



## 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"

# CONDITIONAL USE PERMIT PHASE 1

## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

A Conditional Use Permit (CU-19-00002) for Phase 1 is hereby approved and issued to Heidi Bright of Brightside Vintage Farm, property owner, for a Conditional Use Permit to operate a Small Scale Event Facility for weddings and other gatherings. Events will be limited to 200 guests' maximum, and is proposed to be developed in 2 phases as business allows. This facility is located in the Agriculture 20 zone. The subject property is located approximately eight (8) miles from the City of Ellensburg at 511 Moreau Road, Ellensburg, WA, in a portion of the NW  $\frac{1}{4}$  NW  $\frac{1}{4}$  of S. 22, T. 18 N., R. 19 E., W.M.; Assessor's map number 18-19-22000-0001.

### **This permit is subject to the following conditions:**

1. Limited to 200 guests maximum per event.
2. All events must end by 10 pm.
3. Adhere to garbage collection plan as described in the applicant's February 25, 2020 letter to Kittitas County Community Development Services.
4. The Phase One (1) portable restroom trailer shall be maintained/cleaned after each event.
5. All conditions and requirements of the Kittitas County Hearing Examiner's CUP Decision dated May 15, 2019.
6. Permit is subject to Kittitas County Planning Staff administrative review at the end of the first, third, and fifth years of full operation as described in the Hearing Examiner's Decision.
7. Pursuant to Chapter 20.05 of Kittitas County Code, an Annual Fire & Life Safety inspection is required for this use.
8. Phase 2 must be started (meaning building permit(s) submitted) no later than the end of 2026 in order for you to be in full compliance with your overall application and Hearing Examiner approval. If building permit submittal is not completed by the end of 2026, you shall only be allowed to operate at the Phase 1 status and a new CUP shall be required for Phase 2.
9. This permit is subject to Kittitas County Code 17.60A Conditional Uses.

Issued this 14th day of April 2020

By: Lindsey M Ozbolt  
Lindsey Ozbolt, Planning Official