property size:** See footnote 1 (acres)

8. **Land Use Information:**

Zoning: See footnote 1 Comp Plan Land Use Designation: See footnote 1

¹ The Applicant does not own land and this is a request for a text amendment to the existing County Development Code that applies area-wide and is not specific to any individual parcel of property.

PROJECT NARRATIVE

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

- 9. Narrative **project description:** For **all** proposed Comp Plan amendments, provide the following information:
 - a. Why is the amendment needed and being proposed? See Exhibit A
 - b. How does the proposed amendment consistent with the County-Wide Planning Policies for Kittitas County?
 - c. How is the proposed amendment consistent with the Kittitas County Comprehensive Plan?
 - d. How have conditions changed that warrant a comprehensive plan amendment?
- 10. **Transfer of Development Rights:** According to KCC 17.13.080.2 some comprehensive plan amendments require a transfer of development rights. This process is described in KCC 17.13. Please describe whether this amendment will require transferred development rights, and if they are required, describe how this requirement will be met.
Does Not Apply
- 11. For **map amendments** attach the following additional information for **each** parcel involved: Does Not Apply
 - a. Parcel Information
 - i. Tax parcel number(s)
 - ii. Total Acreage
 - iii. Site Address
 - iv. Owner
 - v. Mailing Address
 - vi. Owner's Home Phone Number
 - b. Land Use Information
 - i. Current and proposed comprehensive plan designation
 - ii. Current and proposed zoning designation
 - iii. (Note: Rezone requests require separate Rezone application and fee).
 - iv. Present use of the property
 - v. Surrounding land use
 - c. Services:
 - i. Whether the site is currently served by sewer or septic
 - ii. Name of sewer purveyor (if on public sewer system).
 - iii. Whether the site is currently served by a public water system or well
 - iv. Name of water purveyor (if on public water system)
 - v. Whether the site is located on a public road or private road.
 - vi. Name of road
 - vii. Fire District
- 12. For **text amendments**, attach the following additional information
 - a. Identify the sections of the Comprehensive Plan and Zoning Ordinance that you are proposing to change and provide the proposed wording. See Exhibit B

AUTHORIZATION

13. Application is hereby made for A COMPREHENSIVE PLAN AMENDMENT to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:
(REQUIRED if indicated on application)

X _____

Date:

6/29/11

Signature of Land Owner of Record
(Required for application submittal):

X _____

Date:

06/28/11

EXHIBIT A

9a) Why is the Amendment needed and being proposed?

The Amendment seeks to change the text of KCC 17.61A.035, which pre-identifies areas for siting wind farms located in identified areas of Kittitas County where environmental review and public process has already occurred. Since 17.61A.035, two(2) wind farm facilities have been constructed in the general area. The text amendment will add area to the pre-identified area so as to facilitate construction of additional wind farms. The property to be added is adjacent to the existing pre-identified areas, is of similar topography, is similarly inhabited and is equally suited to the construct of wind farms in the area. Environmental review for the two wind farms in the area has been completed.

9b) How is the proposed amendment consistent with the County-Wide Planning Policies for Kittitas County?

The proposed text amendment is consistent with the County-Wide Planning Policies as follows:

- (1) The County-Wide Planning Policies encourage economic vitality and job development in all jurisdictions (Economic Development and Employment, I.2. Policy A). This text amendment is consistent with that policy.
- (2) The County-Wide Planning Policies require economic development activities to be implemented in a manner that supports our quality of life and growth management strategy. (Economic Development and Employment, I.4. Policy A). This text amendment is consistent with that policy.

9c) How is the proposed amendment consistent with the Kittitas County Comprehensive Plan?

The proposed text amendment is consistent with the Kittitas County Comprehensive Plan ("KCCP") as follows:

- (1) The KCCP recognizes that major industrial developments such as wind farms may be needed to provide family-wage jobs, help increase tax revenues and expand the County's economic base. This text amendment will facilitate major industrial development.
- (2) The following Goals, Policies and Objections ("GPO") will be supported, facilitated and encouraged as a result of this text amendment:
 - GPO 10.1
 - GPO 10.2
 - GPO 10.3
 - GPO 10.4
 - GPO 10.9
 - GPO 2.108
 - GPO 2.109
 - GPO 2.109C
- (3) The text amendment is also consistent with strategies 10.1A, 10.2A, 10.2B.

9d) How have conditions changed that warrant a comprehensive plan amendment?

