



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"

March 19, 2019

Heidi Bright
Joe Done
511 Moreau Road
Ellensburg, WA 98926

RE: Brightside Event Center Conditional Use Application (CU-19-00002)

Dear Applicant,

Enclosed are the comments received regarding the Conditional Use Permit Application (CU-19-00002) during the comment period:

February 28, 2019	Kittitas Valley Fire & Rescue – Rich Elliot
March 1, 2019	Department of Health – Russell Mau
March 6, 2019	KRD – Keli Bender
March 12, 2019	Department of Ecology – Glen Clear
March 12, 2019	Joe & Mary O’Leary
March 13, 2019	Kittitas County Public Health – Holly Erdman
March 14, 2019	Jim Ridgway
March 15, 2019	Kittitas County Public Works – Taylor Gustafson
March 15, 2019	Kittitas County Building Department – Mike Flory

Please review all comments and notify me of any questions. I will be issuing a decision based in part on the comments received. You will be notified if any of these comments require further action.

Sincerely,

Chelsea Benner
Planner I
Kittitas County Community Development Services
411 N Ruby Street, Suite 2 Ellensburg, WA 98926
(p) 509-962-7506 (f) 509-962-7682
chelsea.benner@co.kittitas.wa.us

Chelsea Benner

From: Rich Elliott <elliotttr@kvfr.org>
Sent: Thursday, February 28, 2019 9:41 AM
To: Chelsea Benner
Cc: John Sinclair; Joe Seemiller; Pat Nicholson
Subject: RE: [Ext] Notice of Application Brightside Event Center

Follow Up Flag: Follow up
Flag Status: Flagged

KVFR has the following input:

- Access – will need to meet current IFC – Appendix D, county road standards and any WUI access requirements.
- If any of the event spaces are secured or if there is a locked access gate, we will require Knox box located as designated by KVFR.
- The tent will need to be stamped for flame resistive rating.
- The Phase 2 permanent structure (atrium/greenhouse) will likely exceed threshold for building code to require sprinkler system.
- WUI code risk assessment and compliance to meet applicable requirements. Requirements to maintain vegetation in parking areas to no create fire risk due to vehicle component contact.
- Addressing / site plan – unsure if buildings will be independently addressed? Regardless, emergency responders will need to be able to identify access points via clear addressing and/or site maps.

The conditional use permit application is something we do not completely understand in terms of code compliance. Is this a one-time use to determine venue layout and feasibility or will this be used more than once in this configuration? How does the Phase 2 work with a conditional use permit? What I am getting at is the potential for lack of complete code compliance under the umbrella of conditional use. If that is not a valid concern, you can disregard this portion of the email.

Thank you

Rich Elliott – Deputy Fire Chief
Kittitas Valley Fire and Rescue
509-201-6280

From: Chelsea Benner <chelsea.benner@co.kittitas.wa.us>
Sent: Thursday, February 28, 2019 8:29 AM
To: Pat Nicholson <pat.nicholson@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; Jesse Cox <jesse.cox@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Patti Johnson <patti.johnson@co.kittitas.wa.us>; Taylor Gustafson <taylor.gustafson@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; 'jessica@yakama.com' <jessica@yakama.com>; John Marvin <jmarvin@yakama.com>; 'johnson@yakama.com' <johnson@yakama.com>; 'enviroreview@yakama.com' <enviroreview@yakama.com>; SEPA <separegister@ecy.wa.gov>; 'sepaunit@ecy.wa.gov' <sepaunit@ecy.wa.gov>; Gwen Clear <gcle461@ecy.wa.gov>; 'White, Lori (ECY)' <lowh461@ECY.WA.GOV>; 'migi461@ecy.wa.gov' <migi461@ecy.wa.gov>; 'Scott.Downes@dfw.wa.gov' <Scott.Downes@dfw.wa.gov>; jennifer.nelson@dfw.wa.gov; 'Elizabeth.Torrey@dfw.wa.gov' <Elizabeth.Torrey@dfw.wa.gov>; 'sepa@dahp.wa.gov' <sepa@dahp.wa.gov>; Mike Flory

