

To: Linosey Ozbolt - Kittitas County Planning  
From: Heidi Bright - Brightside Event Center  
Date: Jan. 29, 2020

III. DECISION

(CU-19-00002)

Based on the above Findings of Fact and Conclusions of Law, Application CU-19-00002 is hereby APPROVED subject to the following Conditions of Approval.

We have met each and every condition.  
Thank you! Heidi Bright 1/29/2020

IV. CONDITIONS OF APPROVAL

All Conditions of Approval shall apply to the Applicant, and the Applicant's heirs, successors in interest and assigns.

- ✓ 1. The project shall proceed in substantial conformance with the plans and application materials on file with CDS dated February 7, 2019 and subsequent information included in the complete file index except as amended by the conditions herein.
- ✓ 2. Applicant must meet all applicable state and federal regulations.
- ✓ 3. All new buildings, renovated buildings, or structures that have a change of use in either phase, shall be regulated by and permits required under the following codes as discussed during the pre-application meeting 12/19/18 (See Index #20):
  - ✓ 3.1 IBC 303.3 Occupancy Class A2
  - ✓ 3.2 IBC 903.2.1.2 Fire Sprinklers
  - ✓ 3.3 IBC 1103.1 Accessibility
  - ✓ 3.4 IBC Table 2902.1 Restrooms and IBC 2902.3.2
  - ✓ 3.5 IBC 3103.1 Temporary Structures
  - ✓ 3.6 Kittitas County Code Title 14 Entirety
- ✓ 4. All new structures considered a "Commercial Structure" by CDS building department shall be subject to additional pre-application meetings.
- ✓ 5. No parking in County Right-of-Way is allowed associated with any activity of the conditional use permit.
- ✓ 6. A grading permit is required if more than 100 cubic yards of material are excavated from the site or imported onto the site during either phase.
- ✓ 7. The new proposed access shall meet all requirements of Kittitas County Code Title 12.
- ✓ 8. Access roads will need to meet International Fire Code appendix D requirements.
- ✓ 9. In lieu of a transportation concurrency application, "Event Ahead" signs shall be placed along Brick Mill Road, 500' East, and 500' West of the intersection of Moreau Road and Brick Mill Road, for two (2) hours prior and one (1) hour after every event (See Exhibit #28).

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- ✓ 10. Fire apparatus turn around to be constructed to International Fire Code Appendix D hammerhead requirements at the location where it terminates at an outbuilding as approved by the Fire Marshal, so long as no parking anywhere on or along the driveway in and the driveway to the right takes place.
- ✓ 11. If any of the event spaces are secured or if there is a locked access gate, a Knox box located as designated by KVFR shall be required.
- ✓ 12. Should ground disturbing or other activities related to the proposed conditional use permit result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area and contact be made with the Washington State Department of Archaeology and Historic Preservation (DAHP). Work shall remain suspended until the find is assessed and appropriate consultation is conducted. Should human remains be inadvertently discovered, as dictated by Washington State RCW 27.44.055, work shall be immediately halted in the area and contact made with the coroner and local law enforcement in the most expeditious manner possible.
- ✓ 13. Plans prepared in accordance with the Stormwater Management Manual for Eastern Washington by a Professional Engineer, licensed in the State of Washington, are required to be submitted to Public Works for approval prior to development of any permanent structures or development of Phase Two, whichever comes first.
- ✓ 14. All events must end by 10 pm.
- ✓ 15. The maximum number of attendees allowed at any and all events shall not exceed 200 guests.
- ✓ 16. Any signage to advertise the activities on-site will be required to obtain a land use sign permit and meet KCC 17.70 prior to placement. Depending on the specifications of the signage a building permit may also be necessary.
- ✓ 17. All caterers that come to the site to prepare and/or serve food shall be licensed by the Kittitas County Public Health Department. — see also Exhibit A
- ✓ 18. The Phase One (1) portable restroom trailer shall be maintained/cleaned after each event.
- ✓ 19. The existing well on site shall be approved through DOH as a Group A transient non-community water system before any events can take place. — see also Exhibit B
- ✓ 20. It is the applicant/proponent's responsibility to demonstrate compliance with the approval conditions of this conditional use permit. Compliance with all with all conditions must be demonstrated in writing to Kittitas County CDS prior to Final Conditional Use Permit issuance. Final approval of a conditional use permit is required within five (5) years of the approval date pursuant to KCC 17.60A.090.
- ✓ 21. The Applicant shall take reasonable steps to clean up the Applicant's property to prevent any garbage or debris from the Applicant's guests from traveling to neighboring property.

