

## 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

# Kittitas County Planning Commission

## Development Code Update

Comments submitted  
May 4 to May 7, 2007

### PART 3 of 3

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DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION



Dated this 3<sup>rd</sup> day of May, in the year of our lord 2007

To: Honorable Board of Kittitas County Commissioners  
Honorable Board of the Planning Commission  
5<sup>th</sup> and Main Room 108  
Ellensburg, WA 98926

RE: Update of the Development Code  
Title 17, Zoning, Chapter 17.61-A Wind Farm Resource Overlay Zone

Dear Members,

I attest I am a legal voter in the County of Kittitas, Sate of Washington, on the above mentioned date.

I, the undersigned, declare that the aforementioned chapter proposed for Development Code Update April 10<sup>th</sup>, 2007 Draft as proposed by Mr. Darryl Piercy's; C.D.S. Director Section 17.61A.035 should be struck, and replaced with: the following dialog;

**17.61A.035 Pre-identified areas for siting:**

For proposed wind farms located in identified areas in Kittitas County meeting specific siting 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.

A map of the pre-identified areas identifies the following Townships and Ranges open to this process, this includes: \*The following list of Township and Range area commonly know as East Kittitas County in contact with Colombia River, and/or Whiskey Dick Mountain;

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Also includes; \*The following list of Township and Range area commonly know as "Electrical Transmission Corridor" that parallels Northern Lower Kittitas County;

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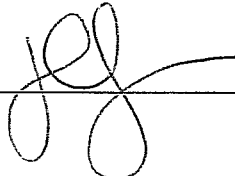
In Kittitas County.

The following siting standards are established by professional experts, for these areas: a minimum of four (4) times the tip height of turbine height from existing structures at the time of application, vesting shall apply. If not attainable additional analysis shall be included to support the application. Further, analysis shall also be included the following as part of the application by **professional** analysis,: wildlife impact analysis, noise impact analysis, visual impact analysis from 1/2 mile away.

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.

Sincerely,

Julie Clominger   
(Legal Signature)

Julie Clominger  
(Legal name) print

1301 Vista Road  
(Legal Voting Address) print

Ellensburg WA 98926  
(City) print (State & Zip) print

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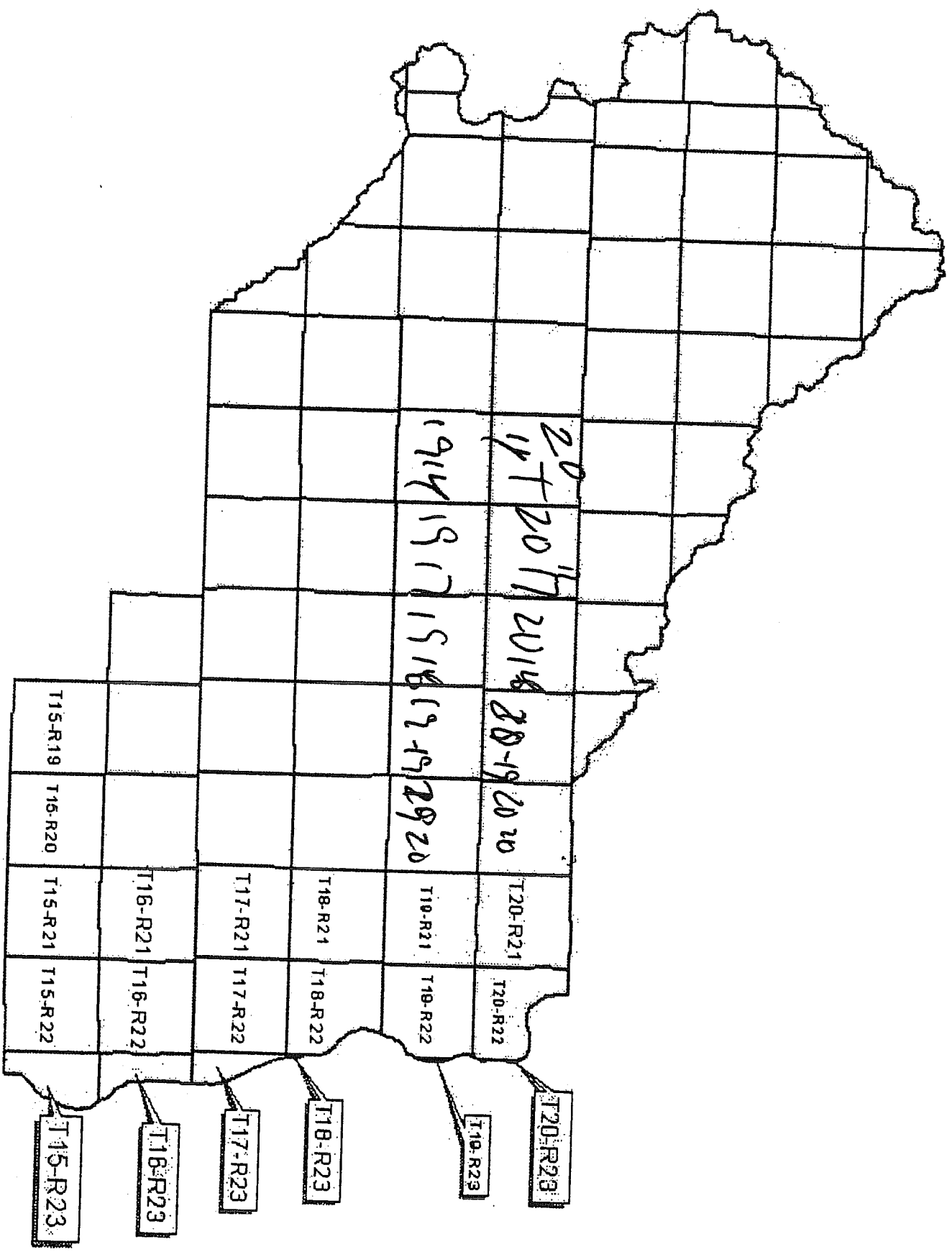
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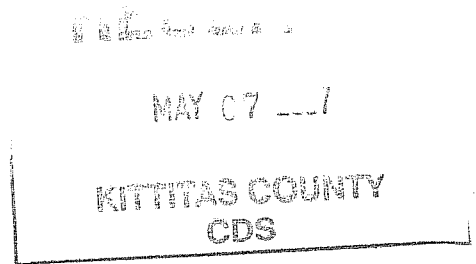
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Sincerely,

Riley Sivak

(Legal Signature )

Riley Sivak

(Legal name) print

1514 Skyline Dr

(Legal Voting Address) print

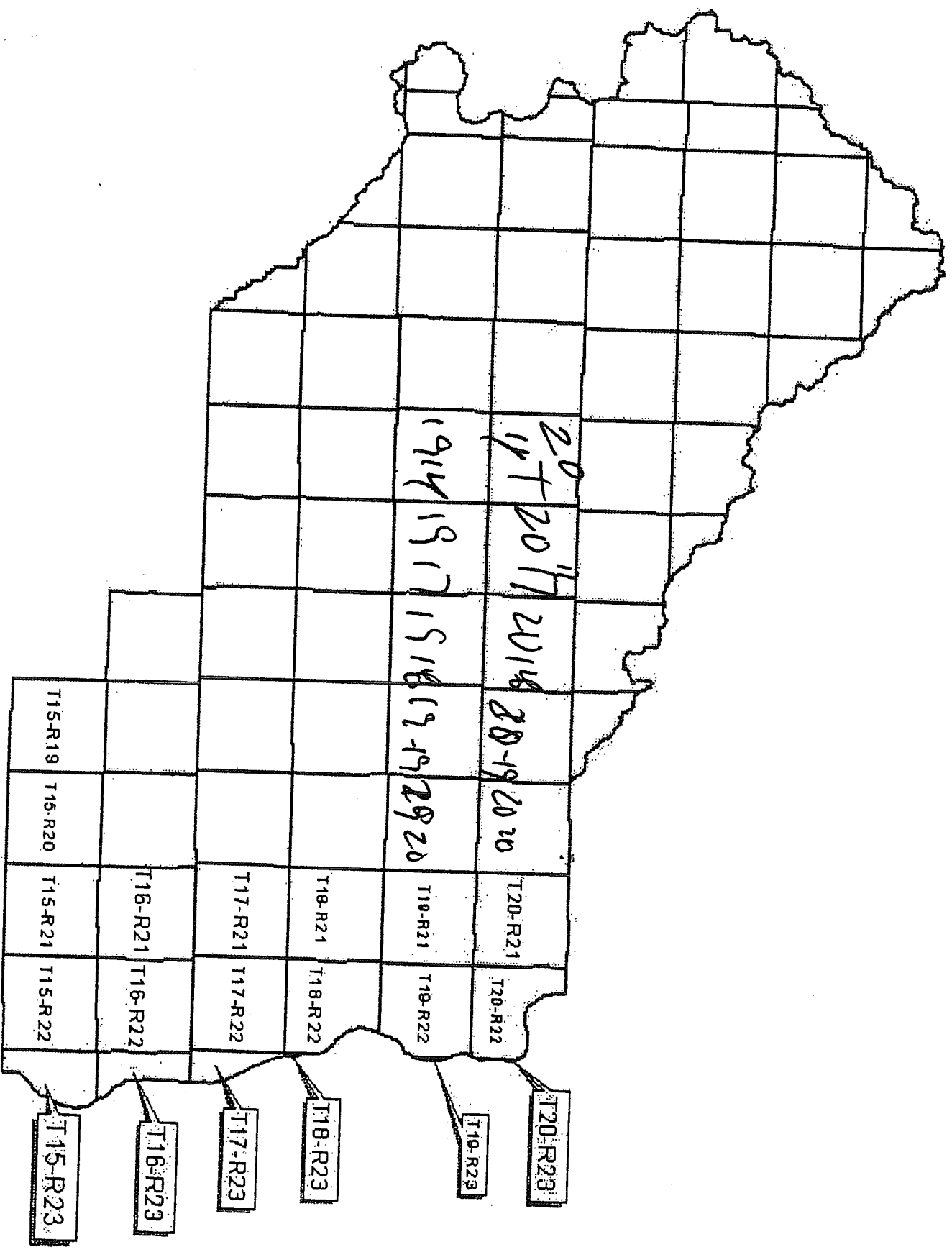
Ellensburg

(City) print

WA 98926

(State & Zip) print

Multiple horizontal lines for additional text or signature.



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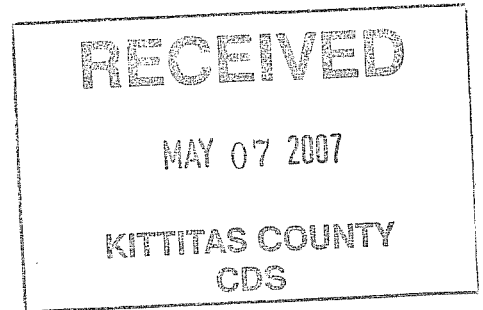
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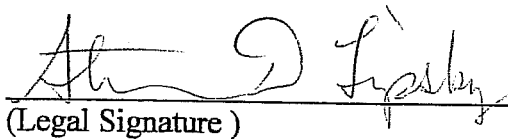
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Sincerely,



(Legal Signature )

Steven D. Lipsky

(Legal name) print

1003 N Vista Rd

(Legal Voting Address) print

Ellensburg, WA 98926

(City) print

(State & Zip) print

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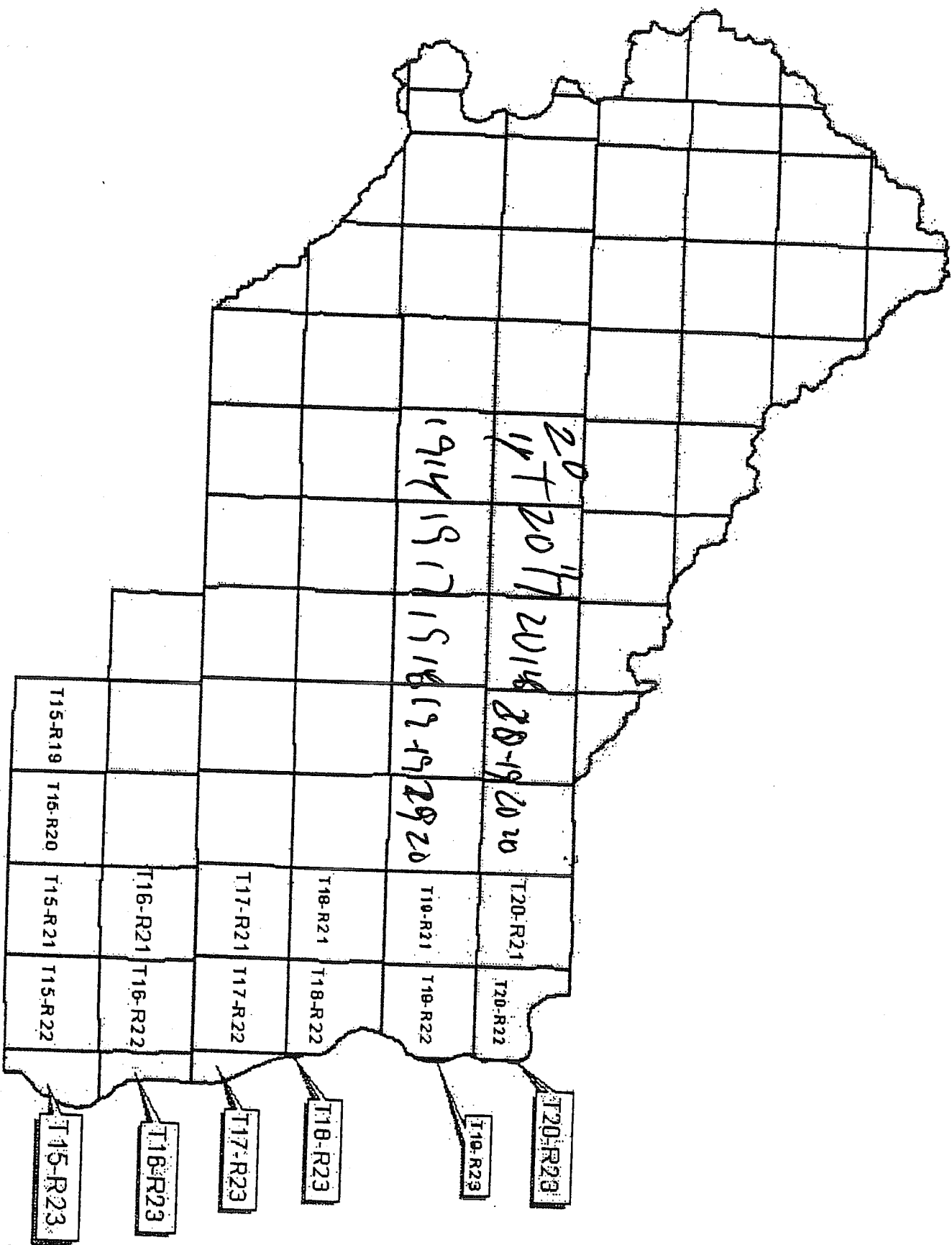
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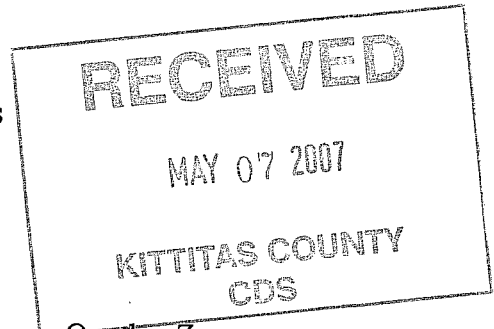
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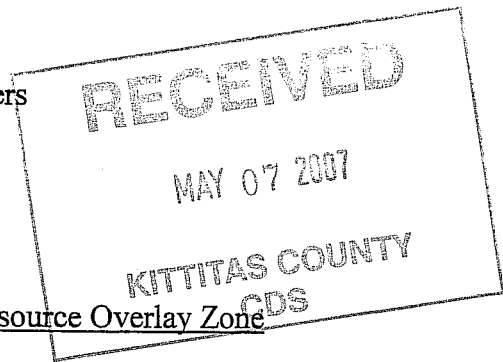