<mike.flory@co.kittitas.wa.us>; 'russell.mau@doh.wa.gov' <russell.mau@doh.wa.gov>; 'ben.serr@doh.wa.gov' <ben.serr@doh.wa.gov>; 'becky.kennedy@dnr.wa.gov' <becky.kennedy@dnr.wa.gov>; 'cindy.preston@dnr.wa.gov' <cindy.preston@dnr.wa.gov>; 'rivers@dnr.wa.gov' <rivers@dnr.wa.gov>; 'Deborah.j.knaub@usace.army.mil' <Deborah.j.knaub@usace.army.mil>; 'chelberg@usbr.gov' <chelberg@usbr.gov>; 'Michael.j.daniels3.civ@mail.mil' <Michael.j.daniels3.civ@mail.mil>; 'Kimberly.peacher@navy.mil' <Kimberly.peacher@navy.mil>; Rich Elliott <elliotr@kvfr.org>; 'krd.keli@fairpoint.net' <krd.keli@fairpoint.net>; 'fwalker@eburg.wednet.edu' <fwalker@eburg.wednet.edu>

Subject: [Ext] Notice of Application Brightside Event Center

Good Morning,

Please review the Conditional Use permit application and associated SEPA Checklist for Brightside Event Center. Comments for this application are due by March 15th at 5pm. Feel free to contact me with any questions you may have.

[Internal CU-19-00002](#)

[External CU-19-00002](#)

Thank you,

Chelsea Benner

Planner I

Kittitas County Community Development Services

411 N Ruby Street, Suite 2 Ellensburg, WA 98926

(p) 509-962-7506 (f) 509-962-7682

chelsea.benner@co.kittitas.wa.us

Notice: Email sent to Kittitas County may be subject to public disclosure as required by law.
message id: 38eb45916c6dcbdac24bb8719d004a14

Chelsea Benner

From: Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>
Sent: Friday, March 01, 2019 8:55 AM
To: Chelsea Benner
Cc: Holly Erdman; Smits, Brenda M (DOH)
Subject: RE: Notice of Application Brightside Event Center

Follow Up Flag: Follow up
Flag Status: Flagged

Ms. Benner:

Department of Health (DOH) Office of Drinking Water (ODW) requires a public water system for this Center. DOH ODW is aware and has had communications with the Owner regarding forming a public water system – so we believe key parties are cognizant and aware, but Item 16 on the SEPA checklist simply indicates water is currently available on-site; however, a formal application for a public water system has not been received by DOH ODW – so DOH ODW does want to be clear, for the record, and so we explicitly are noting the above.

Thanks,

Russell E. Mau, PhD, PE

Regional Engineer
Office of Drinking Water
Washington State Department of Health
16201 East Indiana Avenue, Suite 1500, Spokane Valley, WA 99216
Russell.Mau@doh.wa.gov
509-329-2116 | www.doh.wa.gov

From: Chelsea Benner [<mailto:chelsea.benner@co.kittitas.wa.us>]
Sent: Thursday, February 28, 2019 8:29 AM
To: Pat Nicholson <pat.nicholson@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; Jesse Cox <jesse.cox@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Patti Johnson <patti.johnson@co.kittitas.wa.us>; Taylor Gustafson <taylor.gustafson@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; 'jessica@yakama.com' <jessica@yakama.com>; John Marvin <jmarvin@yakama.com>; 'johnson@yakama.com' <johnson@yakama.com>; 'enviroreview@yakama.com' <enviroreview@yakama.com>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; Clear, Gwen (ECY) <GCLE461@ECY.WA.GOV>; White, Lori (ECY) <lowh461@ECY.WA.GOV>; 'migi461@ecy.wa.gov' <migi461@ecy.wa.gov>; Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>; Nelson, Jennifer L (DFW) <Jennifer.Nelson@dfw.wa.gov>; Torrey, Elizabeth M (DFW) <Elizabeth.Torrey@dfw.wa.gov>; SEPA (DAHP) <sepa@dahp.wa.gov>; Mike Flory <mike.flory@co.kittitas.wa.us>; Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>; 'ben.serr@doh.wa.gov' <ben.serr@doh.wa.gov>; Kennedy, Becky (DNR) <Becky.Kennedy@dnr.wa.gov>; PRESTON, CINDY (DNR) <CINDY.PRESTON@dnr.wa.gov>; DNR RE AQ LEASING RIVERS <DNRREAQLEASINGRIVERS@dnr.wa.gov>; 'Deborah.j.knaub@usace.army.mil' <Deborah.j.knaub@usace.army.mil>; 'chelberg@usbr.gov' <chelberg@usbr.gov>; 'Michael.j.daniels3.civ@mail.mil' <Michael.j.daniels3.civ@mail.mil>; 'Kimberly.peacher@navy.mil' <Kimberly.peacher@navy.mil>; RichElliott <elliotttr@kvfr.org>; 'krd.keli@fairpoint.net' <krd.keli@fairpoint.net>; 'fwalker@eburg.wednet.edu' <fwalker@eburg.wednet.edu>
Subject: Notice of Application Brightside Event Center