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✓ 22. HEARING EXAMINER CONDITION

This permit is subject to administrative review by Kittitas County Planning Staff at the end of the first, third and fifth years of full operation. If unforeseen adverse consequences are found to exist by staff during their review, or if staff finds that the current Conditions of Approval are not adequate to mitigate the impacts related to the project, then staff may refer this matter back to the Hearing Examiner to conduct a public hearing to determine whether or not the existing Conditions of Approval are adequate or need to be modified or expanded. Further, if, during this period of time, staff determines in its sole discretion that additional professional studies need to be performed, staff is hereby authorized to require the Applicant to conduct those additional studies related to potential or actual adverse consequences of the ongoing project.

✓ 22. The Applicant shall comply with all noise requirements not only set forth in the Kittitas County Code but also the Washington Administrative Code 173-60.

Dated this 15<sup>th</sup> day of May, 2019.

KITTITAS COUNTY HEARING EXAMINER



Andrew L. Kottkamp

This decision is subject to appeal pursuant to the procedures set forth in the Kittitas County Code and the Revised Code of Washington.

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June 7<sup>th</sup>, 2019

Heidi Bright  
Brightside Vintage Farm  
511 Moreau Rd.  
Ellensburg, WA 98926

Dear Heidi:

This is further information provided as an extension of item number 17 of the "Brightside Vintage Farm" conditions of approval. WAC 246-215-01115 (94) defines a *private event* as a private gathering limited to members and guests of members of a family, organization, or club, where the event is not open to the general public, and where food is provided without compensation. Therefore, private events do not need accompanying permits or licenses through the Kittitas County Public Health Department.

Also, private events held at "Brightside Vintage Farm" do not have to utilize licensed caterers from Kittitas County explicitly.

If "Brightside Vintage Farm" hosts events that are open and/or advertised to the public (such as a harvest festival or compensated farm to table plate night, etc.), then the necessary food permits through the Kittitas County Public Health Department must be acquired.

Please contact Will Schwab or Holly Erdman at the Environmental Health Department Team for assistance regarding this process. They can be reached at (509) 933-8225 or (509) 962-7580, respectively.

Thank you,

William Schwab



Environmental Health  
Kittitas County Public Health Department

Holly Erdman



Environmental Health  
Kittitas County Public Health Department





EXHIBIT B - 1 of 2

STATE OF WASHINGTON  
DEPARTMENT OF HEALTH

EASTERN DRINKING WATER REGIONAL OPERATIONS  
16201 E Indiana Avenue, Suite 1500, Spokane Valley, Washington 99216-2830  
TDD Relay 1-800-833-6384

January 24, 2020

Heidi Bright, Owner  
Brightside Vintage Farm  
511 Moreau Rd  
Ellensburg, WA 98926

RE: Brightside Vintage Farm, ID# AD809; Kittitas County  
Water System Monitoring Requirements (Group A- TNC)

Heidi Bright:

Your water system has been updated to reflect an active status. The water system has been classified as a Group A Transient Non-Community (TNC) water system. The monitoring requirements for your system are subject to the Federal Safe Drinking Water Act.

The following is a summary of your new monitoring requirements in each of our specialty programs. Within each program there are hyperlinks to our website that can give you more comprehensive guidance and information in each specialty to ensure your successful management and operation of your water system:

