

Kittitas County Hearing Examiner Public Hearing

May 9, 2019

Brightside Farms Small-scale Event Facility
Conditional Use Permit
(CU-19-00002)

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Project Description

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EX 32

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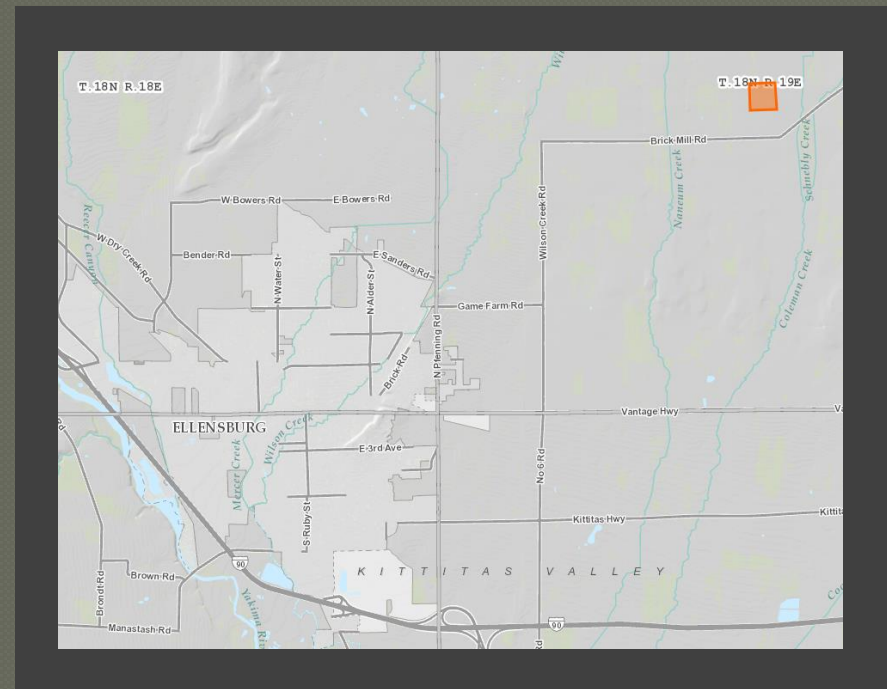


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Location

Parcel 01443, in a portion of the
NW ¼ NW ¼ of S. 22, T. 18N.,
R.19 E., W.M.; Assessor's map
number 18-19-22000-0001.

Located at 511 Moreau Rd
Ellensburg, WA approximately 8
miles east of Ellensburg



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Site Information

The proposed project site is located on approximately 41 acres

Currently zoned Agriculture 20.

