

SUMMARY:

The attached Scaled Site Plan on 48" x 36" paper has all the nitty-gritty details spelled out. The septic and water plan for Phase 2 is illustrated on the Scaled Site Plan, parking is laid out for both Phase 1 and Phase 2, all existing buildings and amenities have been identified, proposed improvements are shown, set-backs and measurements have been specified, walkways have been identified, and the overall lay-out showing "flow" for event hosting has been detailed on the Scaled Site Plan for both Phase 1 and Phase 2. The SEPA questionnaire has also been completed and is being submitted with this application. The SEPA questionnaire includes many additional details regarding our site, traffic, environment, neighbors, power, water flow, etc. Please see SEPA questionnaire for any further details that may be missing from this Narrative.

Regarding question #12 on Zoning Conditional Use Permit Application:

- A. The proposed use is desirable to public as there are very few options in Kittitas County for small event hosting. We will also be preserving a beautiful "vintage + elegant" farm homestead property and the rural character will be preserved within our valley and our neighborhood. ***Very little will change about this Farm, the improvements will be complimentary and in keeping with an English Countryside elegant, green pastoral setting. The peace, serenity and "farm charm" will be enhanced and preserved with approval of this use.***
- B. Proposed use will be beneficial to local economy by using local Caterers, Restaurants, Florists, Bakeries, Hotels, Photographers, Shopping, and more! We will not create excessive public costs as the use is limited to a small area on private land. Please see also SEPA questionnaire.
- C. Proposed use complies with relevant development standards and criteria for approval, we learned this in our Pre-App meeting.
- D. Proposed use will mitigate material impacts (if any), we do not foresee any.
- E. Proposed use is compatible with existing neighboring land uses, again the English Countryside Pastoral Green setting is a cherished part of what Brightside Vintage Farm is all about :)
- F. Proposed use is consistent with the intent and character of the zoning in which we are located.
- G. We can answer yes again to all of these items, in fact we are quite PASSIONATE about preserving our rural character and rural lifestyle!

Thank you very much for helping us with our plans. We are anxious to take the next steps in obtaining the Conditional Use Permit.

We look forward to working with you and appreciate your help! ***Thank you!***

Very truly, **Heidi Bright**, Owner - cell: 425-417-4716 Email: Heidi@BrightsideVintageFarm.com
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