Good Morning,

Please review the Conditional Use permit application and associated SEPA Checklist for Brightside Event Center. Comments for this application are due by March 15th at 5pm. Feel free to contact me with any questions you may have.

[Internal CU-19-00002](#)

[External CU-19-00002](#)

Thank you,

Chelsea Benner

Planner I

Kittitas County Community Development Services

411 N Ruby Street, Suite 2 Ellensburg, WA 98926

(p) 509-962-7506 (f) 509-962-7682

chelsea.benner@co.kittitas.wa.us

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Chelsea Benner

From: krd.keli@fairpoint.net
Sent: Wednesday, March 06, 2019 10:56 AM
To: Chelsea Benner
Subject: RE: Notice of Application Brightside Event Center

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning,

As long as the irrigable acreage per parcel is not being changed on Heidi Bright's parcel, there will be nothing required by KRD at this time. Please let me know if you need anything further.

Keli Bender

From: Chelsea Benner <chelsea.benner@co.kittitas.wa.us>
Sent: Thursday, February 28, 2019 8:29 AM
To: Pat Nicholson <pat.nicholson@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; Jesse Cox <jesse.cox@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Patti Johnson <patti.johnson@co.kittitas.wa.us>; Taylor Gustafson <taylor.gustafson@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; 'jessica@yakama.com' <jessica@yakama.com>; John Marvin <jmarvin@yakama.com>; 'johnson@yakama.com' <johnson@yakama.com>; 'enviroreview@yakama.com' <enviroreview@yakama.com>; SEPA <separegister@ecy.wa.gov>; 'sepaunit@ecy.wa.gov' <sepaunit@ecy.wa.gov>; Gwen Clear <gcle461@ecy.wa.gov>; 'White, Lori (ECY)' <lowh461@ECY.WA.GOV>; 'migi461@ecy.wa.gov' <migi461@ecy.wa.gov>; 'Scott.Downes@dfw.wa.gov' <Scott.Downes@dfw.wa.gov>; Jen Nelson <Jennifer.nelson@dfw.wa.gov>; 'Elizabeth.Torrey@dfw.wa.gov' <Elizabeth.Torrey@dfw.wa.gov>; 'sepa@dahp.wa.gov' <sepa@dahp.wa.gov>; Mike Flory <mike.flory@co.kittitas.wa.us>; 'russell.mau@doh.wa.gov' <russell.mau@doh.wa.gov>; 'ben.serr@doh.wa.gov' <ben.serr@doh.wa.gov>; 'becky.kennedy@dnr.wa.gov' <becky.kennedy@dnr.wa.gov>; 'cindy.preston@dnr.wa.gov' <cindy.preston@dnr.wa.gov>; 'rivers@dnr.wa.gov' <rivers@dnr.wa.gov>; 'Deborah.j.knaub@usace.army.mil' <Deborah.j.knaub@usace.army.mil>; 'chelberg@usbr.gov' <chelberg@usbr.gov>; 'Michael.j.daniels3.civ@mail.mil' <Michael.j.daniels3.civ@mail.mil>; 'Kimberly.peacher@navy.mil' <Kimberly.peacher@navy.mil>; RichElliott <elliott@kvfr.org>; 'krd.keli@fairpoint.net' <krd.keli@fairpoint.net>; 'fwalker@eburg.wednet.edu' <fwalker@eburg.wednet.edu>
Subject: Notice of Application Brightside Event Center

Good Morning,

Please review the Conditional Use permit application and associated SEPA Checklist for Brightside Event Center. Comments for this application are due by March 15th at 5pm. Feel free to contact me with any questions you may have.

