

Page 1 of 6 Brightside Vintage Farm LLC — Conditional Use Permit Narrative—2/6/2019

Brightside Vintage Farm is located on 41 Acres, and is roughly 14 minutes East of downtown Ellensburg.

ADDRESS: 511 Moreau Road, Ellensburg, WA 98926.

TAX ID# is: 014434.

OWNER: The Owner of Brightside Vintage Farm LLC is: Heidi Bright. Heidi's Cell Phone # is: 425-417-4716.

FARM BUSINESS: In addition to the Timothy Hay Growing Business that is currently conducted here, Heidi and her Farm Manager, Joe Done, want to use a small portion of their Farm as a small scale event facility (no more than 200 guests per event), to help make the Farm profitable and to add commerce to the local economy in Kittitas Valley.

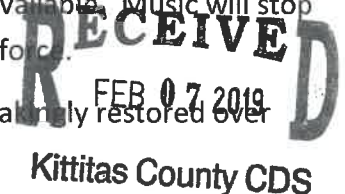
Brightside Vintage Farm is seeking to obtain the proper approvals/permits for hosting the following types of additional Farm activities, as a Small Scale Event Facility hosting Special Events

- 1) Farm Weddings & similar small to medium sized groups such as Graduation events, Celebrations of Life, Anniversaries, and Reunions. A friend's wedding in September was a huge success, and the Farm easily handled 150 guests.
- 2) Non-Profit events, and Corporate events and gatherings, for example Young Life Kittitas recently hosted a "Friends-giving" gathering at Thanksgiving at Brightside Vintage Farm, and the kids said they "can't wait to come back!";
- 3) Farm-to-Fork Charity events featuring local Chefs and local meats + produce. Note: these meals would be prepared and provided by local Restaurants that offer Catering. Food will be prepared off-site and delivered to Brightside Vintage Farm via professional Catering Trucks. The concept is to support local Restaurants and local Farms who are growing produce and raising meat that is approved by Kittitas County Health Department, while raising awareness for select Charity/Non-Profits and giving Guests a "taste of yesteryear" with this type of "Farm-to-Fork" event and experience.

These Agri-tourism activities are necessary for **Brightside Vintage Farm LLC** to become profitable, and they will also benefit many other Kittitas County businesses, along with our local citizens who are employed in services. Plus they will add tax revenues to Kittitas County and The City of Ellensburg.

Desired Group Size at **Brightside Vintage Farm** shall be 150 guests, with no more than 200 guests at any one Event. Although many venues of this type host groups of 300 or more, Heidi is committed to limiting their groups to this "boutique" size. Market research shows the average wedding size is 150 guests as well. Event hosting will primarily occur Friday, Saturday or Sunday with hours that do not extend past 10:00 pm. Heidi values the peace and serenity that exists at her Farm and will strictly enforce these hours of operation. Daylight hours also will provide the **BEST EXPERIENCE** for the Guests to enjoy Kittitas County's gorgeous sunny climate, and clients who hire Photographers to capture their Special Events will have the best results during daylight hours. Brides-to-be have already indicated they agree with a 10am to 10pm rental period, with a one-hour clean up available. Music will stop at 10pm, no exceptions. Noise control limits are also part of each event contract, which Brightside Vintage Farm will strictly enforce.

Please note: the Rural Character of this "Vintage Farm" setting will be **preserved** and in fact the "farm charm" has been painstakingly restored over the past 6 years to showcase the beauty of this Farm, which was originally homesteaded in 1879.



Brightside Vintage Farm’s “Authentic Farm Setting” for Event Hosting will be offered in 2 Phases:

PHASE 1—ORCHARD & PARTY TENT FOR EVENTS: Please see Site Plan including photos, and further details provided on pages 3, 4 and 5 of this document — Phase 1 is explained in great detail on these subsequent pages.

PHASE 2 — RURAL CONSERVATORY GREENHOUSE or PAVILION IN KEEPING WITH AN “ENGLISH COUNTRY-SIDE SETTING”. *This will provide a more elegant & versatile structure for both the Agricultural Growing of plants, as well as a more comfortable and inviting setting to host guests.*

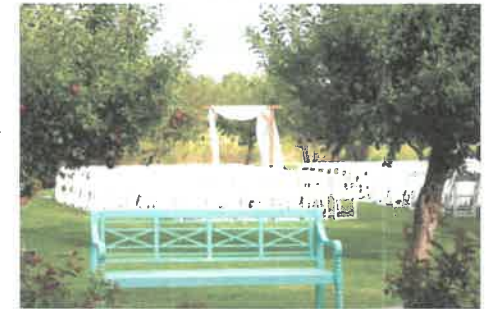
The end-goal at Brightside Vintage Farm LLC is to build an elegant Conservatory (or Pavilion with Window-walls & skylights) to be used for *two purposes*; #1 year-round Agriculture growing roses, lavender, rosemary, sage, and similar greenery, and #2 to provide a more comfortable and elegant setting for guests to sit and enjoy the beautiful Countryside. Florian Greenhouse has a glass that repels 85% of heat (yet their glass lets in wonderful light for growing plants and for ambiance). Preliminary drawings are being worked on by Florian so that **Phase 2** Plans could begin as soon as it is feasible, however market research will also include the feasibility of a Pavilion style structure with window-walls and skylights. The reality is that construction will be delayed until we obtain all necessary funding for this expansion. Estimated time-frame for expansion of Phase 2 is within 3 to 7 years of receipt of our Conditional Use Permit (which means our goal is to begin construction for Phase 2 sometime between 2022 and 2026).

Size of Conservatory Greenhouse or Pavilion: approximately 45’ x 90’ x 20’ high = 4,050 square feet

Size of Attached Annex Building (this will house Restrooms, Catering Set-up Room, and Lounge Areas for Bridal Parties & Corporate Retreat Meetings): approximately 45’ x 45’ x 30’ high (2-story design) = 4,050 square feet

Phase 2 will require a new culvert “Entry” across our irrigation ditch on Moreau Road, an asphalt entry road or driveway, walkways from ADA parking to the 2 buildings, graded building pads, new septic system, and our electrical service will be extended from our Barn to the new parking area and to the new buildings (PUD is already providing a new service in anticipation of Phase 2). We will also bring water from our well for the Restrooms & Catering set-up room located in Annex. More details on Phase 2 are spelled out in SEPA Questionnaire as well as detailed on Large Site Plan.

Brightside Vintage Farm LLC is located on a dead-end road (Moreau Road) with only 1 neighbor currently living on the road (Mrs. Maydee Erickson), and one other vacant house. Mrs. Erickson is 100% supportive of these Agri-tourism activities and plans. Other neighbors have large Agricultural operations, and also have expressed their support of Brightside Vintage Farm.



ABOVE: Phase 1 amenities

BELOW: Phase 2 amenities