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Sincerely,

Lucille V. Johnson  
(Legal Signature)

Lucille V. JOHNSON  
(Legal name) print

1000<sup>N</sup> Vista Rd.  
(Legal Voting Address) print

Ellensburg, Washington 98926  
(City) print (State & Zip) print

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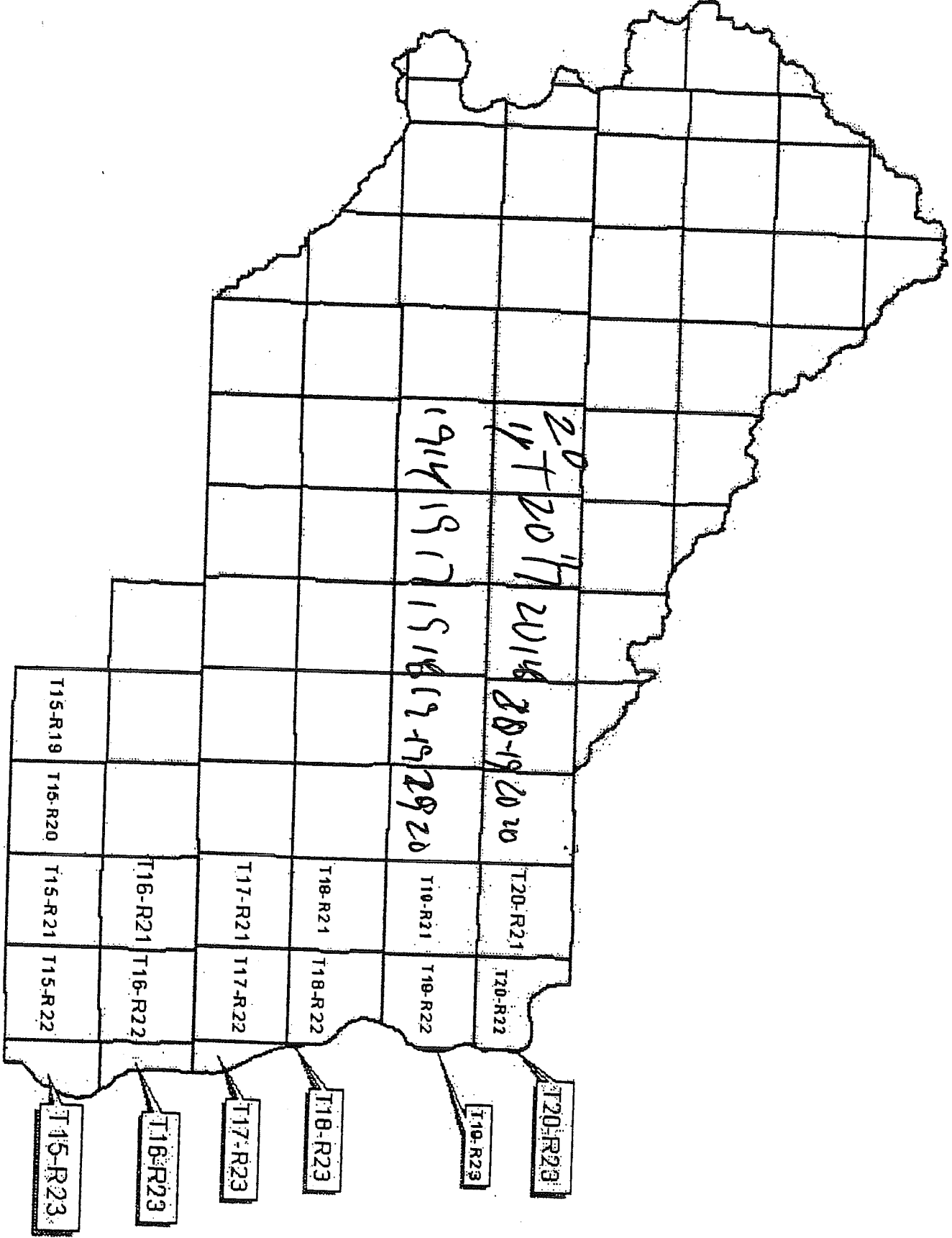
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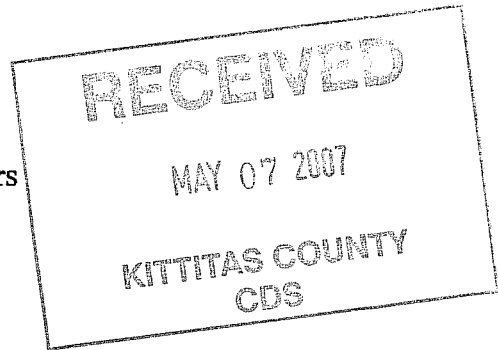
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Sincerely,

Virginia K Aden

(Legal Signature )

Virginia K Aden

(Legal name) print

1001 N Vista Rd

(Legal Voting Address) print

Ellensburg WA 98926

(City) print

(State & Zip) print

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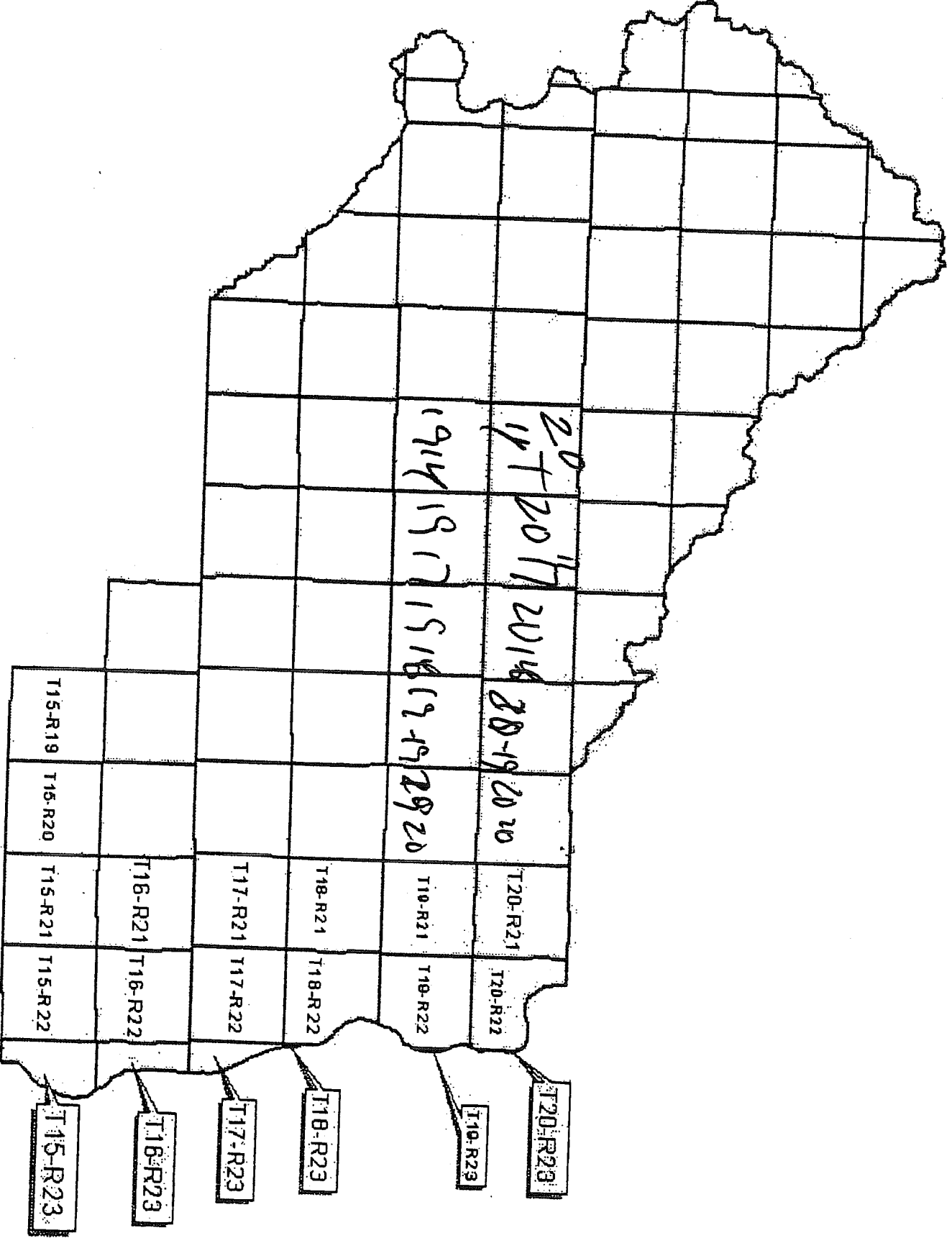
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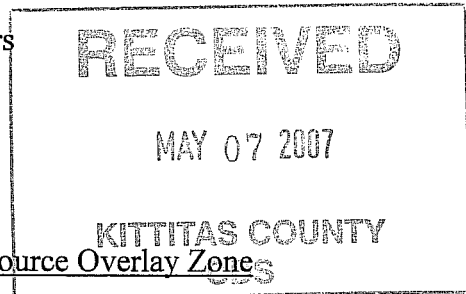
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Sincerely,

*Billie D. Thornton*

(Legal Signature)

BILLIE D. Thornton

(Legal name) print

1705 College Pl

(Legal Voting Address) print

Elensburg, Wa. 98926

(City) print

(State & Zip) print

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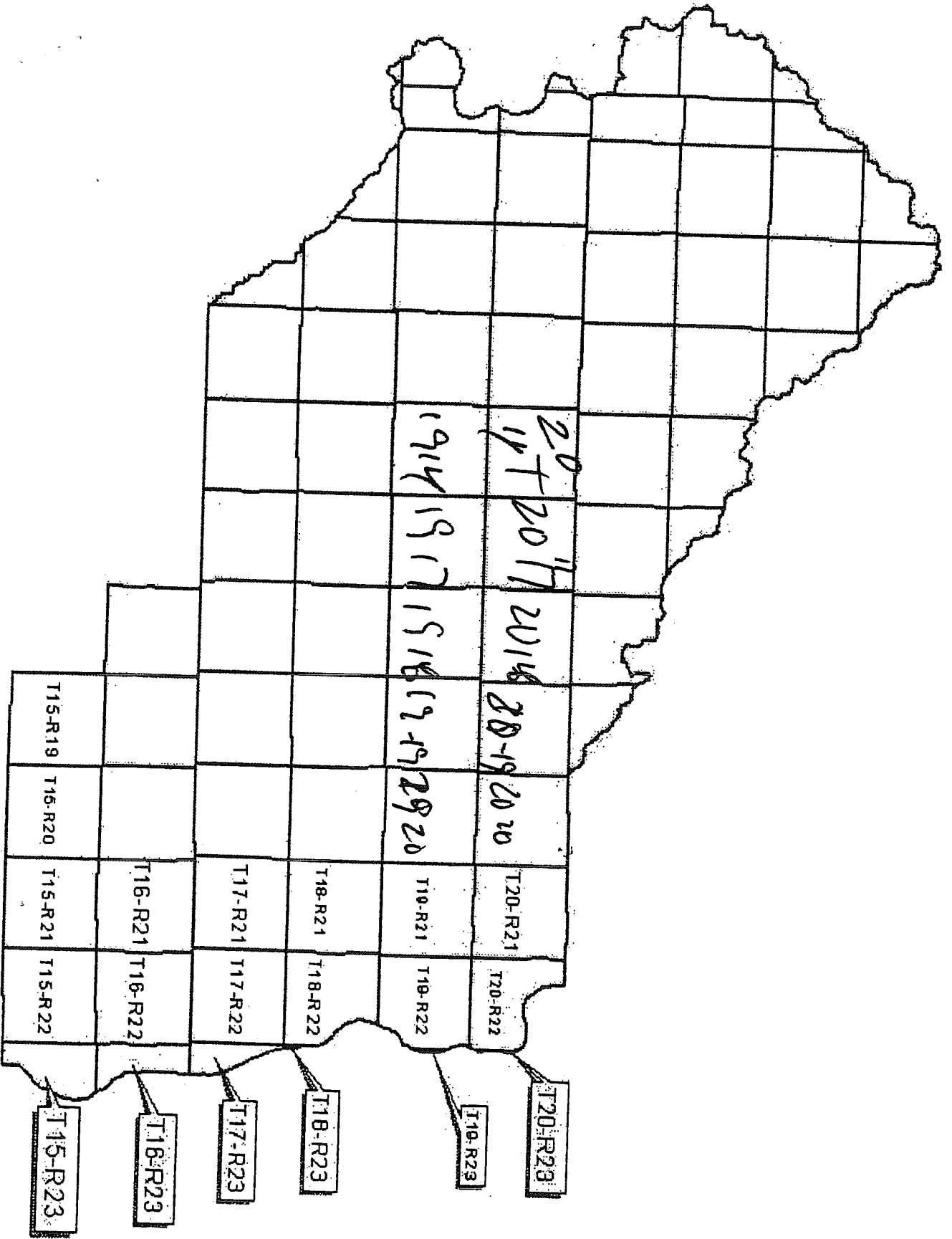
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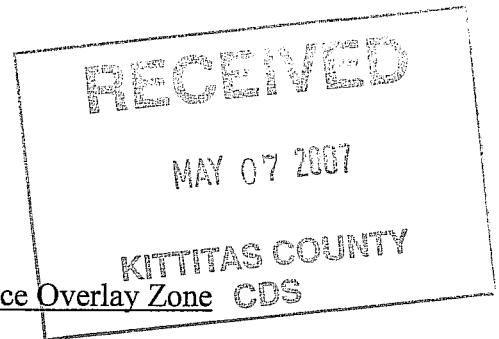
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*Alma Lydia Yoder*  
\_\_\_\_\_  
(Legal Signature )

ALMA LYDIA YODER  
\_\_\_\_\_  
(Legal name) print

1201 VISTA RD.  
\_\_\_\_\_  
(Legal Voting Address) print

Ellensburg WA 98926  
\_\_\_\_\_  
(City) print (State & Zip) print

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I attest I am a legal voter in the County of Kittitas, Sate of Washington, on the above mentioned date.