Since the original text was adopted two(2) wind farms have been developed in the area. They have demonstrated that this area of the valley is ideally suited for wind farm development.

Enlarging this area should facilitate the location of wind farms in these suitable areas as opposed to other portions of the Kittitas Valley. With this area expanded, Kittitas County has a better chance of ensuring that wind farms are designed, sited and built with local concerns taken into account.

EXHIBIT B

(The proposed text amendments appear in “track changes” mode.)

Chapter 17.61A WIND FARM RESOURCE OVERLAY ZONE

Sections

17.61A.010 Legislative findings, purpose and intent.

17.61A.020 Definitions.

17.61A.030 Development uses, requirements, and restrictions.

17.61A.035 Pre-identified areas for siting.

17.61A.040 Approvals required for wind farm resource overlay zone.

17.61A.010 Legislative findings, purpose and intent.

The purpose and intent of this chapter is to establish a process for recognition and designation of properties located in areas of Kittitas County suitable for the location of wind farms, to protect the health, welfare, safety, and quality of life of the general public, and to ensure compatible land uses in the vicinity of the areas affected by wind farms. (Ord. 2002-19 (part), 2002)

17.61A.020 Definitions.

The following definitions shall be used in conjunction with the administration of this chapter:

1. "Wind farm" means a single wind turbine exceeding 120 feet in height above grade or more than one wind turbine of any size proposed and/or constructed by the same person or group of persons on the same or adjoining parcels.
2. "Wind turbine" means any machine used to produce electricity by converting the kinetic energy of wind to electrical energy. Wind turbines consist of the turbine apparatus and any other buildings, support structures or other related improvements necessary for the generation of electric power. (Ord. 2002-19 (part), 2002)

17.61A.030 Development uses, requirements, and restrictions.

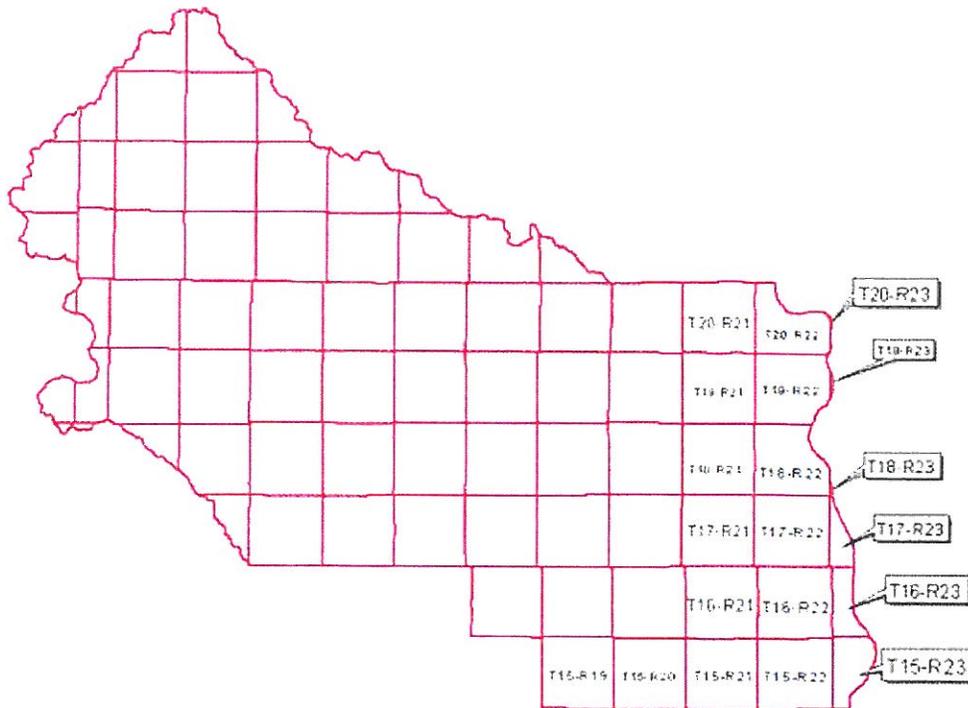
Development uses, requirements, and restrictions. All listed permitted uses in the underlying zoning district of this overlay zone are permitted. All listed conditional uses in the underlying zoning district of this overlay zone are subject to conditional use permit process and review. Wind farms are a permitted use in a wind farm resource overlay zoning district, subject to the additional approval requirements and restrictions set forth in KCC 17.61A.040. (Ord. 2002-19 (part), 2002)

17.61A.035 Pre-identified areas for siting.

