

**Jim & Elaine Joyner****From:** Jim & Elaine Joyner [joyner@fairpoint.net]**Sent:** Tuesday, November 14, 2017 11:10 AM**To:** ESFECrecords@utc.wa.gov**Cc:** 'JIM JOYNER'; 'Jim & Elaine Joyner'**Subject:** Proposed Columbia Solar Project by Tuusso Energy LLC. Docket #EF-170823

State of Washington  
 Energy Facility Site Evaluation Council  
 P.O. Box 47250  
 Olympia, Washington 98504-7250

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Dear Evaluation Council:

November 13, 2017

As property owners of a land parcel that adjoins the Proposed Columbia Solar Project by Tuusso Energy LLC. Docket #170823, we wish to express our concerns,

First of all we were informed after the fact that there were public meetings earlier this year, which we were not informed of. I have spoken with our Kittitas County Commissioners and Community Development, and was informed that this proposed solar project is now being reviewed and considered at the state level.

We are both retired, however I worked as an Electrical Distribution Engineer at Public Utilities for 30 years prior to retirement. We do understand the desire to seek alternative energy sources of electricity. However there are several concerns we feel would impact our way of life and the property values for us and our neighbors if this solar project is constructed as now proposed.

Originally the project boundaries were located East of Hwy 82, South of Tjossem Road, and West of the Bull Ditch. If the project was limited to this area, which contain the huge majority of solar panels it would not make such a direct impact on our properties.

Now we have discovered that additional acreage has been included which lies South of Tjossem Road, East of the Bull Ditch, and North of the Naneum Creek. This additional area is our most concerning. When we all built our homes for retirement and developed our properties we had to adhere to the county restrictions relative to setback from county roads, property lines, and high water lines of the Naneum Creek. Assuming these setbacks still apply would the number of solar panels located here be more valuable to our area than the adverse effects to all of us adjoining property owners

Our beautiful view of the mountains and distant city of Ellensburg would be severely obstructed.

Tuusso mentioned that trees would be planted along Tjossem Road to block the view of the solar panels from passing motorists. Yet us property owners would have to look at them every time we look out our windows or spend time outdoors. What variety of trees and what would the mature height of said trees be?

What type of fencing is proposed, and how tall?

Would it be necessary to install lighting that would definitely obstruct our night skies? Hopefully not as we often sit out on our decks in the evening and take in the relaxing and quiet wonders of the evening skies and beautiful sunsets.

How would any noise or other conditions effect not only humans, but our dogs, cats, horses, and other farm animals? Also we are concerned about the native birds and other wildlife that frequent our area.

We were told that these solar panels would rotate to track the sun each day. What would be the maximum extended height of them? How would they be positioned during the evening and nights?

Obviously there will be some glare and reflectivity coming from the solar panels regardless of the material and composition of their surfaces. If so, what type and for how long and at which times during the day?

11/14/2017

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Joy Potter a consultant with Tuusso Energy said that any solar installation must have the capacity to produce a minimum of 5 MW. We requested the location of any existing sites where similar solar projects have already been installed. She furnished us a list, all of which are located in Oregon State.. Of the 19 sites 8 of them have the capacity of 2 MW or less. Therefore it is hard to except the minimum 5 MW capacity requirement.

One of our neighbors is a realtor of many years and believes our properties will loose considerable value if the solar project borders our parcels. We are assessed at pretty high values at the Kittitas County Assessors and pay substantial property taxes based on their evaluations. Most likely our property taxes will not be reduced after these solar projects are completed.

We ask that in your final review, the boundaries of the solar project not include the approximately 4.2 acre parcel that adjoins our properties, East of the Bull Ditch and South of Tjossem Rd. The large area originally proposed bordering State Hwy 82 West of the Bull Ditch, would impact the overall beauty of our Kittitas Valley, but defiantly have less direct negative on our homes and properties.

Thank you for the opportunity to express our concerns. Please base your final ruling with the entire neighborhood in mind.

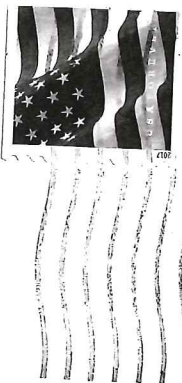
Sincerely;



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11/14/2017

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