1. **Coliform Bacteria** – Start sampling for coliform bacteria according to the schedule on the second page of your WFI form. The coliform schedule specifies the minimum number of coliform samples required from your water system each month. You may contact Joseph Perkins at 509-329-2134 for more information.  
<http://www.doh.wa.gov/CommunityandEnvironment/DrinkingWater/Contaminants/Coliform>
2. **Source Monitoring** – Nitrate monitoring is an annual requirement for TNC water systems. This schedule is shown in section 34 of your WFI form. You may contact Stan Hoffman at 509-329-2132 for more information.
3. **Sanitary Surveys** – All Group A water systems are required to have a sanitary survey once every 3 to 5 years per WAC 246-290-416. A sanitary survey is a periodic inspection of water system facilities, operations and records used to identify conditions that may present a sanitary or public health risk. The Office of Drinking Water (ODW) conducts sanitary surveys. However, in some counties, ODW contracts with local health jurisdiction staff or an independent consultant to conduct the surveys. A fee will be charged for the sanitary survey per WAC 264-290-990(3)(c). You may contact Mark Steward at 509-329-2136 for more information.  
<http://www.doh.wa.gov/CommunityandEnvironment/DrinkingWater/RegulationandCompliance/SanitarySurveys>
4. **Operating Permit** – All Group A water system owners are required to obtain an annual operating permit and pay the appropriate fees (see RCW 70.119A.110 and WAC 246-294 030). Your operating permit fee is calculated based on information you report on your WFI form. Fees vary



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Heidi Bright, Owner  
January 24, 2020  
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based on system type and size and are explained on the back of the annual fee statement/application form that is sent out each year. Additional information regarding operating permits and how to provide accurate information on your WFI can be found on our internet page at:  
<http://www.doh.wa.gov/CommunityandEnvironment/DrinkingWater/WaterSystemDesignandPlanning/OperatingPermitFees>.

5. All water quality samples must be analyzed at a [Department of Health Certified Drinking Water Laboratory](#). To ensure your system receives proper credit for samples, **remember to include your 6-digit identification number on all submitted samples** and neatly and fully complete each section of the lab slip. Incomplete or unreadable labs may result in the need to re-sample. Lab personnel can provide you with instruction on how to collect samples for various tests and inform you of the proper sampling locations for each type of test.

Review and correct the enclosed/attached Water Facilities Inventory (WFI) form and return to our office within the next 30 days. You can scan and email the corrected WFI to [wfi@doh.wa.gov](mailto:wfi@doh.wa.gov) or mail it to the address listed at the top of the WFI form. You can also download or print your WFI form from our website at [Sentry Internet](#). Please review the [Quick Start Instructions](#) before trying to find your WFI.

Please go to our website <http://www.doh.wa.gov/CommunityandEnvironment/DrinkingWater> for helpful information about managing your water system. There you will find publications and other guidance materials for owners and operators of public water systems.

Should you have any questions or need assistance, please feel free to contact me by phone at (509) 329-2133 or via email at [matthew.hadorn@doh.wa.gov](mailto:matthew.hadorn@doh.wa.gov).

Sincerely,



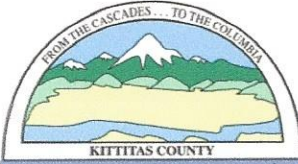
Matt Hadorn  
Regional Office Program Specialist  
Office of Drinking Water  
Division of Environmental Public Health

Enclosures

Cc: Kittitas County Public Health  
Russell Mau, PhD, PE, DOH Regional Engineer  
Joseph Perkins, DOH Coliform Program  
Stan Hoffman, DOH Source Monitoring Program  
Mark Steward, DOH Sanitary Survey Program  
DOH Operator Permit and Certification Program

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## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

### NOTICE OF DECISION

**To:** Interested Parties  
Applicant

**From:** Chelsea Benner, Planner I

**Date:** May 21, 2019

**Subject:** Brightside Event Center Conditional Use Permit (CU-19-00002)

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Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that on May 15, 2019 the Kittitas County Hearing Examiner approved the Brightside Event Center Conditional Use Permit (CU-19-00002). The subject property is located at 511 Moreau Rd Ellensburg, WA. in a portion of SEC. 22, TWP. 18, RGE. 19; PTN. NW1/4 NW1/4, Assessor's map number 18-19-22000-0001.

Copies of the Kittitas County Hearing Examiner Decision and related file documents may be examined at Kittitas County Community Development Services, 411 N. Ruby Suite 2 Ellensburg, WA 98926. (509) 962-7506.

Issuance of this land use decision may be appealed by parties with standing, by filing a land use petition (LUPA) in Superior Court, and serving said petition on all required parties pursuant to RCW 36.70C and KCC 15A.08, within twenty-one days of the issuance of the land use decision. The last day to file a LUPA is June 5, 2016.

If you have any questions, please do not hesitate to contact our office at (509) 962-7506.

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