I, the undersigned, declare that the aforementioned chapter proposed for Development Code Update April 10<sup>th</sup>, 2007 Draft as proposed by Mr. Darryl Piercy's; C.D.S. Director **Section 17.61A.035** should be struck, and replaced with: the following dialog;

**17.61A.035 Pre-identified areas for siting;**

For proposed wind farms located in identified areas in Kittitas County meeting specific siting 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.

A map of the pre-identified areas identifies the following Townships and Ranges open to this process, this includes: \*The following list of Township and Range area commonly know as East Kittitas County in contact with Colombia River, and/or Whiskey Dick Mountain;

T.15N. Ranges 19E.,20E.,21E.,22E.,23.,

T.16N. Ranges 21E., 22E.,23E.,

T.17N. Ranges 21E., 22E.,23E.,

T.18N. Ranges 21E., 22E.,23E.,

Also includes; \*The following list of Township and Range area commonly know as "Electrical Transmission Corridor" that parallels Northern Lower Kittitas County;

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T.20N. Ranges 16E.,17E.,18E.,19E.,20E.,21E.,22E.,23E.,

In Kittitas County.

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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.

Sincerely,

Janet P. Crane  
(Legal Signature )

Janet P. Crane  
(Legal name) print

1701 Vista Rd  
(Legal Voting Address) print

Ellensburg WA. 98926  
(City) print (State & Zip) print

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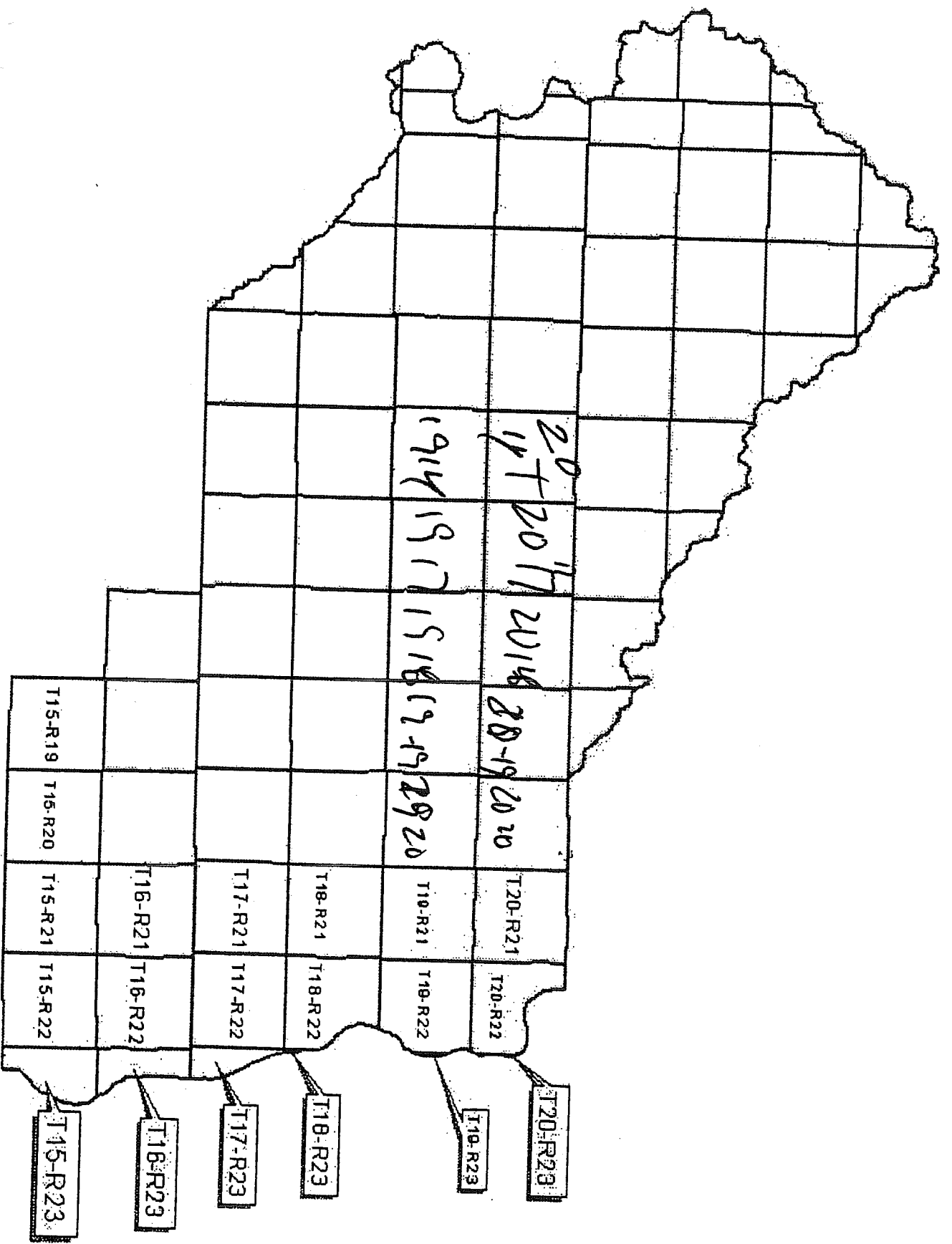
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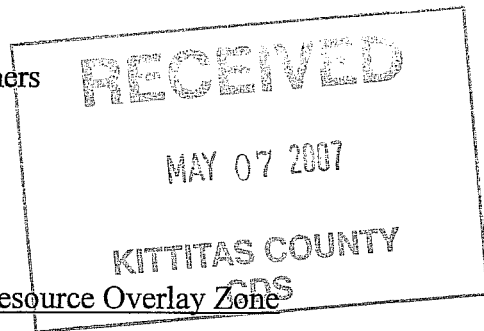
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Dated this 3<sup>rd</sup> day of May, in the year of our lord 2007

To: Honorable Board of Kittitas County Commissioners  
Honorable Board of the Planning Commission  
5<sup>th</sup> and Main Room 108  
Ellensburg, WA 98926



RE: Update of the Development Code  
Title 17, Zoning, Chapter 17.61-A Wind Farm Resource Overlay Zone

Dear Members,

I attest I am a legal voter in the County of Kittitas, State of Washington, on the above mentioned date.

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**17.61A.035 Pre-identified areas for siting:**

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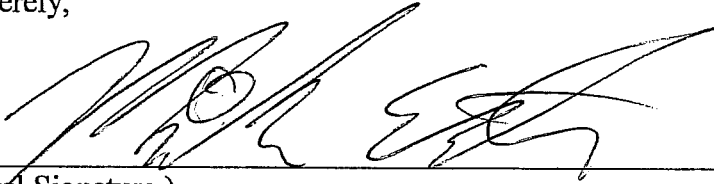
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development agreement shall be consistent as authorized in Kittitas County Code 15A.11.Development Agreements.

Sincerely,



(Legal Signature)

Mike Estes

(Legal name) print

161 Circle Ross Rd.

(Legal Voting Address) print

Ellensburg WA

(City) print

(State & Zip) print

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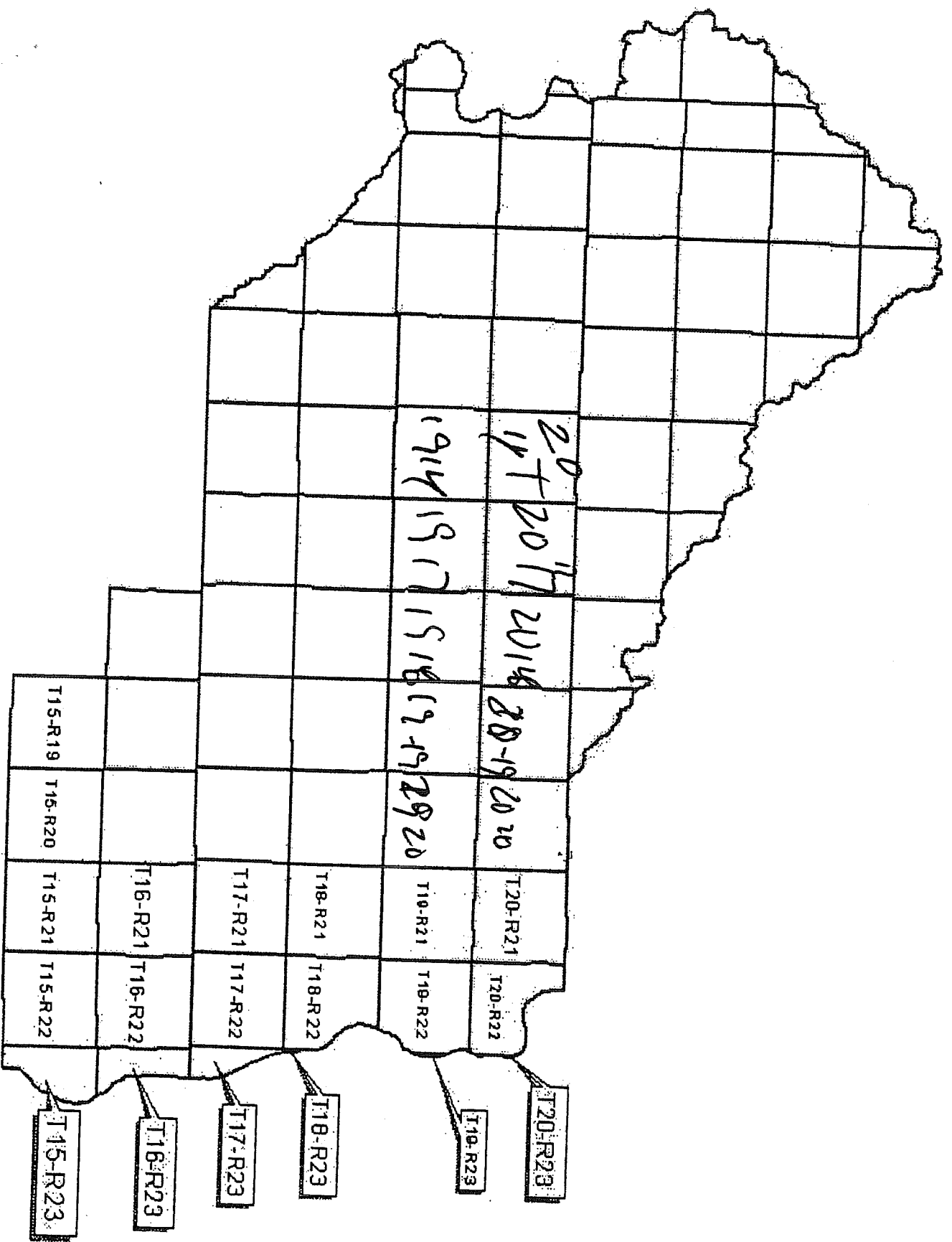
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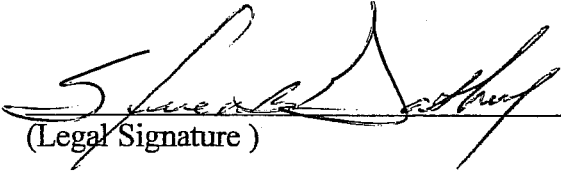
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development agreement shall be consistent as authorized in Kittitas County Code 15A.11.Development Agreements.

Sincerely,

  
(Legal Signature)