Total Property Size: 41.2 Acres

Number of Lots: 1

Domestic Water: Well

Sewage Disposal: On-Site Septic

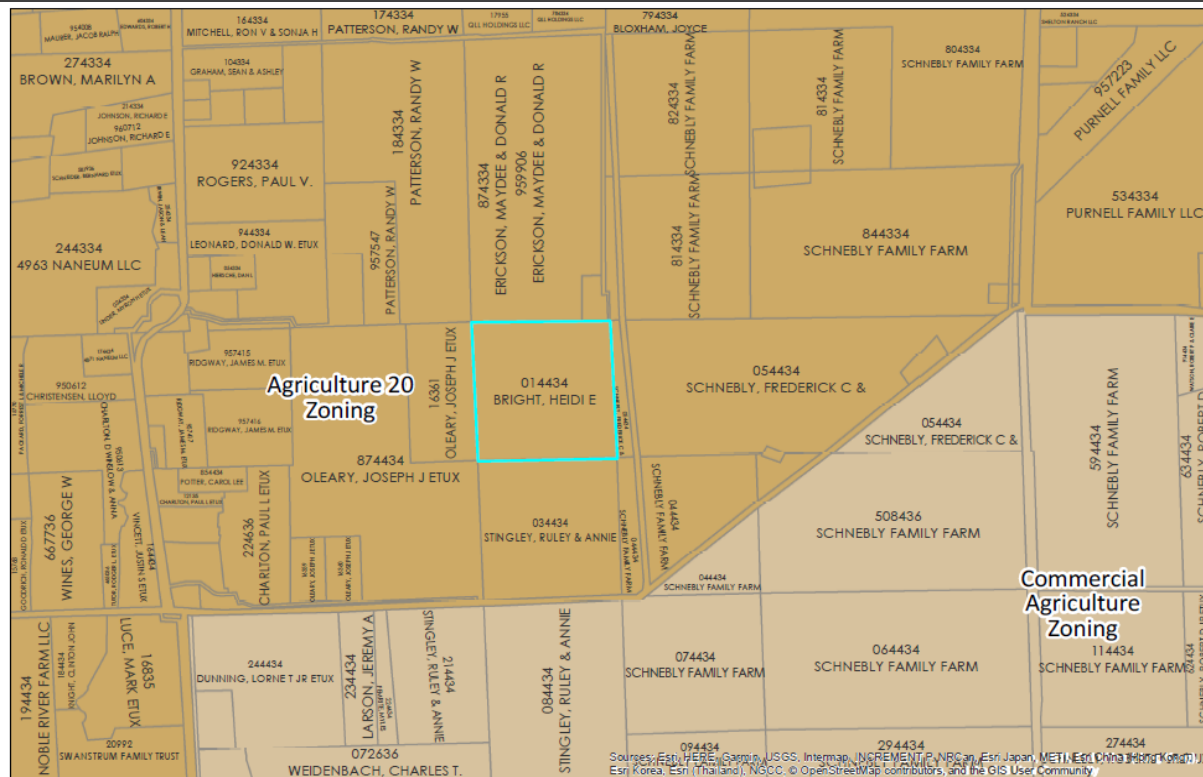
Power/Electricity: Kittitas County PUD

Fire Protection: Fire District 2 (KVFR)

Irrigation District: KRD

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Site Map



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Zoning & Development Standards

- The proposed project is located in the Agriculture 20 zone.
- The agriculture (A-20) zone is an area wherein farming, ranching and rural life styles are dominant characteristics
- This project is classified as a “Small-scale Event Facility.” Kittitas County Code permits Small-scale Event Facilities as a Conditional Use under KCC 17.15.060

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Application Timeline



- The conditional use permit application for the Brightside Farms Small Scale Event Facility (CU-19-00002) was submitted to Kittitas County Community Development Services on February 07, 2019.
- The application was deemed complete on February 19, 2019.
- A land use sign giving project specifications was posted at the proposed project site on February 25, 2019

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- A notice of application and SEPA Checklist for the Brightside Farms Small Scale Event Facility Conditional Use Permit (CU-19-00002) were mailed and/or emailed to adjacent landowners located within 500 feet of any portion of the boundary of the proposal's tax parcel & associated Agencies. Notice was given to and published in the official newspaper of record for Kittitas County, and notice was posted to the Kittitas County Website on February 28, 2019
- Based upon review of the submitted application materials including an environmental checklist, correspondence received during this 15 day comment period and other information on file with Community Development Services, a Determination of Non-Significance (DNS) was issued on April 22, 2019. The appeal period ended on May 6, 2019 at 5:00 p.m. No appeals were filed.

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Agency Comments

- Kittitas Valley Fire and Rescue (Index #12)
- Washington State Department of Health Office of Drinking Water (Index #13)
- Kittitas Reclamation District (Index #14)
- Department of Ecology (Index #15)
- Kittitas County Public Health (Index #17)
- Kittitas County Public Works (Index #19)
- Kittitas County Building Department (Index #20)
- Kittitas County Fire Marshall did not provide comments however notes given by the Fire Marshall at the project pre-application meeting (Index #1) on December 19, 2018 were considered in the proposed conditions.

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Public Comments

Two public comment letters were submitted by Joe and Mary O'leary (Index #16), and Jim Ridgway (Index #18)

The main concern of these citizens were as follows:

- Increased traffic
- Noise – late nights and weekends
- Farming Disruptions
- Alteration of the rural character intended in Ag 20 zoning

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All comments were transmitted to the applicant at the end of the comment period.

Applicant addressed these comments with a letter submitted to CDS on April 26, 2019 (Index #22).

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Consistency

Staff finds the project to be consistent, as conditioned, with:

- KC Comprehensive Plan
- KCC 17.29 Agriculture 20 Zoning
- KCC 17.60A Conditional Uses
- KCC 17A Critical Areas
- KCC 14 Building Code
- KCC 12 Roads and Bridges
- KCC 20 Fire Life and Safety



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Conditions

- 5. No parking in County Right-of-Way is allowed associated with any activity of the conditional use permit.
- 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.

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Recommendation

Staff recommend APPROVAL of the proposed CUP subject to the conditions identified in the staff report.

