

COMMISSIONERS' MINUTES
KITITAS COUNTY, WASHINGTON
ARMORY - MAIN HALL
901 EAST 7TH AVENUE
ELLENSBURG, WASHINGTON

TUESDAY

6:00 P.M.

DECEMBER 20, 2016

Board members present: Chairman Obie O'Brien, Vice-Chairman Paul Jewell and Commissioner Laura Osiadacz.

Others: Julie Kjorsvik, Clerk of the Board; Jeff Watson, Staff Planner, Dan Carlson, Community Development Services Director; Neil Caulkins, Deputy Prosecutor and approximately 20 members of the public.

SPECIAL MEETING

IRON HORSE SOLAR FARM CUP

CDS

At 6:00 p.m. **CHAIRMAN O'BRIEN** opened a Closed Record Hearing to consider the Hearing Examiners recommendation on the Iron Horse Solar Farm Conditional Use Permit (CU-15-00006) and reviewed the process.

JEFF WATSON, STAFF PLANNER reviewed a Staff Report and said there would be no new information entered into the record as it is a Closed Record Hearing. He provided an overview of the Iron Horse Solar Farm Conditional Use Permit (CU-15-00006) including the location, zoning, and size of project, as well as the application timelines. The Hearing Examiner provided a recommendation of approval with proposed Conditions and Findings of Fact, Conclusions of Law. **MR. WATSON** said photographs had been previously submitted by the appellants that were included in the record, but since they did not seem to scan very well, he provided them for the Boards review.

COMMISSIONER JEWELL asked questions of Staff relating to noise and if conditions were suggested to have a monitoring plan in place to ensure the applicant was meeting or exceeding the conditions. He also asked Staff for clarification on the decommissioning requirements and said he would like to dramatically improve that section. **CHAIRMAN O'BRIEN** said he would like to ensure that any contamination to the soil would be remediated in the decommissioning section. **COMMISSIONER OSIADACZ** expressed reasons why she believed the project did not meet the definition of Rural Character as well as concerns relating to the overall size of the project on the property.

APPROVED

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COMMISSIONER JEWELL said while he understood the concerns, the Board needs to determine if it's consistent with the Growth Management Act, the County's Comprehensive Plan and Code. He provided possible solutions to include language referencing a type of rural, friendly fencing around the project.

CHAIRMAN O'BRIEN said the County needs to be in compliance with their own Code and although he would rather not see large projects in farmlands, the provision was made with the farmers input. The Board indicated they would like additional time to review and for deliberation.

COMMISSIONER JEWELL moved to continue the Closed Record Hearing to January 10, 2017 at 6:00 p.m. in the Commissioners Auditorium, Room 109, Kittitas County Courthouse 205 West 5th Avenue Ellensburg, WA and to direct staff to prepare language as provided by the Board relating to noise, decommissioning and fencing requirements. **COMMISSIONER OSIADACZ** seconded. Motion carried 3-0.

Meeting adjourned at 7:07 p.m.

CLERK OF THE BOARD


Julie Kjørsvik

**KITTITAS COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON**


Chairman Obie O'Brien