Steven B Gately  
(Legal name) print

100 Countryside Ave  
(Legal Voting Address) print

Ellensburg WA 98926  
(City) print (State & Zip) print

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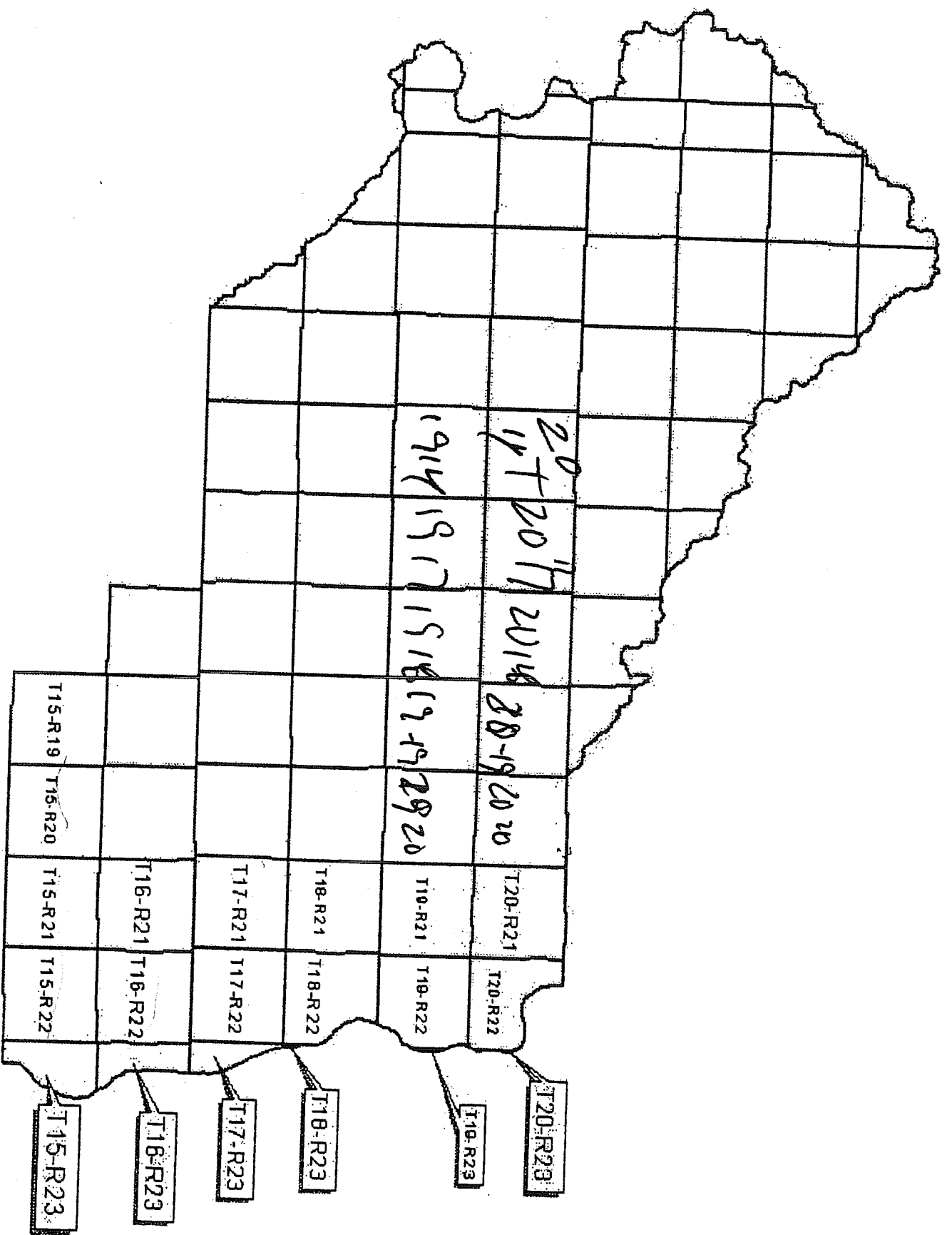
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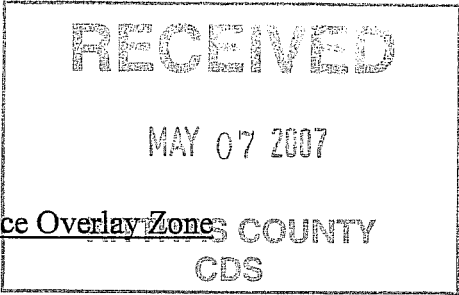
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Dated this 3<sup>rd</sup> day of May, in the year of our lord 2007

To: Honorable Board of Kittitas County Commissioners  
Honorable Board of the Planning Commission  
5<sup>th</sup> and Main Room 108  
Ellensburg, WA 98926



RE: Update of the Development Code  
Title 17, Zoning, Chapter 17.61-A Wind Farm Resource Overlay Zone

Dear Members,

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development agreement shall be consistent as authorized in Kittitas County Code 15A.11.Development Agreements.

Sincerely,

*William D. Lipsky*

(Legal Signature )

WILLIAM D. LIPSKY

(Legal name) print

1100 VISTA RD

(Legal Voting Address) print

ELLENSBURG,

(City) print

WA 98926

(State & Zip) print

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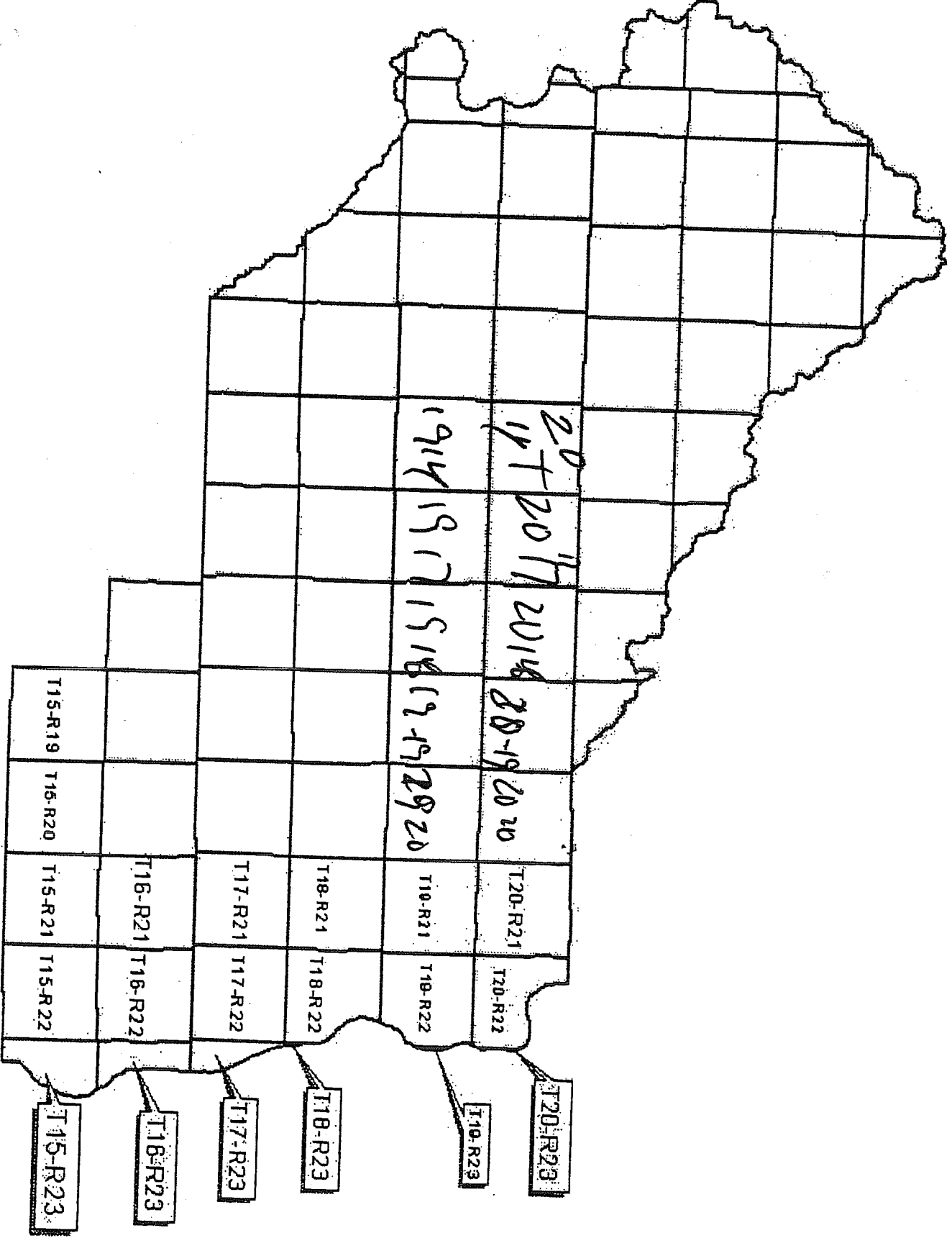
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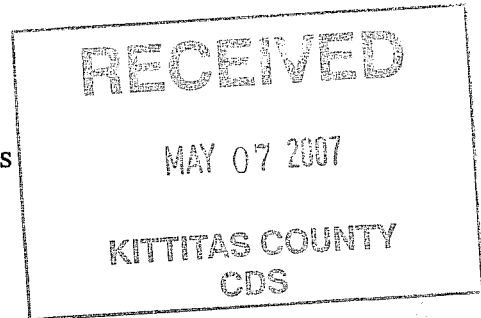
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Dated this 3<sup>rd</sup> day of May, in the year of our lord 2007

To: Honorable Board of Kittitas County Commissioners  
Honorable Board of the Planning Commission  
5<sup>th</sup> and Main Room 108  
Ellensburg, WA 98926



RE: Update of the Development Code  
Title 17, Zoning, Chapter 17.61-A Wind Farm Resource Overlay Zone

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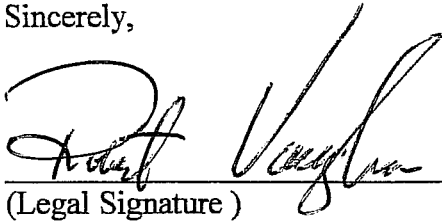
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development agreement shall be consistent as authorized in Kittitas County Code  
15A.11.Development Agreements.

Sincerely,



(Legal Signature )

Robert Vaughan

(Legal name) print

461 Fields Rd

(Legal Voting Address) print

Ellensburg, Wa. 98926

(City) print

(State & Zip) print

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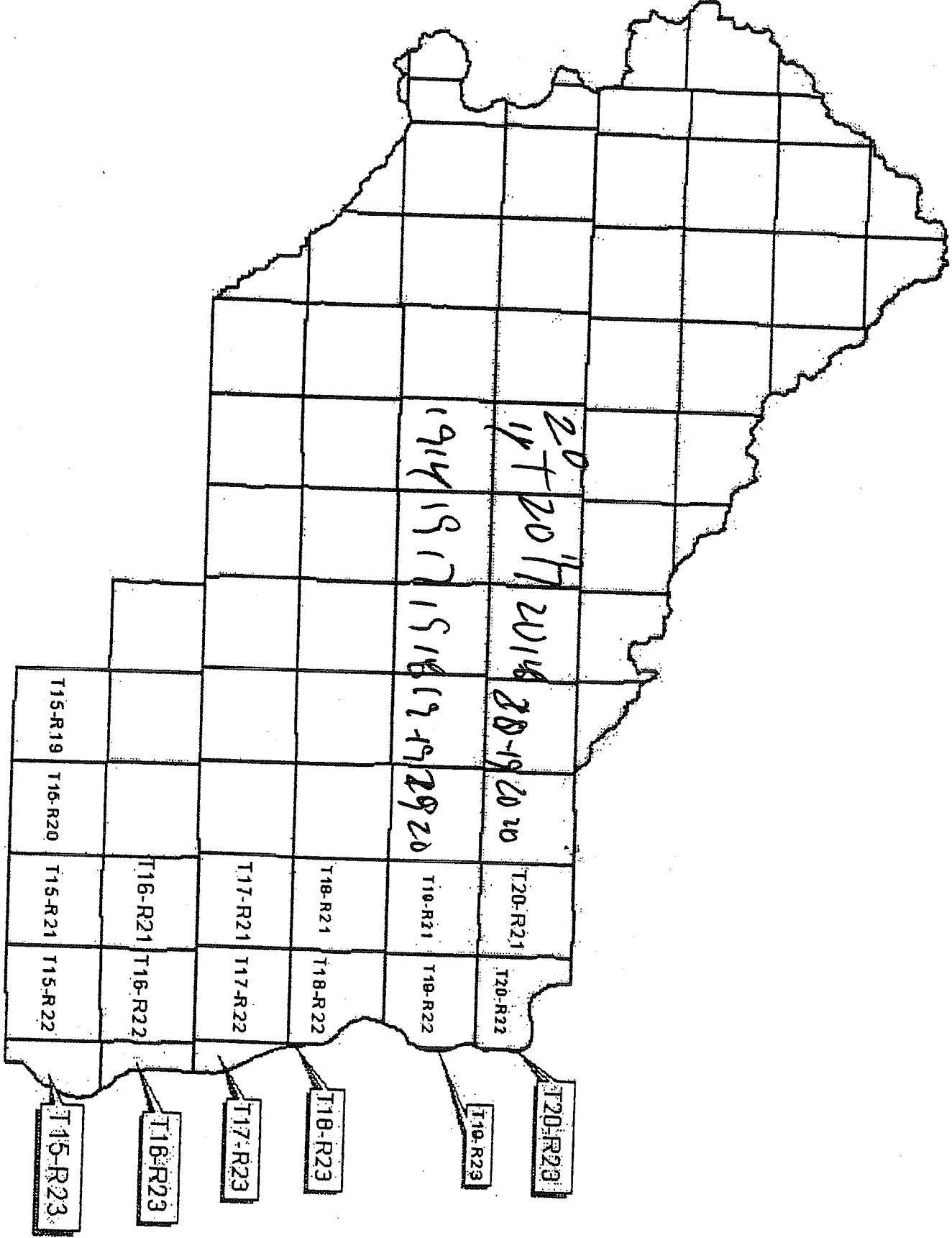
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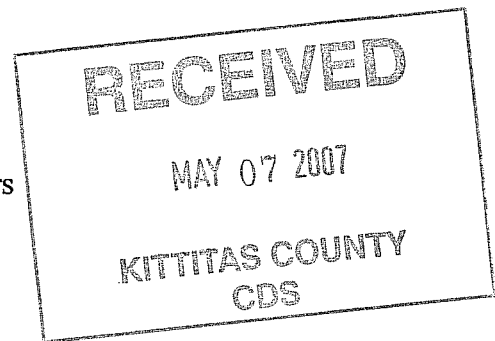
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To: Honorable Board of Kittitas County Commissioners  
Honorable Board of the Planning Commission  
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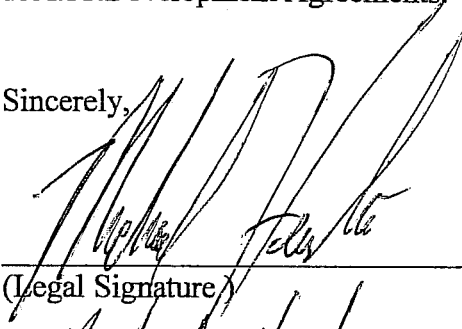
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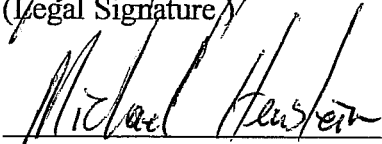
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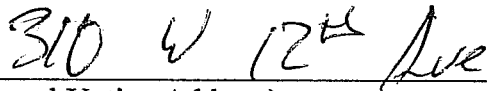
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(Legal Signature)



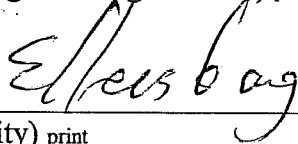
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(Legal name) print



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(Legal Voting Address) print



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(City) print



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(State & Zip) print

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Dated this 3<sup>rd</sup> day of May, in the year of our lord 2007

