



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7516

Fax (509) 962-7682

May 22, 2007

David S. Steeb
Project Director
Desert Claim Wind Power
PO Box 4
Woodinville, WA 98072

RECEIVED
MAY 25 2007

Darin S. Huseby
Development Director
Enxco
5015 NE Cleveland Ave
Portland, Oregon 07211

Dear Mr. Steeb and Mr. Huseby,

Thank you for meeting with Kittitas County Staff on May 17, 2007 for a pre-application meeting to discuss the requirements for a new application for the Desert Claim Wind Power Project.

As we understand your proposal, the project is a 180 Megawatt (MW) wind power project located on approximately 4,783 acres of land approximately 8 miles northwest of the city of Ellensburg. You have indicated the project will incorporate REpower MM92 model turbines, a tower height of 80 meters (262.5 feet), and a rotor diameter of 92.5 meters (303 feet) for a total height of 126.5 meters (414 feet). Each turbine has a nameplate generating capacity of 2.0 MW. You propose a total of 90 turbines.

As we discussed, Kittitas County views this current project as a new project application. The following will be required under Kittitas County Code.

1. Amendment to the Kittitas County Comprehensive Plan through the development of a Sub-area Plan for the proposed site.
2. A rezone of the property to Wind Farm Resource Overlay Zone.
3. An Approved Development Agreement
4. An approved development permit.

In addition, the Energy Facility Site Evaluation Council (EFSEC) has assumed lead agency status for this application. EFSEC will be responsible for coordination of all environmental review documents including the Draft and Final Supplemental Environmental Impact Statement (SEIS) and other environmental review and analysis. We have a model of the coordination of this environmental review between EFSEC and Kittitas County with the successful application of the Wild Horse Wind Power Project in which Kittitas County incorporated environmental review under the lead agency status of EFSEC.

As we discussed, Kittitas County will not have the ability to control this element of the application process and as such, can make no prediction as to the length of time it may take for EFSEC to complete the draft SEIS. Completion of the draft SEIS will be necessary prior to Kittitas County conducting public hearings on your application.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

In addition to the issues that will be addressed as an element of the environmental review, we also discussed three specific issues that were instrumental in the denial of your previous application. These were:

1. Disconnected property locations that did not meet the sub-area plan requirements.
 - a. Your new proposal has a single consolidated land area with no disconnected parcels.
2. Shadow Flicker impacts that were proposed to be mitigated off site.
 - a. Your new proposal indicates that individual turbines that result in shadow flicker impacts will be shut down during periods of potential impact.
3. Inadequate setback of towers from residential structures on non-participating land.
 - a. You have indicated that your new proposal has been modified to provide for a set back of 4 times the height of the tower or 506 meters (1656 feet) to structures on non participating lands. Consistent with environmental analysis, Kirtitas County has indicated a setback of 2,500 feet is needed to mitigate significant visual impacts to a moderate level. We have also suggested a site specific visual analysis be conducted in those circumstances where the 2,500 feet may not be necessary due to topographical or other influences that would reduce the impacts to moderate levels.

Kirtitas County Staff provided you with the necessary application forms to begin the review process. As has been demonstrated in the successful Wild Horse Wind Power Project, the County process need not be long nor difficult. Completion of this process in less than six months is a realistic goal as was demonstrated with the Wild Horse Project. As discussed earlier, the only variable to the time frame is the time necessary for EPSEC to complete the DSEIS.

In our meeting you requested we consider the possibility of conducting a public meeting with the Board of County Commissioners, prior to application, to provide you with an opportunity to hear directly from the Commissioners any concerns or issues they may have in regards to your project. The Commissioners have considered your request but must respectfully decline. It is felt that to hold a public meeting where some measure of approval or rejection seems to be the goal may leave the community and applicant to believe the Commissioners have prejudged a specific project without full and fair opportunity for public participation. Such a discussion is best conducted as part of the public hearing process on your application where the full details of the project are known and the Commissioners can take specific action consistent with County code. We suggest however that Desert Claim conduct a community open house to present your project to the community and provide information and respond to specific questions members of the public may have. This effort should provide for a better informed public and a productive public hearing regarding your application.

Thank you again for your time in meeting with us. If we can be of further assistance in submittal of your application please do not hesitate to contact either Joana Valencia or myself.

Sincerely,



Darryl Piercy
Director

cc: Commissioners
EPSEC
Honorable Chris Gregoire