



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

Notice of SEPA Action and Public Hearing Iron Horse Solar Farm Conditional Use Permit (CU-15-00006)

NOTICE IS HEREBY GIVEN that pursuant to RCW 43.21(C), Kittitas County Community Development Services did on August 10, 2016 make a Mitigated Determination of Non-Significance (MDNS) for One Energy Development LLC, agent for property owner Bill Hanson for a Conditional Use permit application to construct a 47.5 acre photovoltaic solar power generation facility on approximately 68 acres. The subject property is zoned Agriculture 20. Final approval and building permits will be required. The subject property is comprised of four parcels, located approximately 1 mile east of the City of Kittitas at 320 South Caribou Road, in a portion of Section 01, T17N, R19E, WM in Kittitas County, bearing Assessor's map numbers 17-19-01000-0023, 17-19-01000-0028, 17-19-01000-0042, and 17-19-01000-0043. The MDNS as well as the complete application file may be viewed on line at:

<http://www.co.kittitas.wa.us/cds/land-use/default.aspx> (scroll to file number CU-15-00006)

or at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA 98926.
Staff Planner: Jeff Watson.

Any action to set aside, enjoin, review, or otherwise challenge such administrative SEPA action on the grounds of noncompliance with the provisions of chapter 43.21RCW shall be commenced on or before **August 24, 2016 at 5:00 p.m.** to the Kittitas County Board of Commissioners, Rm. 109, County Courthouse, Ellensburg, WA 98926. Appeals of SEPA threshold determinations shall be consolidated with appeals of final permit approval, according to 15A.04.020, Chapter [43.21C RCW](#) and Chapter [15.04 KCC](#) (such as a decision to require particular mitigation measures or to deny a proposal). A single simultaneous hearing before one hearing body will consider the agency decision on a proposal and any environmental determinations made, with the exception of the appeal, if any, of a threshold determination of significance.

NOTICE IS FURTHER HEREBY THAT A PUBLIC HEARING on said application before the Kittitas County Hearing Examiner has been scheduled for **August 25, 2016 at 6:00 p.m.** in the Kittitas County Courthouse, Rm. 201 (Superior Court; 2nd floor), 205 West 5th Avenue, Ellensburg, WA. 98926. Anyone with an interest in this matter is urged to attend said hearing where testimony will be taken. Written comments will be received and documents may be viewed at the above address prior to the hearing. In the event of an appeal of the above SEPA determination the hearing may be postponed; **interested persons are encouraged to verify prior to attending.**

Date: August 10, 2016

Publish Daily Record: August 10, 2016 and August 17, 2016

NOTICE: KITTITAS COUNTY RECEIVED 68 COMMENTS REGARDING THIS APPLICATION. THOSE WHO COMMENTED VIA EMAIL WILL RECEIVE THIS NOTICE BY EMAIL. HAND DELIVERED OR USPS DELIVERED COMMENTS WILL RECEIVE THIS NOTICE VIA USPS. THE FOLLOWING INDIVIDUALS DID NOT PROVIDE A RETURN ADDRESS WITH THEIR COMMENT LETTERS:

Brandon & Megan Meeks
Faren Cooper
Tippy Cooper

Jo Ann Allphin
Ralph Allphin