To: Honorable Board of Kittitas County Commissioners  
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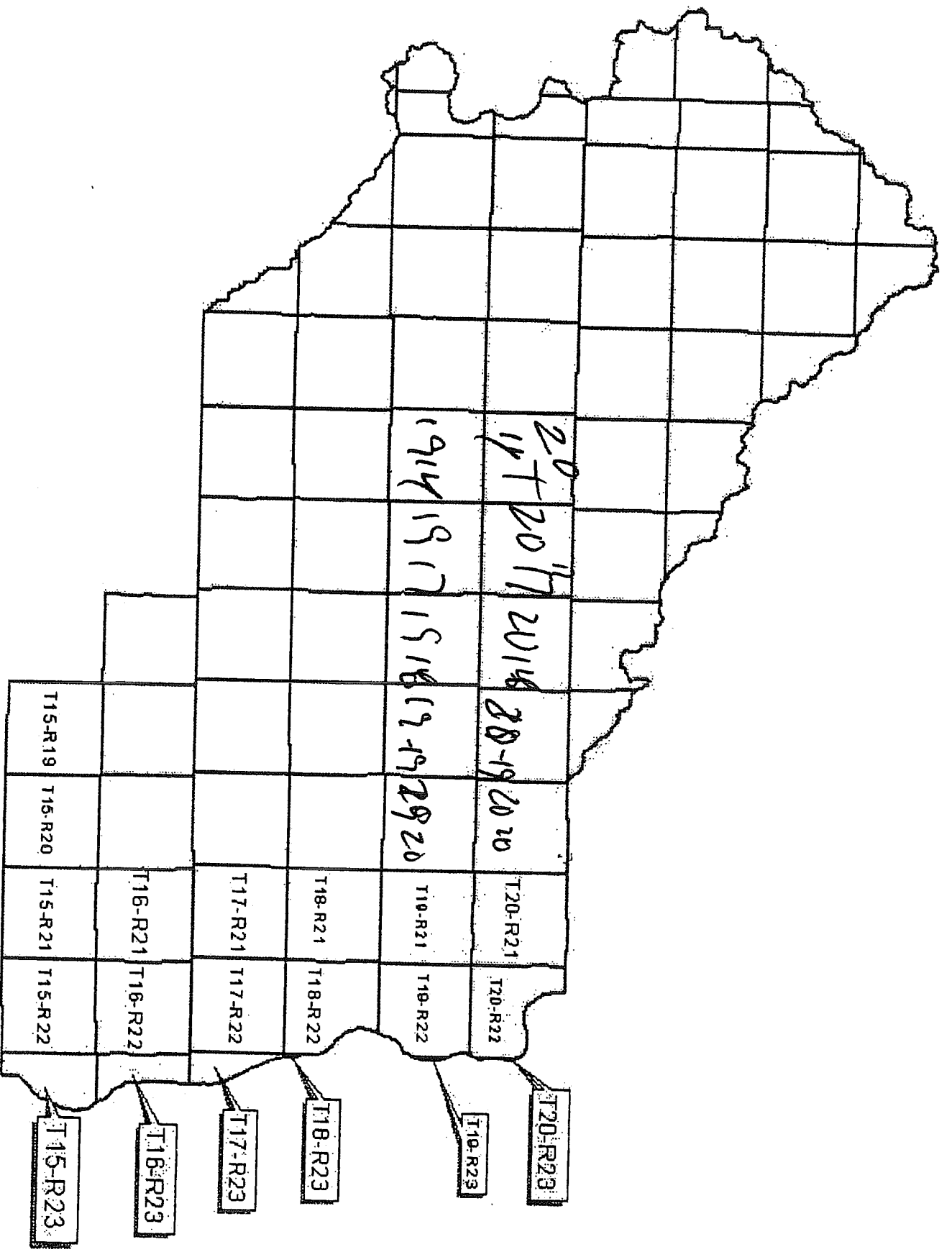
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RECEIVED

MAY 07 2007

KITTITAS COUNTY  
CDS

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Honorable Board of the Planning Commission  
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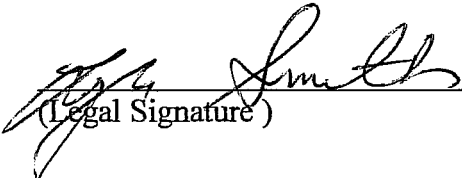
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Sincerely,

  
(Legal Signature)

LYLE E. SMITH  
(Legal name) print

1380 TOZER RD  
(Legal Voting Address) print

ELLENSBURG, WA 98926  
(City) print (State & Zip) print

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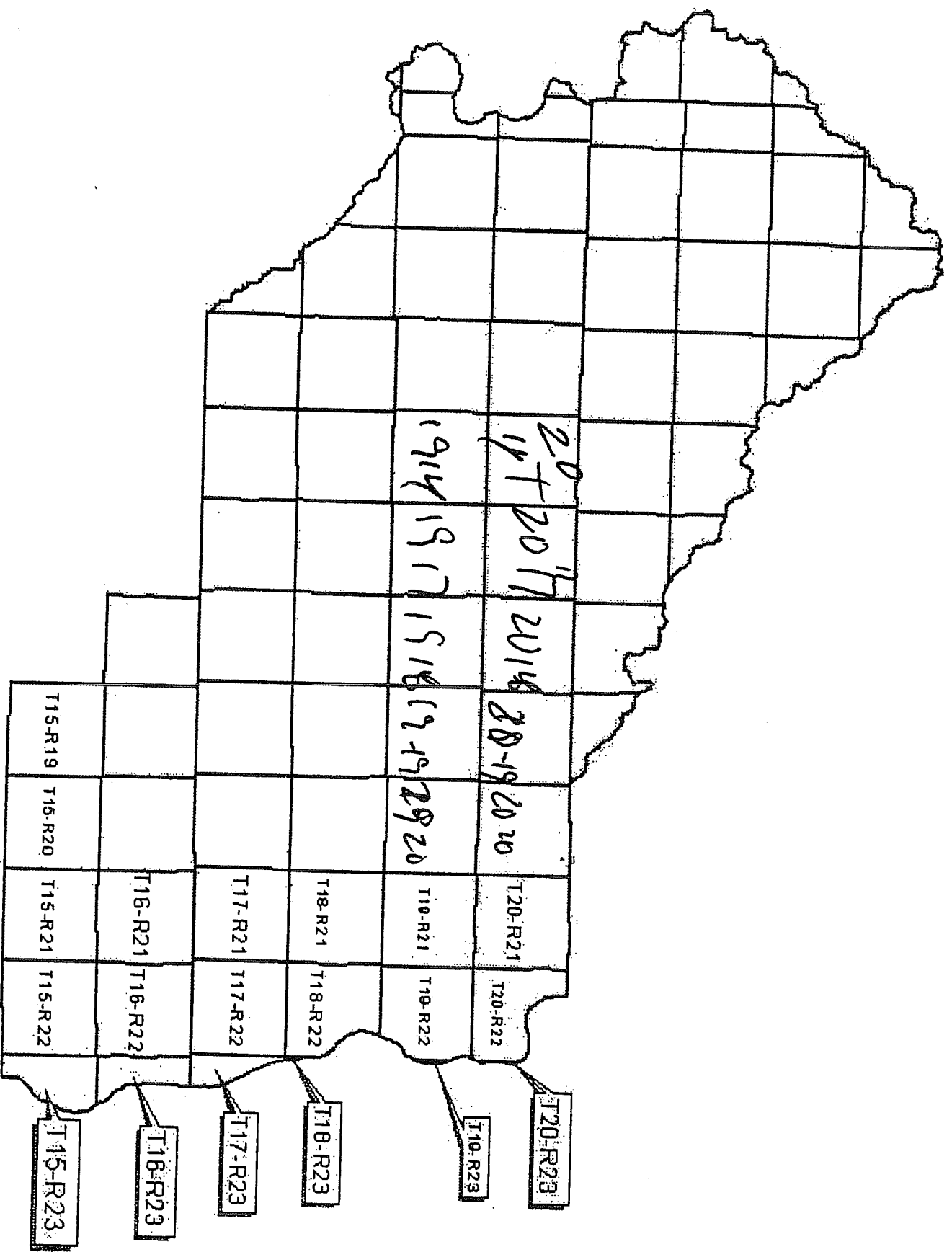
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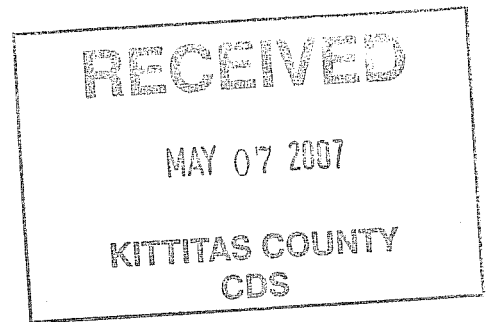
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A wind farm may be authorized by the county in these pre-identified areas only through approval of a site plan and development agreement by the board of county commissioners. The

development agreement shall be consistent as authorized in Kittitas County Code 15A.11.Development Agreements.

Sincerely,

*Paul Keith*

(Legal Signature )

*Paul Keith*

(Legal name) print

*151 goldstar Ln.*

(Legal Voting Address) print

*Ellensburg*

(City) print

*WA 98926*

(State & Zip) print

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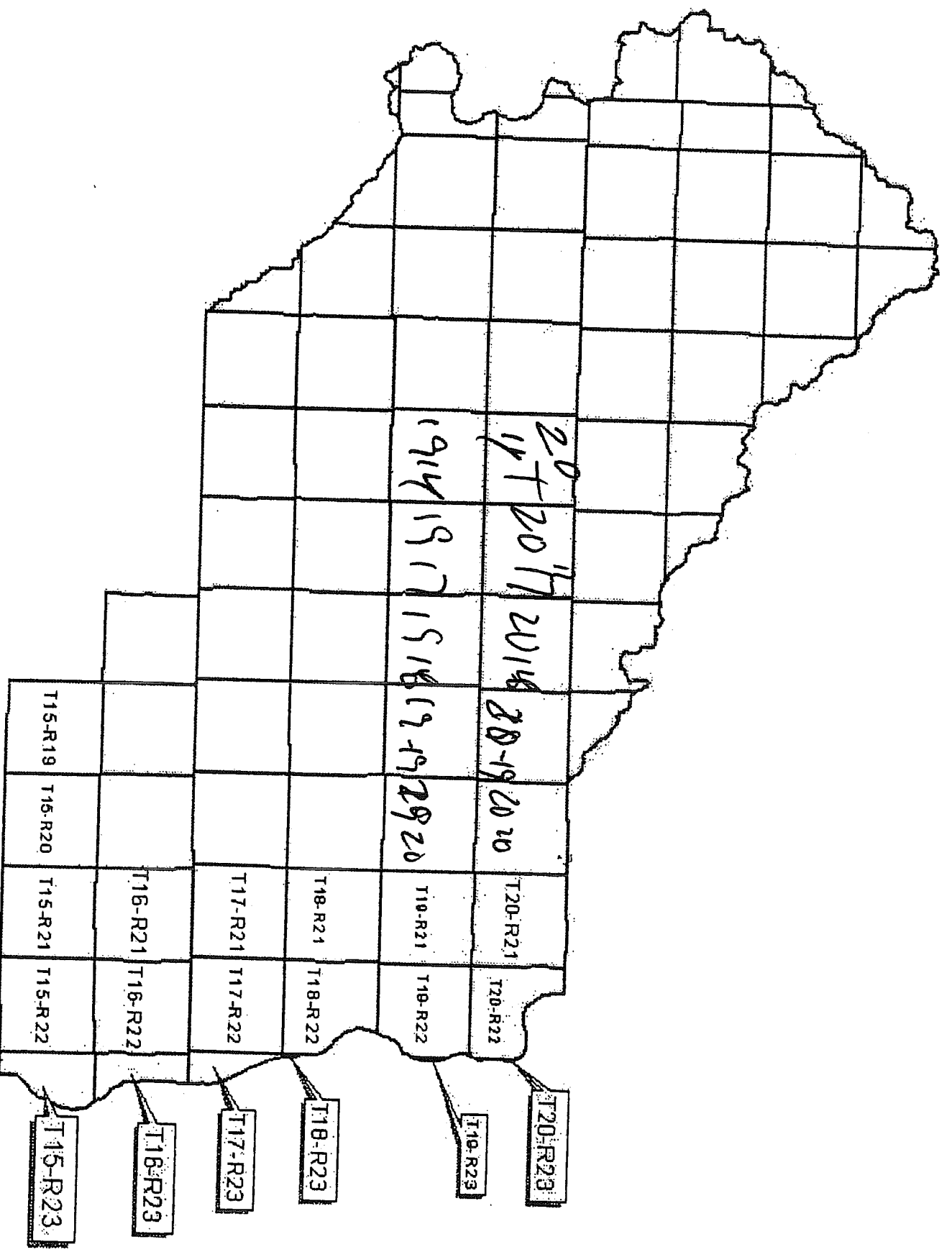
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T20-R23

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T18-R23

T17-R23

T16-R23

T15-R23

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T19-R21

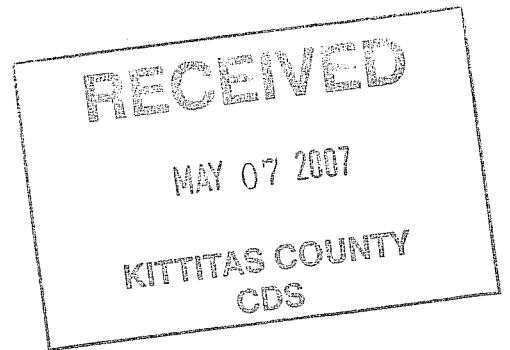
T19-R22

T20-R21

T20-R22

Dated this 3<sup>rd</sup> day of May, in the year of our lord 2007

To: Honorable Board of Kittitas County Commissioners  
Honorable Board of the Planning Commission  
5<sup>th</sup> and Main Room 108  
Ellensburg, WA 98926



RE: Update of the Development Code  
Title 17, Zoning, Chapter 17.61-A Wind Farm Resource Overlay Zone

Dear Members,

I attest I am a legal voter in the County of Kittitas, Sate of Washington, on the above mentioned date.

I, the undersigned, declare that the aforementioned chapter proposed for Development Code Update April 10<sup>th</sup>, 2007 Draft as proposed by Mr. Darryl Piercy's; C.D.S. Director Section 17.61A.035 should be struck, and replaced with: the following dialog;

**17.61A.035 Pre-identified areas for siting;**

For proposed wind farms located in identified areas in Kittitas County meeting specific siting 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.

