



PROJECT NARRATIVE MEMORANDUM

TO: KITTITAS COUNTY
FROM: LAURA BARTENHAGEN, PE
RE: WIND RIDGE BATTERY ENERGY STORAGE SYSTEM (BESS)
JOB #: 2444-001-025
DATE: SEPTEMBER 19, 2025

Narrative Project Description

The proposed Wind Ridge BESS project located on Kittitas County Parcel #653936, Map# 17-20-14030-0006 (36.35 acres) at the northeast intersection of Interstate 90 and Stevens Road. The Wind Ridge BESS will encompass approximately 25 acres of land and will interconnect directly to the neighboring substation (located to the southeast of our site) to charge and discharge electricity to and from the grid. The site design will meet all fire access requirements and provide any detention necessary as per the County regulations. Visually, the Wind Ridge BESS facility will consist of metal enclosed structures filled with lithium-ion battery modules in climate-controlled containers. The project will require heavy equipment during the construction phase and then will operate as an unmanned facility – requiring maintenance and testing visits only a few times per year. Due to the unmanned nature of the facility, no water or sewer facilities are required other than those required by fire.

Narrative Description on how Conditional Use Permit (CUP) Criteria is met

- A. *The proposed use is essential or desirable to the public convenience and not detrimental or injurious to the public health, peace, or safety or to the character of the surrounding neighborhood.*

The proposed use is beneficial to the public by providing electricity battery storage and improving the existing grid power system.

- B. *The proposed use at the proposed location will not be unreasonably detrimental to the economic welfare of the county and that it will not create excessive public cost for facilities and services by finding that:*
- i. *It will be adequately serviced by existing facilities such as highways, roads, police and fire protection, irrigation and drainage structures, refuse disposal, water and sewers, and schools; or*
 - ii. *The applicant shall provide such facilities; or*
 - iii. *The proposed use will be of sufficient economic benefit to offset additional public costs or economic detriment.*

The proposed use at the proposed location will not have any detrimental impacts to the economic welfare of the county. Furthermore, because the facility is unmanned, it will require minimal public cost for only fire and police services.

- C. *The proposed use complies with relevant development standards and criteria for approval set forth in this title or other applicable provisions of Kittitas County Code.*

Based on the pre-application meeting held on January 14, 2025, the proposed use is acceptable through a conditional use permit application.

- D. *The proposed use will mitigate material impacts of the development, whether environmental or otherwise.*

Acknowledged, the proposed use will mitigate impacts as conditioned by the CUP.

- E. *The proposed use will ensure compatibility with existing neighboring land uses.*

The proposed use is compatible with existing neighboring land uses such as communications to the south and electrical substation to the southeast.

- F. *The proposed use is consistent with the intent and character of the zoning district in which it is located.*

The proposed use meets this criteria.

- G. *For conditional uses outside of Urban Growth Areas, the proposed use:*
- i. Is consistent with the intent, goals, policies, and objectives of the Kittitas County Comprehensive Plan, including the policies of Chapter 8, Rural and Resource Lands;*
 - ii. Preserves "rural character" as defined in the Growth Management Act (RCW 36.70A.030(16**));*
 - iii. Requires only rural government services; and*
 - iv. Does not compromise the long term viability of designated resource lands.*

The proposed use meets this criteria.

In summary, the proposed Wind Ridge BESS meets the CUP criteria.

If you have any questions regarding the information presented in this memorandum, please feel free to contact me at (253) 838-6113 or laura@esmcivil.com.