



Fee Paid_____
Date Received_____
File No._____

Garfield County

“Conditional Use Permit Application”

P.O. Box 278, Garfield County Court House Pomeroy, WA 99347 509-843-1301
www.co.garfield.wa.us

1. General Information:

Note: State Environmental Policy Act (SEPA) Chapter 43.21C and WAC 197-11 compliance is required. A Completed SEPA checklist may be required for this proposal.

Property Owner #1: H.C. Barr Family Trust
Mailing Address: P.O. Box 528
City: Pomeroy WA 99347
E-mail: ClayBarr@live.com, paul@barrfarms.com

Property Owner #2: Klaveano Ranch Inc
Mailing Address: 1511 Lower Deadman Road
City: Pomeroy WA 99347
E-mail: klaveanobros@hotmail.com

Property Owner #3: Morgan Family Trust
Mailing Address: 405 Scenic Heights
City: Cheney WA 993004
E-mail: samowatt@gmail.com, 1950victory@gmail.com, morgan@peak.org

Property Owner #4: PSL Farms LLC
Mailing Address: P.O Box 528
City: Pomeroy WA 99347
E-mail: ClayBarr@live.com, paul@barrfarms.com

Physical Address of Proposal: Located near intersection of Highway US 127 and Hagen Road

Applicant/Representative: Brian Tran
Mailing Address: 300 Spectrum Center Drive, Suite 1250. Irvine, CA 92618
Email: brian.tran@qcells.com
Phone(s): (626) 646-3560

2. Legal Description:

Parcel No.(s): see table below
Section(s)/Township/Range: see table below
Legal Description: see Narrative Exhibit 7 and table below

Property Owner	Parcel No.	Section	Township	Range
Morgan Family Trust	2-012-40-001-2000-0000	1	12N	40E
Morgan Family Trust	2-012-40-002-1000-0000	2	12N	40E
Morgan Family Trust	2-013-40-027-1000-0000	27	13N	40E
Morgan Family Trust	2-013-40-035-2000-0000	35	13N	40E
PSL Farms LLC	2-012-40-003-1000-0000	3	12N	40E
H.C. Barr Family Trust	2-013-40-032-1000-1000	32	13N	40E
H.C. Barr Family Trust	2-013-40-033-1000-1000	33	13N	40E
H.C. Barr Family Trust	2-013-40-034-1000-0000	34	13N	40E
H.C. Barr Family Trust	2-013-40-028-4000-0000	28	13N	40E
Klaveano Ranch, Inc.	2-013-40-017-1000-0000	17	13N	40E
Klaveano Ranch, Inc.	2-013-40-020-1010-0000	20	13N	40E
Klaveano Ranch, Inc.	2-013-40-021-1010-0000	21	13N	40E
Klaveano Ranch, Inc.	2-013-40-028-1000-0000	28	13N	40E
Klaveano Ranch, Inc.	2-013-40-029-1000-0000	29	13N	40E

3. Current Property Use:

Residential Commercial X-Agricultural Timber

Other (Please Specify) _____

What is the property's current zoning designation?: Agricultural

4. Description of the Proposed Use:

The Appaloosa Solar Project consists of 300 MW of alternating current (AC) solar photovoltaic arrays with a battery storage facility capable of storing up to 150 MW of energy. The solar panel array system will be interconnected with underground AC electrical lines to a project substation. A new above ground transmission line approximately 2.5 miles long will interconnect to Puget Sound Energy's (PSE) Phalen Gulch 230 kilovolt (kV) substation. The project will require approximately 27 miles of new and improved roads for project construction and maintenance.

Please see the attached preliminary site plan, SEPA checklist, and Narrative. The Narrative which provides responses to the application requirements of Garfield County Zoning Ordinance (GCZO) Chapter 1.05 (Conditional Uses), Sections 1.05.020 (Application for a conditional use) and 1.05.080 (Wind Power Generators, Solar, and Fuel Cell Energy).

5. Water Supply:

All water required for project construction or operation would be sourced from existing local wells, if approved by the landowners, or transported to the project from a permitted off-site source via trucks. The Applicant is currently negotiating water-use agreements. The SEPA checklist provides information about water needs, sources, and anticipated trip counts.

X Community Water System (and private wells)

Drill Well

Water Right Secured? Yes X No

6. Sewer System: Not applicable

City sewer Community system Private system

7. Road Access:

County Road(s): Hagen Road and New York Gulch Road

Does an approach exist? No

If so, when was it installed? Not applicable

State Highway: Highway 127 Milepost: MP 1 through MP 9

Does an approach exist?: Two existing approaches would be used (near MP 6 -7) and two additional approaches would be constructed (near MP 5.5).

If so, when was it installed and what is the allowed use? The two existing approaches were constructed in 2010 to provide access to the Lower Snake River Wind project area and agricultural fields.

Private drive, lane, etc.: Existing private access roads including ranch roads will be utilized.

8. Critical Areas and Floodplain:

Are there any critical areas on the site (shorelines, creeks, lakes, wetlands and/or slopes over 40%)?

The project area contains mapped occurrences of WDFW-designated priority habitats and species (PHS), which constitute a type of critical area (fish and wildlife conservation areas) under Garfield County’s Critical Areas Ordinance. PHS features mapped within the project area include: shrub steppe and eastside steppe habitat types, mule deer range, chukars, and ring-necked pheasant. There are no shorelines, creeks, lakes, wetlands, or slopes over 40% in the Project Area.

Is the site in the floodplain? No

The above information is correct to the best of my knowledge.

Signature of Owner(s) Brian Tran Date 6/20/23
or Authorized Agent _____ Date _____

Signature of Applicant Brian Tran Date 6/20/23
_____ Date _____

General Information:

A. Fee: \$400 – Residential, Non-Commercial - - -\$450 - Commercial & Industrial where the Total Valuation is less than \$1,000,000 - - - For Commercial & Industrial where the Total Valuation is \$1,000,000 or greater - Fees shall be actual costs as set forth in separate resolution.

B. Contact the Public Health Department (509) 843-3412 for their fees and requirements.

C. State Environmental Policy Act (SEPA) Chapter 43.21C and WAC 197-11 compliance is required. Please submit a completed SEPA checklist.

a. Applicant response: A SEPA checklist is attached to this CUP submittal.

D. Please furnish documentation from the Garfield County Assessor’s Office listing all property owners of record (name and address) within 300 feet of exterior property boundaries of the proposal.

a. Applicant response: The property owners listed on the following page are within 300 feet of the project’s lease area boundary:

**Bonneville Power Administration
PO Box 3621
Portland OR 97208**

**Jeffrey's Living Trust
PO Box 933
Pomeroy, WA 99347**

**Richard D. Hastings ETUX
PO Box 459
Pomeroy WA 99347**

**Irene Dodge CO. C/O Harmon Smith
26052 SR 127
Lacrosse, WA 99143**

**Michael R. Hastings ETUX
PO Box 40
Pomeroy, WA 99347**

- E. The applicant shall also be responsible for the costs of legal notices.

Staff Use Only

Application received by: _____ Date: _____

Cash / Check #: _____ Amount received: _____

Docket / CUP #: _____

Date of TRC review: _____

Notice of Completeness due date: _____

If incomplete, date notified and information requested: _____

Date returned, if resubmitted: _____

Date Notice of Completeness issued: _____

Date of Notice of Application/public hearing issued: _____

NOA comment period ends: _____

SEPA determination (and comment period, if app): _____

Hearing date: _____

Notice of Decision issued: _____

Appeal period ends: _____

Appeal information: _____