A map of the pre-identified areas identifies the following Townships and Ranges open to this process, this includes: \*The following list of Township and Range area commonly know as East Kittitas County in contact with Colombia River, and/or Whiskey Dick Mountain;

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Sincerely,

Thomas D. Smothers  
(Legal Signature)

THOMAS D. SMOTHERS  
(Legal name) print

2840 CLERE ROAD  
(Legal Voting Address) print

ELLENBURG WA. 98926  
(City) print (State & Zip) print

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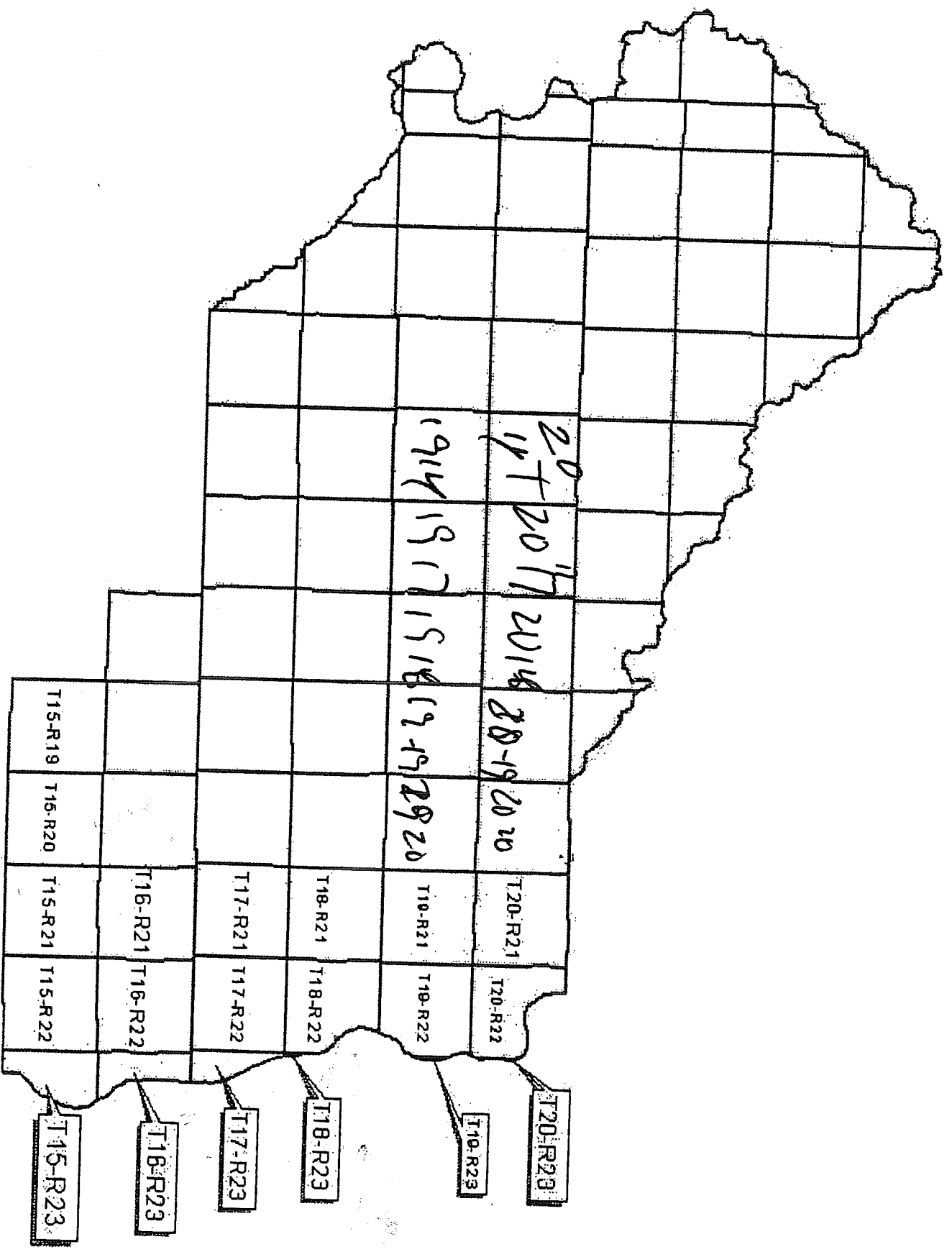
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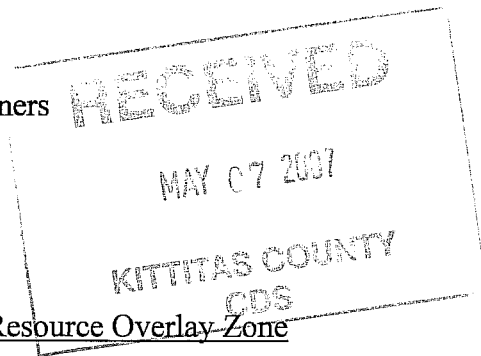
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- T20-R22
- T20-R23

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Honorable Board of the Planning Commission  
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Ellensburg, WA 98926



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Sincerely,

*Tin Weekes Charlton*  
(Legal Signature)

TIN WEEKES CHARLTON  
(Legal name) print

4820 FAIRVIEW ROAD  
(Legal Voting Address) print

ELLENSBURG WA 98926  
(City) print (State & Zip) print

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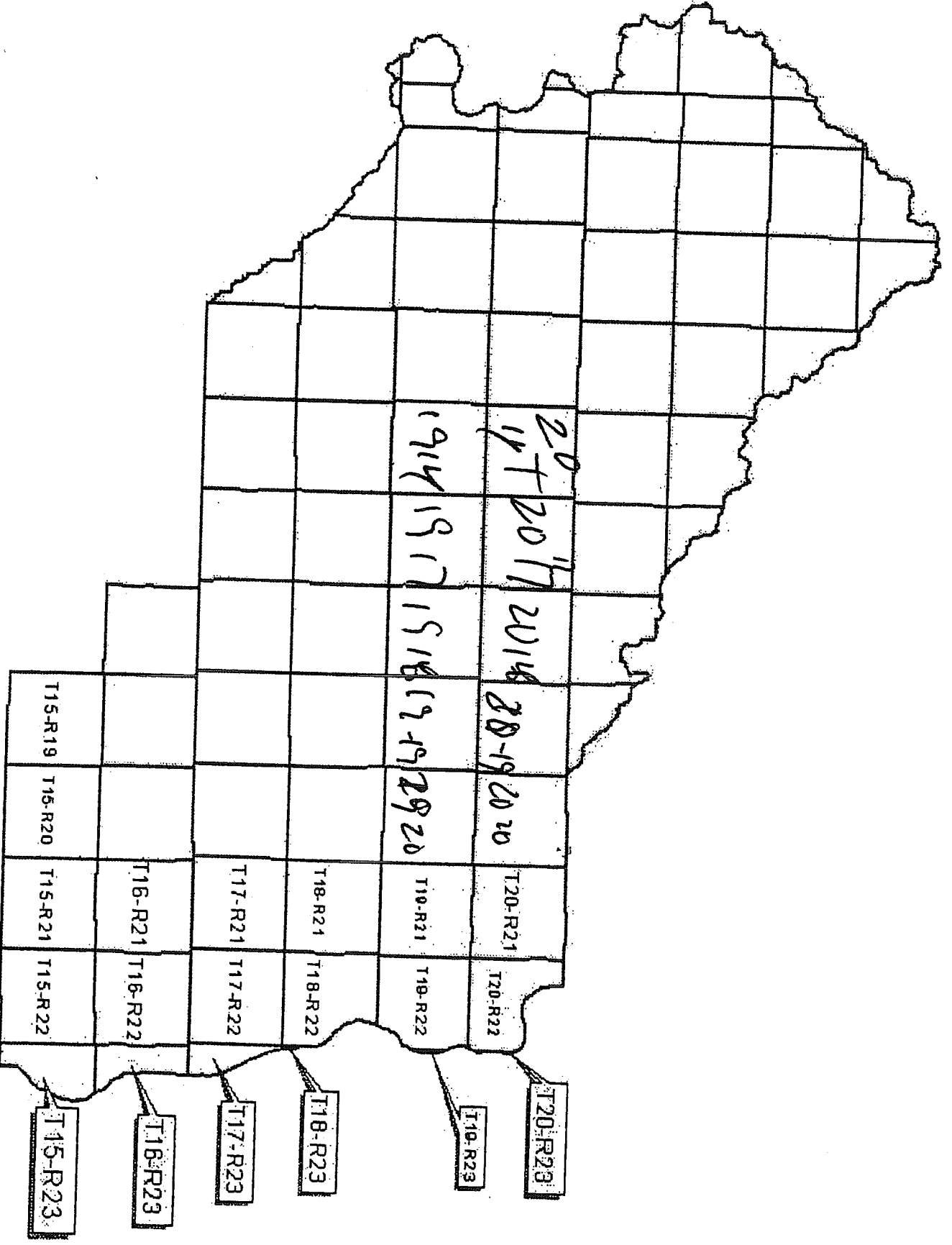
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5<sup>th</sup> and Main Room 108  
Ellensburg, WA 98926



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Sincerely,

Bonnie M. Clement  
(Legal Signature)

Bonnie M. Clement  
(Legal name) print

307 Okanogan PO Box 1047.  
(Legal Voting Address) print

Kittitas WA 98934.  
(City) print (State & Zip) print

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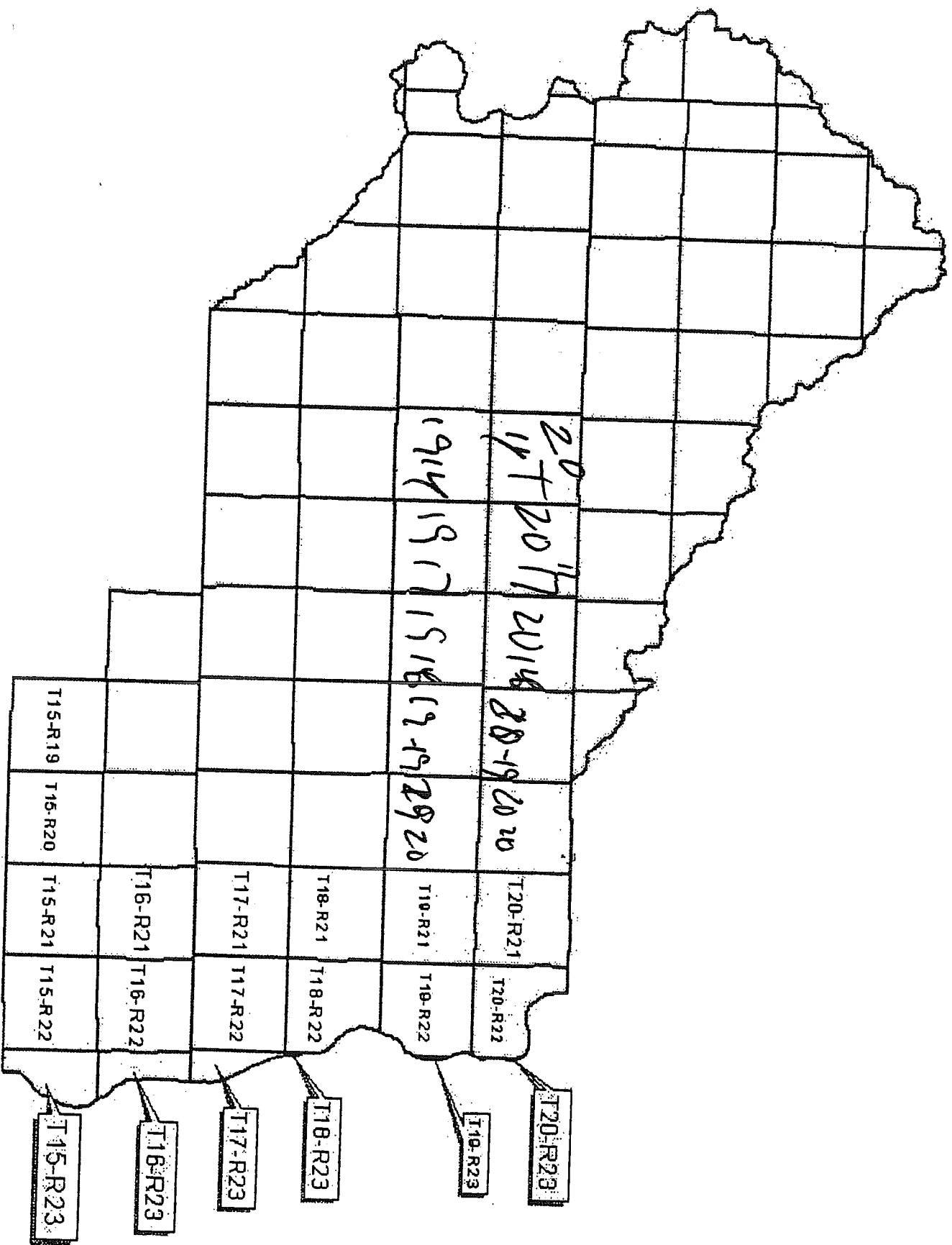
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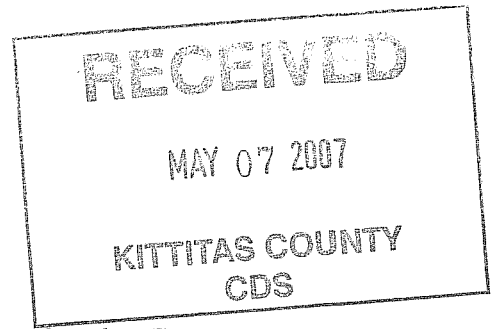
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Dated this 3<sup>rd</sup> day of May, in the year of our lord 2007

To: Honorable Board of Kittitas County Commissioners  
Honorable Board of the Planning Commission  
5<sup>th</sup> and Main Room 108  
Ellensburg, WA 98926



RE: Update of the Development Code  
Title 17, Zoning, Chapter 17.61-A Wind Farm Resource Overlay Zone

Dear Members,

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development agreement shall be consistent as authorized in Kittitas County Code 15A.11.Development Agreements.

