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## PROJECT NARRATIVE MEMORANDUM

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TO: KITTITAS COUNTY  
FROM: LAURA BARTENHAGEN, PE  
RE: WIND RIDGE BATTERY ENERGY STORAGE SYSTEM (BESS)  
JOB #: 2444-001-025  
DATE: OCTOBER 15, 2025

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### 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. This use supports the Washington State Department of Commerce Clean Energy Transformation Act (CETA) which commits Washington to an electricity supply free of greenhouse gas emissions by 2045. The project will store electricity and thus reduce reliance on fossil fuels, which will be a significant environmental and community well-being benefit.

Furthermore, the project will not have any detrimental or injurious impacts because the use of the site is passive in nature. Noise will be minimal, considering the proximity of Interstate 90 and the adjacent substation; traffic will also be minimal (3 to 5 vehicular trips a month for maintenance staff), and the site will be secured. The

project also does not create any impacts that could potentially interfere with offsite agricultural and resource uses.

- 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. Because the facility is unmanned, it will have no impacts to highways and roads and require minimal public cost for fire and police services. To further reduce these public costs, measures such as site security fencing and a 30,000 gallon tank for fire use will be implemented.

The proposed use will not require irrigation, drainage structures, refuse disposal, water and sewer services, and will not affect schools.

In summary, the proposed energy benefit is a significant economic benefit that will offset any additional public costs. For more information, see the attached preliminary tax model projected for this project for the upcoming 30 years.

- 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.*

The proposed use complies with the Kittitas County Code Chapter 17.60 and 17.61.020 as associated with a major alternative energy facility.

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

As described above and in the SEPA Checklist, the proposed use will have minimal development impacts which are more than adequately mitigated by the proposed clean energy environmental benefit.

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

Most of the surrounding parcels are using the Rural Working land use designation to generate revenue through agriculture and ranching as well as energy and other resource uses, including wind farms, solar farms, mineral lands and quarries. The proposed use is supplementing the wind farm use as well as directly 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 project is located in the Agriculture 20 zoning district with a land use designation of Rural Working. The intent of this zoning classification is to preserve fertile farmland from encroachment by non-agricultural land uses; and protect the rights and traditions of those engaged in agriculture.

Since the project site has been classified as “not prime farmland”, with shallow basaltic rock and is already encumbered with telecommunications and power utility corridors, the proposed passive use meets the intent of the zoning classification and does not interfere with the adjacent parcels ability to continue using their land for this intent.

The project site currently does not receive any irrigation, and it will also not disturb any existing irrigation systems that support nearby agricultural activities.

- 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;*

The proposed use is low intensity and is compliant with rural policy RR-P45 that allows commercial/industrial development in Rural Working lands as long as it is compatible to the rural environment and developed in such a way to not significantly impact surface and groundwater.

- ii. *Preserves “rural character” as defined in the Growth Management Act (RCW 36.70A.030(16\*\*));*

The project preserves the general “rural character” through compliance with the Kittitas County Comprehensive plan and incorporating the following elements:

- Contributing to the rural-based economy by providing local employment opportunities to during construction and for long term maintenance as well as using local materials.
- Low profile design with no glare that does not impact the overall visual landscape that is traditional found in rural areas and communities (see project visualizations included with this submittal).
- Having a low-density passive development that reduces the inappropriate conversion of undeveloped land into sprawling.
- Having no impact to the adjacent natural surface water flows, groundwater, and irrigation flows.

*iii. Requires only rural government services; and*

The project requires only existing rural government services that are currently already being provided in the vicinity of the site. The project will not require irrigation, drainage structures, refuse disposal, water and sewer services, and will not affect schools.

*iv. Does not compromise the long term viability of designated resource lands.*

The proposed use of the project site does not compromise the long-term use of the land. The proposed infrastructure consists of only battery storage, gravel, a 30,000 gallon water reservoir for fire suppression storage, and security fencing.

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](mailto:laura@esmcivil.com).

