



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

October 14, 2025

Carolyn O'Brien
Black Mountain Energy Storage
1717 W 6th Street, Suite 295
Austin, TX 78703

Laura Bartenhagen
ESM Consulting Engineers, LLC
32001 32nd Ave S, Suite 200
Federal Way, WA 98001

Howard John Clerf
7607 27th Ave NE
Tulalip, WA 98271

RE: Wind Ridge BESS Conditional Use Permit (CU-25-00003) & SEPA Checklist (SE-25-00015) – Deemed Incomplete

Parcel #'s: 653936

Dear Laura & Carolyn,

Kittitas County Community Development Services received a Conditional Use Permit application & State Environmental Policy Act (SEPA) checklist on October 1, 2025, to construct and operate a battery energy storage system on a portion of parcel # 653936. The property is zoned Agriculture 20 with Rural Working land use and located on Stevens Road, .2 miles from the intersection of Boylston Road & Stevens Road in Ellensburg, WA in SEC 14 TWP 17 RGE 20 in Kittitas County. CDS has reviewed your submitted materials and has determined that the application submittal packet is not complete and additional information is required.

Required Information: Before staff can continue review of your application, please provide more information in the responses for the following documentation and information:

1. KCC 17.60A.015 Review Criteria states The Director or Board, upon receiving a properly filed application or petition, may permit and authorize a conditional use when the following requirements have been 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.
 - 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. The proposed use 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.

- 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.
- D. The proposed use will mitigate material impacts of the development, whether environmental or otherwise.
- E. The proposed use will ensure compatibility with existing neighboring land uses.
- F. The proposed use is consistent with the intent and character of the zoning district in which it is located.
- 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(20));
 - iii. Requires only rural government services; and
 - iv. Does not compromise the long term viability of designated resource lands.

These responses will be used during the review process for this conditional use permit. Additional information in the responses should include how the applicant plans to or does satisfy the review criteria.

Upon receipt of the necessary materials outlined above, CDS will continue processing your application. This application shall expire at 5pm on April 13, 2026 if the above information is not submitted in accordance with KCC 15A.03.040(1)(b).

If you have any questions regarding this matter, I can be reached by e-mail at bradley.gasawski@co.kittitas.wa.us or phone at 509-962-7539.

Sincerely,
Bradley Gasawski
Planner I
Kittitas County Community Development Services
411 N Ruby St # 2, Ellensburg, WA 98926

cc:

via email