Sincerely,

*Helen Hanna Wise*

(Legal Signature )

*Helen Hanna Wise*

(Legal name) print

*1106 East 3rd Avenue*

(Legal Voting Address) print

*Ellensburg,*

(City) print

*WA 98926*

(State & Zip) print

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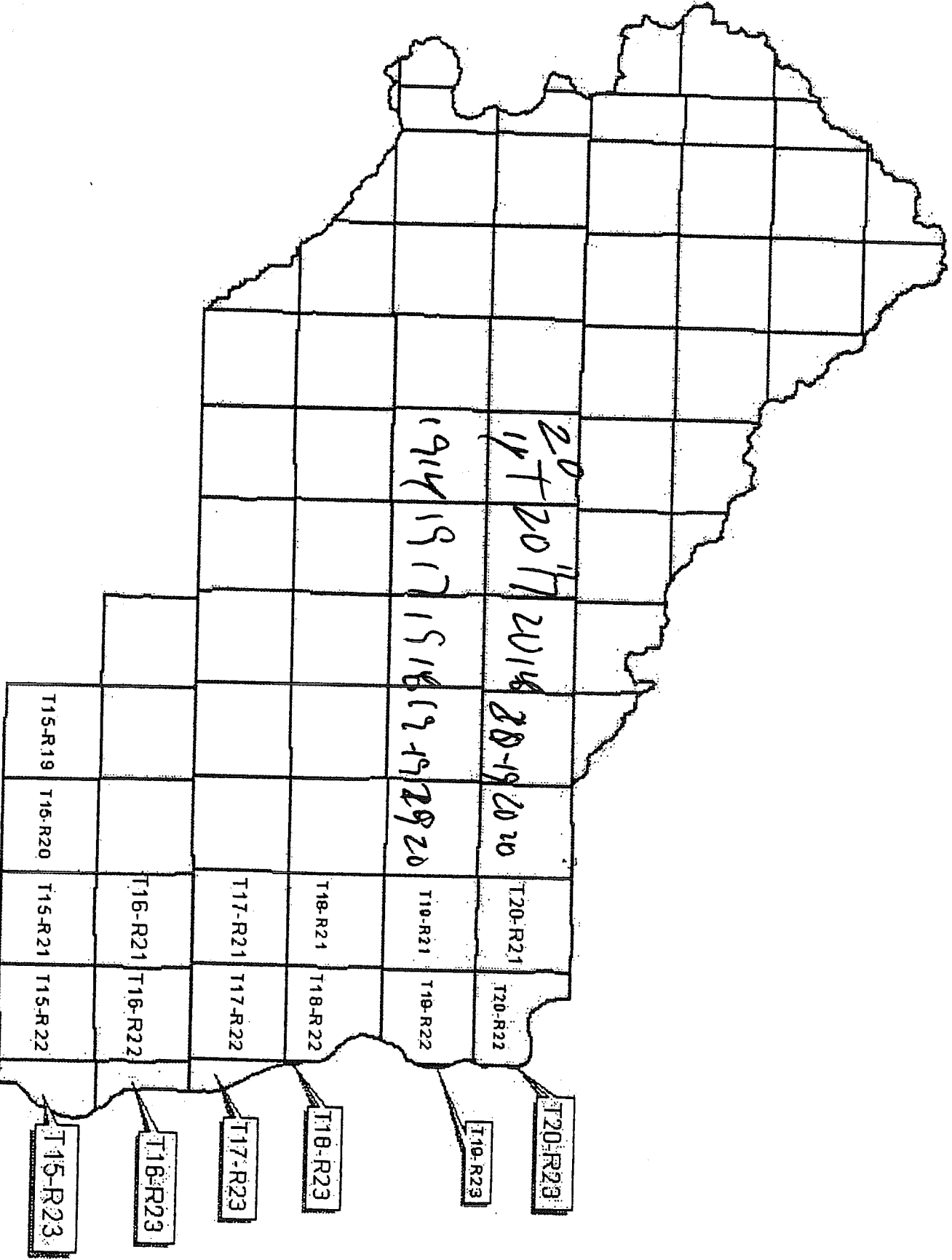
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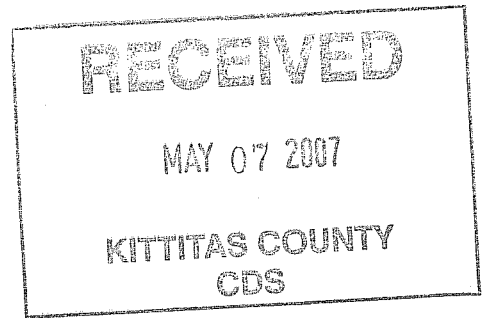
T15-R19

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T15-R22





Dated this 3<sup>rd</sup> day of May, in the year of our lord 2007

To: Honorable Board of Kittitas County Commissioners  
Honorable Board of the Planning Commission  
5<sup>th</sup> and Main Room 108  
Ellensburg, WA 98926

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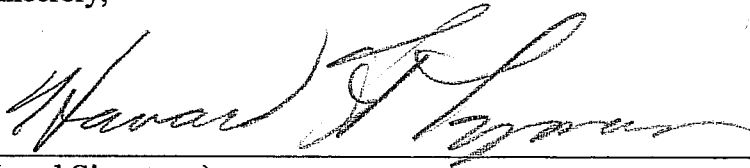
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Sincerely,



(Legal Signature )

HOWARD F. LYMAN

(Legal name) print

1019 GREEN FIELD AVE

(Legal Voting Address) print

ELLENSBURG WA 98926

(City) print

(State & Zip) print

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Honorable Board of the Planning Commission  
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Sincerely,

Bruce Hogemeier  
(Legal Signature)

Bruce Hogemeier  
(Legal name) print

1449 Thorp Hwy N  
(Legal Voting Address) print

Thorp (City) print      WA 98940 (State & Zip) print

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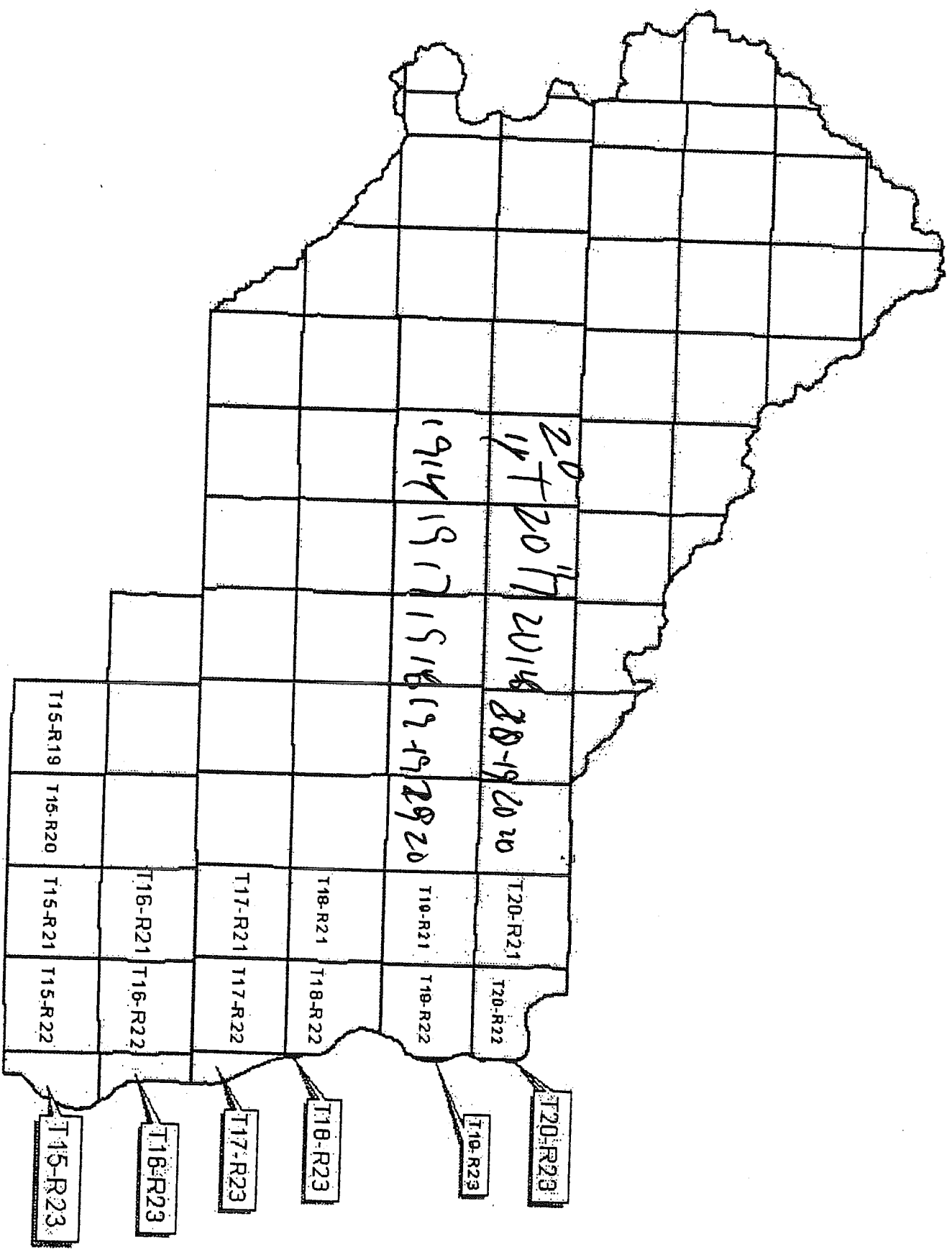
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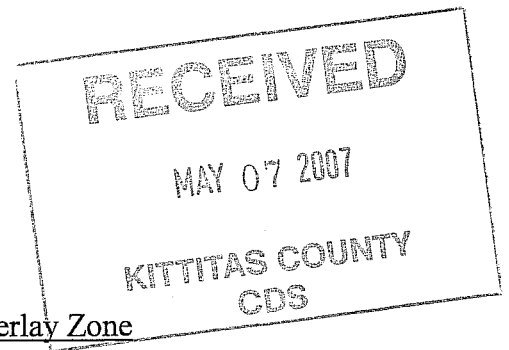
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Sincerely,

Dan Shisler  
(Legal Signature )

Dan Shisler  
(Legal name) print

2501 Airport Rd  
(Legal Voting Address) print

Ellensburg WA 98926  
(City) print (State & Zip) print

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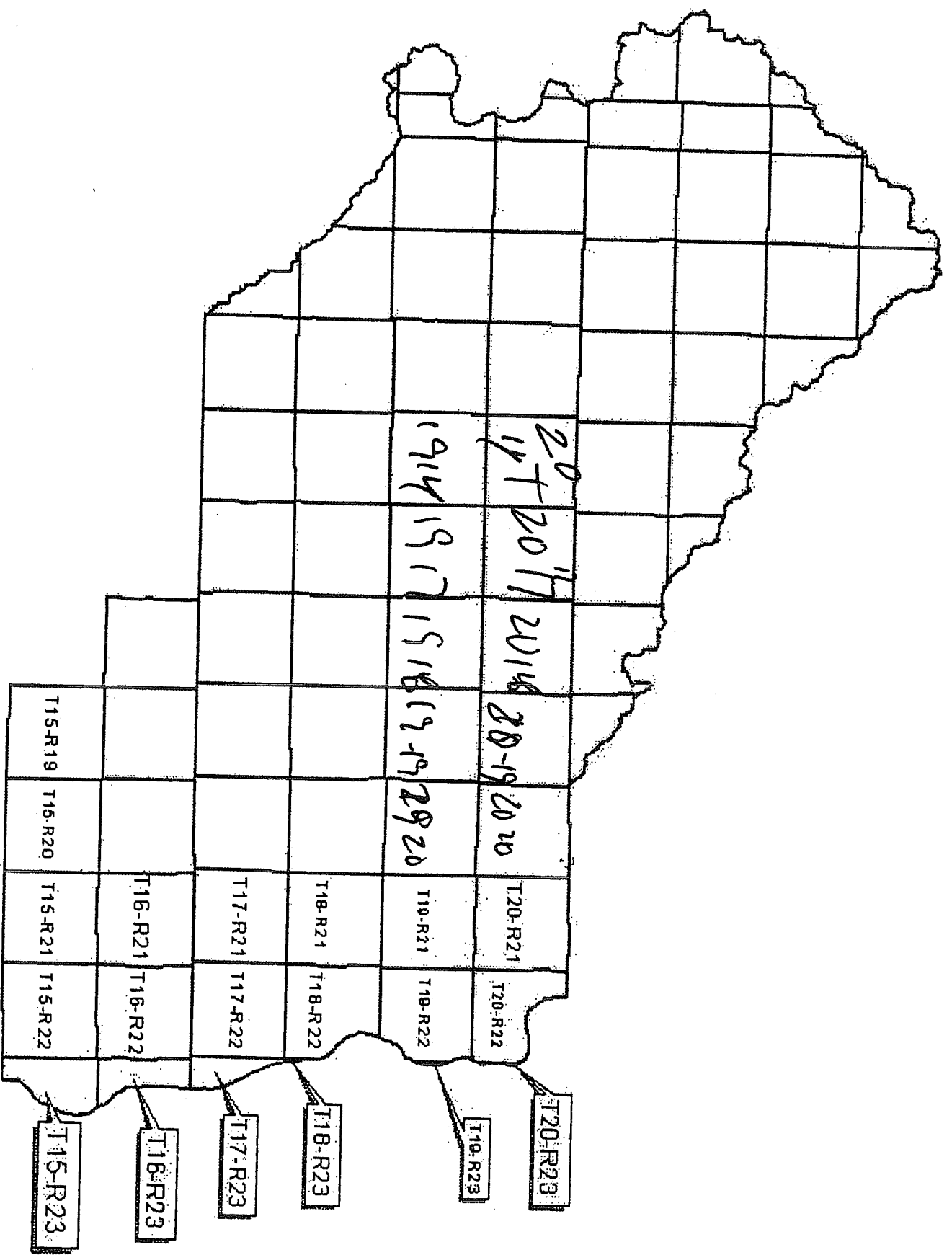
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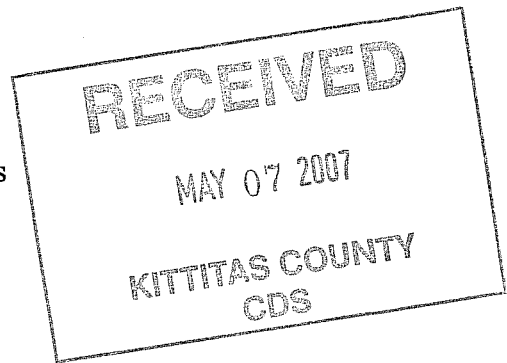
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Sincerely,

Amy T Zowski  
(Legal Signature)