## Wind Ridge BESS (200MW 800MWh)

Projected In Service Date: 2030

Kittitas County, WA

YEAR	INSTALLED COST	County	Flood Zone	School	Hospital	Fire	Total Taxes
2029	71,250,000	\$105,871	\$4,505	\$211,896	\$99	\$102,907	\$604,414
2030	285,000,000	\$372,665	\$15,858	\$745,873	\$350	\$362,232	\$1,508,178
2031	285,000,000	\$330,740	\$14,074	\$661,962	\$311	\$321,481	\$1,339,768
2032	285,000,000	\$308,296	\$13,119	\$617,040	\$290	\$299,664	\$1,249,609
2033	285,000,000	\$272,723	\$11,605	\$545,843	\$256	\$265,088	\$1,106,715
2034	285,000,000	\$233,763	\$9,947	\$467,866	\$220	\$227,218	\$950,213
2035	285,000,000	\$197,767	\$8,416	\$395,821	\$186	\$192,230	\$805,619
2036	285,000,000	\$173,205	\$7,370	\$346,661	\$163	\$168,355	\$706,954
2037	285,000,000	\$149,913	\$6,379	\$300,044	\$141	\$145,716	\$613,393
2038	285,000,000	\$126,621	\$5,388	\$253,427	\$119	\$123,076	\$519,832
2039	285,000,000	\$107,141	\$4,559	\$214,438	\$101	\$104,142	\$441,581
2040	285,000,000	\$91,896	\$3,910	\$183,925	\$86	\$89,323	\$380,341
2041	285,000,000	\$76,650	\$3,262	\$153,412	\$72	\$74,504	\$319,101
2042	285,000,000	\$65,216	\$2,775	\$130,528	\$61	\$63,391	\$273,171
2043	285,000,000	\$63,522	\$2,703	\$127,137	\$60	\$61,744	\$266,367
2044	285,000,000	\$63,522	\$2,703	\$127,137	\$60	\$61,744	\$266,367
2045	285,000,000	\$63,522	\$2,703	\$127,137	\$60	\$61,744	\$362,648
2046	285,000,000	\$63,522	\$2,703	\$127,137	\$60	\$61,744	\$362,648
2047	285,000,000	\$63,522	\$2,703	\$127,137	\$60	\$61,744	\$362,648
2048	285,000,000	\$63,522	\$2,703	\$127,137	\$60	\$61,744	\$362,648
2049	285,000,000	\$63,522	\$2,703	\$127,137	\$60	\$61,744	\$362,648
2050	285,000,000	\$63,522	\$2,703	\$127,137	\$60	\$61,744	\$362,648
2051	285,000,000	\$63,522	\$2,703	\$127,137	\$60	\$61,744	\$362,648
2052	285,000,000	\$63,522	\$2,703	\$127,137	\$60	\$61,744	\$362,648
2053	285,000,000	\$63,522	\$2,703	\$127,137	\$60	\$61,744	\$362,648
2054	285,000,000	\$63,522	\$2,703	\$127,137	\$60	\$61,744	\$362,648
2055	285,000,000	\$63,522	\$2,703	\$127,137	\$60	\$61,744	\$362,648
2056	285,000,000	\$63,522	\$2,703	\$127,137	\$60	\$61,744	\$362,648
2057	285,000,000	\$63,522	\$2,703	\$127,137	\$60	\$61,744	\$362,648
2058	285,000,000	\$63,522	\$2,703	\$127,137	\$60	\$61,744	\$362,648
		<b>2,271,562</b>	<b>96,662</b>	<b>4,546,433</b>	<b>2,134</b>	<b>2,207,967</b>	<b>\$9,404,695</b>
	*CWIP 2030 25% c	<b>1,357,263</b>	<b>57,756</b>	<b>2,716,502</b>	<b>1,275</b>	<b>1,319,264</b>	<b>\$7,024,004</b>
		<b>3,628,825</b>	<b>154,418</b>	<b>7,262,935</b>	<b>3,409</b>	<b>3,527,231</b>	<b>\$16,428,699</b>