For proposed wind farms located in identified areas in Kittitas County meeting specific siting standards as identified in this code, a process separate from the requirement for wind farm resource overlay zone as identified in Kittitas County Code 17.61A.40 can be undertaken.

The purpose of this code is to identify areas where environmental review and public process has already occurred, expediting the siting of proposed wind farm facilities. The intent of this code is to streamline the development process for such applications, separate from the process already allowed in 17.61A.40. It is recognized that lands contained within this area may be under federal, state and local ownership and may be subject to additional requirements per jurisdiction.

A map of the pre-identified areas identifies the following Townships and Ranges open to this process. This includes T.15N., Ranges 19E., 20E., 21E., 22E., 23E., T.16N., Ranges 21E., 22E., 23E., T.17N., Ranges 21E., 22E., 23E., T.18N., Ranges 20E. (Sections 1, 2, 3, 10, 11, 15, 16 and 21), 21E., 22E., 23E., T.19N., Ranges 20E. (Section 36), 21E., 22E., 23E., T.20N., Ranges 21E., 22E., 23E. W.M. in Kittitas County.



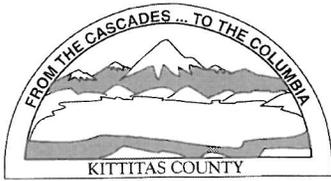
The following siting standards are established for these areas: a minimum 1/2 mile setback from existing structures at the time of application shall apply. If not attainable, additional analysis shall be included to support the application. Further, analysis shall also include, but is not limited to, the following as part of the application: wildlife impact analysis, noise impact analysis, visual impact analysis, and traffic impact analysis.

A wind farm may be authorized by the county in these pre-identified areas only through approval of a site plan and development agreement by the board of county commissioners. The development agreement shall be consistent as authorized in Kittitas County Code 15A.11, Development Agreements. (Ord. 2007-22, 2007)

17.61A.040 Approvals required for wind farm resource overlay zone.

1. Except as noted in 17.61A.035, a wind farm may be authorized by the county only through approval of a wind farm resource development permit in conjunction with approval by the board of county commissioners of a development agreement as authorized by Chapter 15A.11 KCC, Development Agreements, and RCW 36.70B.170 through 36.70B.210. Consistent with KCC 15A.11.020(B) and RCW 36.70B.170, the development agreement approved by the board of county commissioners must set forth the development standards applicable to the development of a specific wind farm, which may include, but are not limited to:
 - a. Densities, number, size, setbacks, and location of turbines;

- b. Mitigation measures and such other development conditions as deemed appropriate by the board of county commissioners to be necessary including measures to protect the best interests of the surrounding property or neighborhood or the county as a whole; and
 - c. Other development standards including those identified in KCC 15A.11.020(E) and RCW 36.70B.170(3).
 2. Required Applications/Approvals. In addition to approval of a wind farm resource development permit and a development agreement as set forth in subsection A of this section, a wind farm shall require the following approvals from the county:
 - a. A site-specific amendment of the comprehensive plan land use designation map to wind farm resource overlay district (the subarea planning process described in Chapter 1 of the county comprehensive plan and Chapter 15B.03 KCC, Amendments to Comprehensive Plan, may be used if deemed appropriate by the applicant and county);
 - b. A site-specific rezone of the county zoning map to wind farm resource overlay zoning district pursuant to Chapter 17.98 KCC, Amendments.
 3. The approvals by the board of county commissioners set forth in subsections A and B of this section shall only be made if it determined that:
 - a. The proposal is essential or desirable to the public convenience;
 - b. The proposal is not detrimental or injurious to the public health, peace, or safety or to the character of the surrounding neighborhood; and
 - c. The proposed use at the proposed location(s) will not be unreasonably detrimental to the economic welfare of the county and it will not create excessive public cost for facilities and service.
 4. A comprehensive plan amendment or subarea plan for a wind farm resource overlay district must be processed by the county concurrent with the rezone application, development permit, and development agreement required for approval of a wind farm. (Ord. 2007-22, 2007; Ord. 2002-19 (part), 2002)



KITTITAS COUNTY PERMIT CENTER
411 N. RUBY STREET, ELLENSBURG, WA 98926

RECEIPT NO.: 00011425

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 024171

Date: 6/29/2011

Applicant: JEFF SLOTHOWER

Type: check # 13319

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
CP-11-00001	COMP PLAN TEXT AMENDMENT FEE	2,140.00
	Total:	2,140.00