Amy Zukowski  
(Legal name) print

710 Barnes Rd  
(Legal Voting Address) print

Ellensburg WA 98926  
(City) print (State & Zip) print

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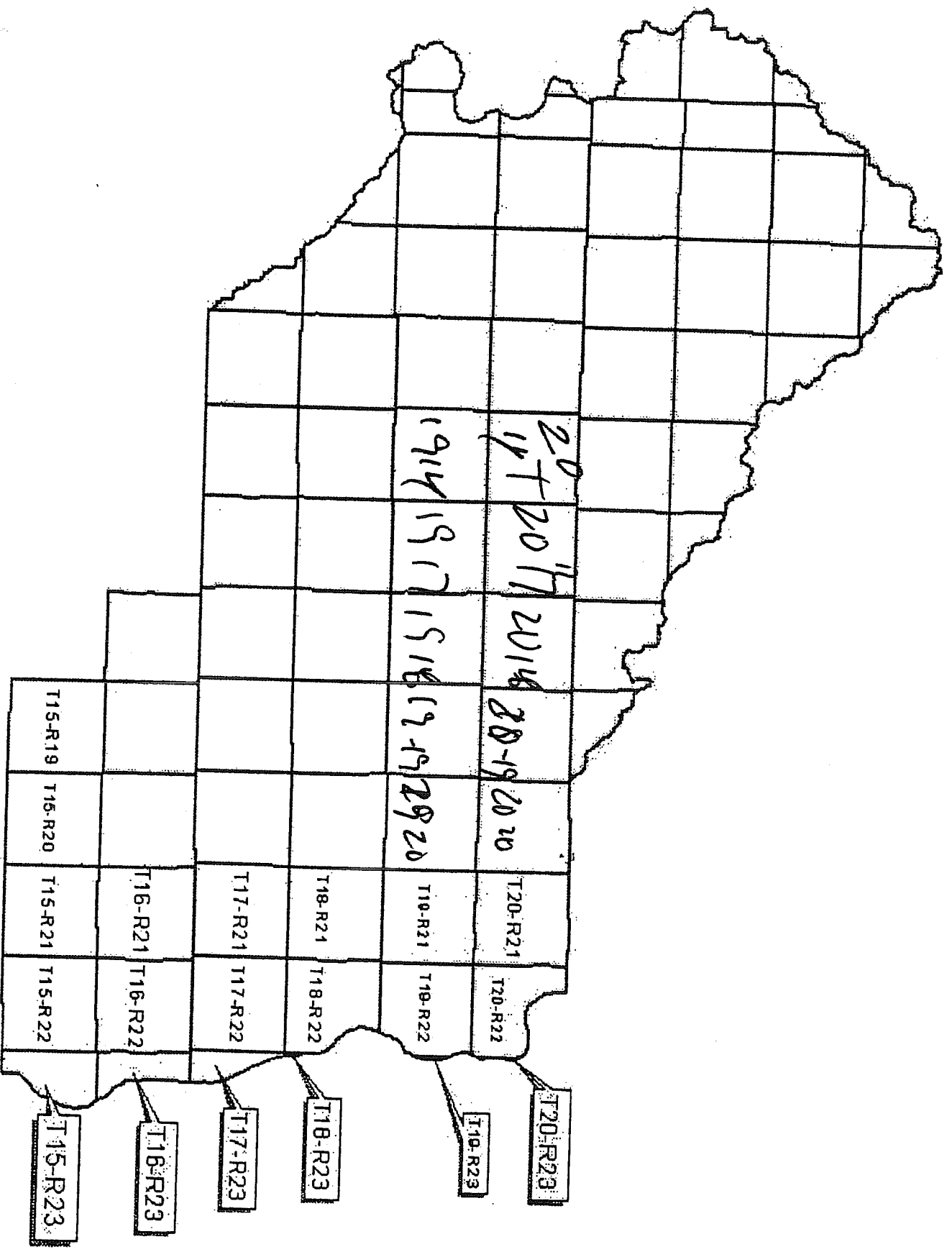
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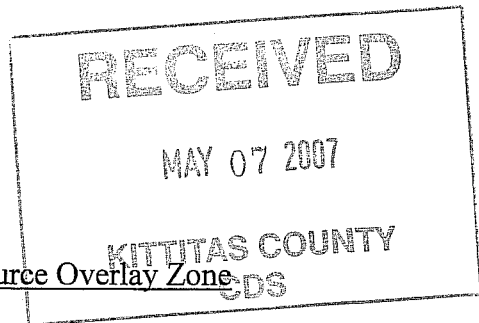
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Dated this 3<sup>rd</sup> day of May, in the year of our lord 2007

To: Honorable Board of Kittitas County Commissioners  
Honorable Board of the Planning Commission  
5<sup>th</sup> and Main Room 108  
Ellensburg, WA 98926



RE: Update of the Development Code  
Title 17, Zoning, Chapter 17.61-A Wind Farm Resource Overlay Zone

Dear Members,

I attest I am a legal voter in the County of Kittitas, State of Washington, on the above mentioned date.

I, the undersigned, declare that the aforementioned chapter proposed for Development Code Update April 10<sup>th</sup>, 2007 Draft as proposed by Mr. Darryl Piercy's; C.D.S. Director **Section 17.61A.035** should be struck, and replaced with: the following dialog;

**17.61A.035 Pre-identified areas for siting;**

For proposed wind farms located in identified areas in Kittitas County meeting specific siting 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.

A map of the pre-identified areas identifies the following Townships and Ranges open to this process, this includes: \*The following list of Township and Range area commonly know as East Kittitas County in contact with Colombia River, and/or Whiskey Dick Mountain;

T.15N. Ranges 19E.,20E.,21E.,22E.,23.,

T.16N. Ranges 21E., 22E.,23E.,

T.17N. Ranges 21E., 22E.,23E.,

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Also includes; \*The following list of Township and Range area commonly know as "Electrical Transmission Corridor" that parallels Northern Lower Kittitas County;

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In Kittitas County.

The following siting standards are established by professional experts, for these areas: a minimum of four (4) times the tip height of turbine height from existing structures at the time of application, vesting shall apply. If not attainable additional analysis shall be included to support the application. Further, analysis shall also be included the following as part of the application by **professional** analysis,: wildlife impact analysis, noise impact analysis, visual impact analysis from ½ mile away.

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.

Sincerely,

Hanna L. Fredeen  
(Legal Signature)

Hanna L. Fredeen  
(Legal name) print

814 E. Capitol Ave.  
(Legal Voting Address) print

Ellensburg, WA 98926  
(City) print (State & Zip) print

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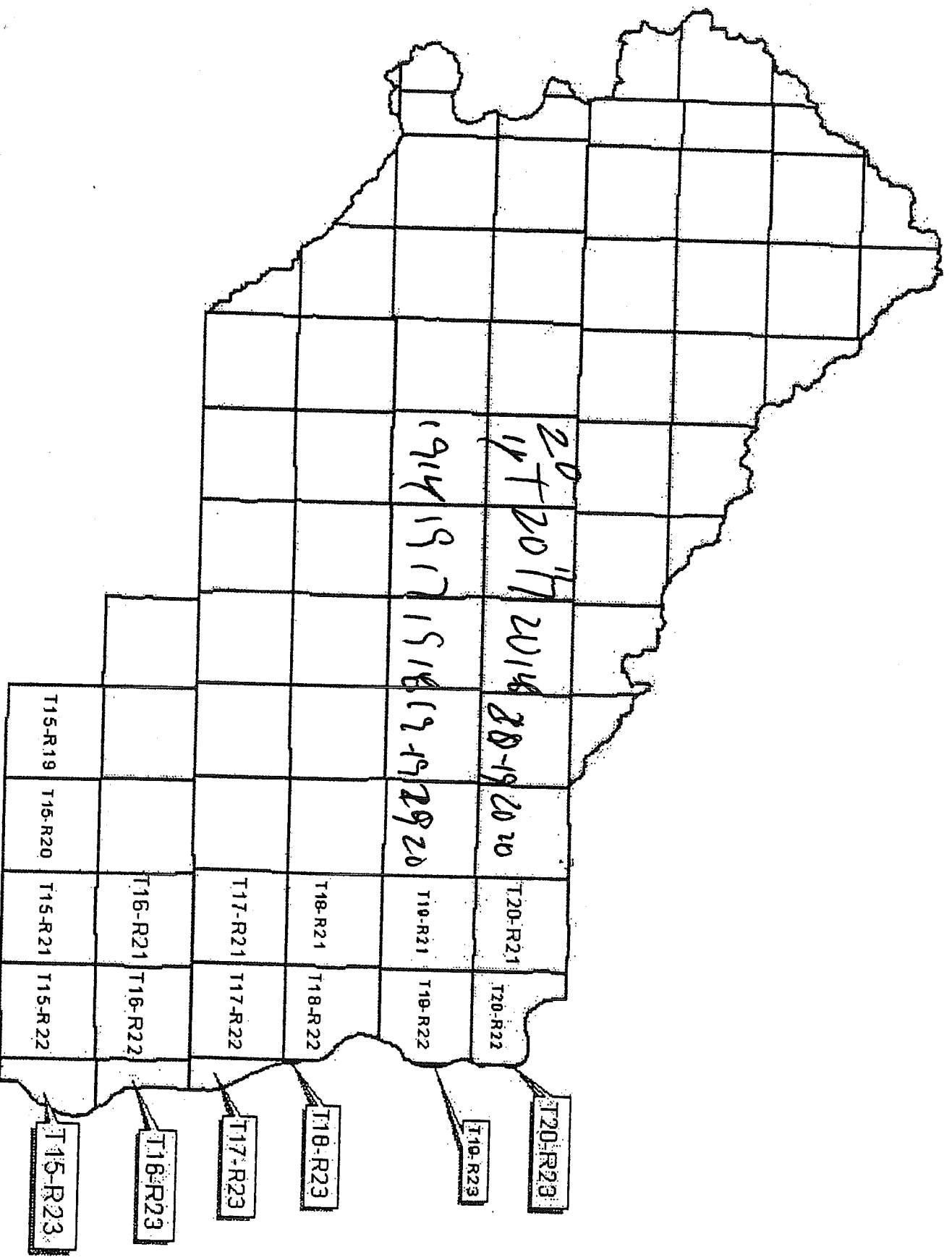
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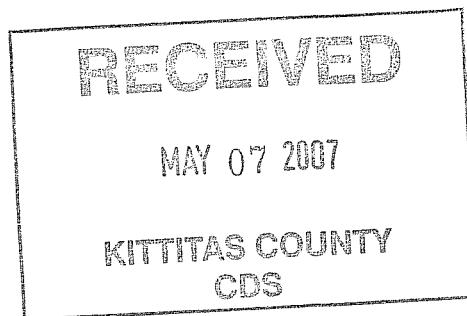
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development agreement shall be consistent as authorized in Kittitas County Code 15A.11.Development Agreements.

Sincerely,

Martha J Kurtz Swessler  
(Legal Signature)

Martha J. Kurtz Swessler  
(Legal name) print

2501 Airport Rd,  
(Legal Voting Address) print

Ellensburg WA 98926  
(City) print (State & Zip) print

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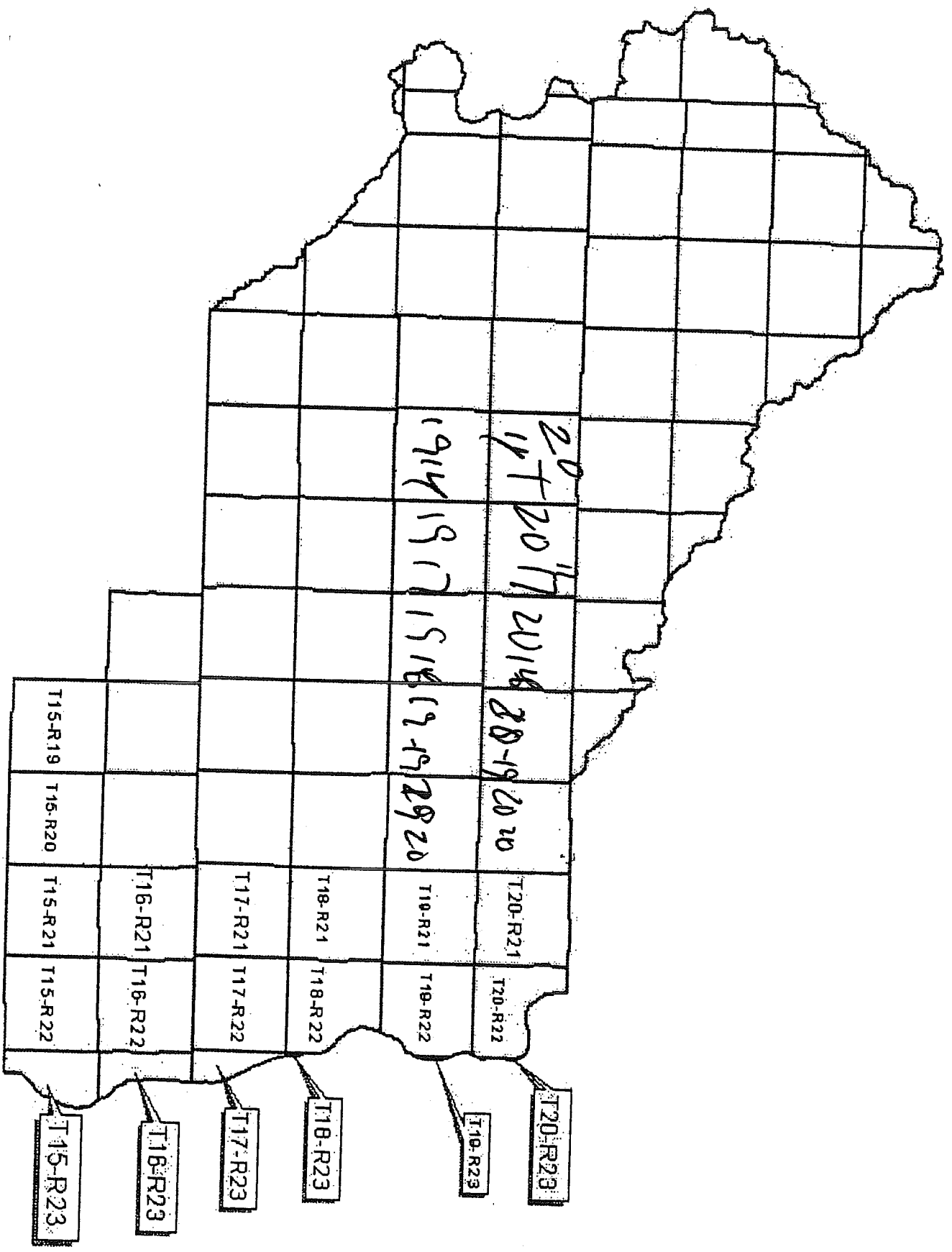
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T20-R23

T19-R23

T18-R23

T17-R23

T16-R23

T15-R23

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19 18 19 19 20 20

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T15-R19

T15-R20

T15-R21

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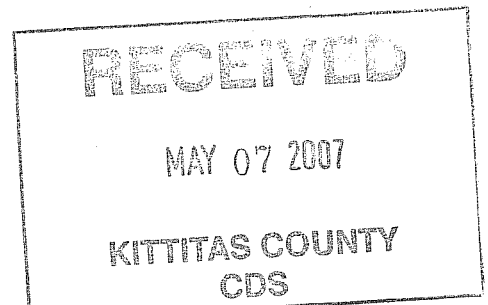
T20-R21

T20-R22

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