



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

NOTICE OF APPLICATION

Notice of Application: September 3, 2009
Application Received: August 18, 2009
Application Complete: August 22, 2009

Project Name (File Number): Teanaway Solar Reserve (CU-09-00005)

Applicant: Teanaway Solar Reserve, LLC

Location: Five tax parcels, located northeast of the city of Cle Elum off of Highway 970 via County and private roads. All of Section 22; the North Half of the Northeast Quarter, the Northwest Quarter and the North Half of the Southwest Quarter of Section 23, and Parcel 2 of that certain Survey as recorded May 6, 2003 in Book 28 of Surveys, pages 234, 235 and 236, under Auditor's File No. 200305060025, records of Kittitas County, Washington, being a portion of the Northeast Quarter of Section 27; All in Township 20 North, Range 16 East, W.M.; Kittitas County parcel map numbers 20-16-22000-0001, 20-16-23000-0002, 20-16-22000-0002, 20-16-27000-0009, and 20-16-22000-00025.

Proposal: Teanaway Solar Reserve, LLC has submitted a Conditional Use Permit (CUP) application and Development Agreement to develop a solar farm generating up to 75 megawatts (MWdc) of photovoltaic (PV) for distribution to utilities and communities through a substation interconnection point on the Pacific Northwest power grid. The project site is 982 acres. The solar farm will use approximately 580 acres of the project site. The subject property is zoned Forest and Range.

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 the CDS website at <http://www.co.kittitas.wa.us/cds/current/>. Phone: (509) 962-7506

Written Comments on the CUP application can be submitted to CDS any time prior to 5:00 p.m. on September 18, 2009. Written comments on the proposed Development Agreement can be submitted to CDS any time prior to 5:00 p.m. on October 5, 2009. Any person has the right to comment on the CUP application and Development Agreement, receive notice of and participate in any hearings, and request a copy of the decisions once made. Note that the decision on the CUP application is by the Board of Adjustment and the decision on the Development Agreement is by the Board of County Commissioners. Appeal procedures can vary according to the type of decision being appealed, and are described in Kittitas County Code, Title 15A.

Environmental Review (SEPA): The Applicant has submitted an expanded SEPA checklist with supplemental environmental studies. The County expects to issue a Determination of Non-Significance (DNS) for this proposal, and will use the optional DNS process in WAC 197-11-355, 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, Title 12 Roads and Bridge, Building Code 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 CDS office or on the CDS website. Comments on the environmental impacts of the proposal can be submitted with comments on the CUP application or proposed Development Agreement.

Public Hearing: An open record hearing on the CUP application will be scheduled before the Kittitas County Board of Adjustment after the SEPA environmental threshold determination has been issued. A Public Hearing Notice will be issued establishing the date, time and location of this hearing. An open record hearing on the Development Agreement will be scheduled before the Kittitas County Board of County Commissioners after the decision on the CUP application.

Designated Permit Coordinator (staff contact): Anna Nelson, Contract Planner: (206) 382-9540; email at anelson@GordonDerr.com