[Internal CU-19-00002](#)

[External CU-19-00002](#)

Thank you,

Chelsea Benner

Planner I

Kittitas County Community Development Services
411 N Ruby Street, Suite 2 Ellensburg, WA 98926
(p) 509-962-7506 (f) 509-962-7682
chelsea.benner@co.kittitas.wa.us

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STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

March 12, 2019

Chelsea Benner
Kittitas County Community Development
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

Re: CU-19-00002, SE-19-00004

Dear Chelsea Benner:

Thank you for the opportunity to comment during the optional determination of nonsignificance process for the Brightside Event Center, proposed by Heidi Bright. We have reviewed the documents and have the following comments.

WATER QUALITY

The proposed project is located within the program areas of two Total Maximum Daily Load (TMDL) programs. These TMDL programs address water quality limitations for suspended sediment, turbidity, pesticides and fecal coliform bacteria. Irrigation water (in canals, ditches, and other conveyances) is classified as a water of the state; this project will need to protect these waters from further degradation. Project planning, development, and use of the site needs to include water quality protection. Please contact **Jane Creech** (jton461@ecy.wa.gov , 509-454-7860) if you have questions about these TMDL programs.

WATER RESOURCES

The checklist noted that the proponent is working to get Group A Water System approval, however, there were no water rights specific to the parcel/address provided. Group A water use typically does not fall under permit exempt limits. In Washington State, prospective water users must obtain authorization from the Department of Ecology before diverting surface water or withdrawing ground water, with one exception. Ground water withdrawals of up to 5,000 gallons per day used for single or group domestic supply, industrial purposes, stock watering or for the irrigation of up to one-half acre of lawn and garden are exempt from the permitting process.

If the water is from a permitted source such as city water, water association, or an irrigation or reclamation district, then the water purveyor is responsible for ensuring that the proposed use(s)



Chelsea Benner
March 12, 2019
Page 2

are within the limitations of its water rights. If the proposal's actions are different than the existing water right (source, purpose, the place of use, or period of use), then it is subject to approval from the Department of Ecology pursuant to Sections 90.03.380 RCW and 90.44.100 RCW.

If you have any questions or would like to respond to these Water Resources comments, please contact **Jolee Ramos** at (509) 454-4173 or email at jolee.ramos@ecy.wa.gov.

Sincerely,



Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012
crosepacoordinator@ecy.wa.gov

201901141

Chelsea Benner

From: Dusty Pilkington
Sent: Tuesday, March 12, 2019 3:36 PM
To: Rachel Kane
Cc: Chelsea Benner
Subject: RE: CU-19-00002

Follow Up Flag: Follow up
Flag Status: Flagged

Rachel,

Chelsea is the planner of record on this one. She is CC'd.

Thanks!

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 2, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

From: Rachel Kane
Sent: Tuesday, March 12, 2019 3:16 PM
To: Dusty Pilkington
Subject: FW: CU-19-00002

Do we send these to you?

From: CDS User
Sent: Tuesday, March 12, 2019 3:15 PM
To: Rachel Kane
Subject: FW: CU-19-00002

From: Mary O'Leary [<mailto:moleary288@gmail.com>]
Sent: Tuesday, March 12, 2019 3:04 PM
To: CDS User
Subject: CU-19-00002

March 12, 2019

Kittitas County Community Development Services
411 N Ruby St.
Ellensburg, WA 98926

Re: Brightside Event Center
CU-19-00002
SEPA (SE-19-00004)
Notice of Application

We are landowners of over 100 Acres immediately to the West of 511 Moreau Rd.

With the information we have, we are opposed to granting a Conditional Use Permit for this development for some of the following reasons:

- Increased traffic
- Noise – late nights and weekends
- Farming Disruptions
- Alters the rural agricultural environment and character intended in Ag20 zoning
- Diminished land value

Please include us in the notice for public hearing. Thank you.

Joe and Mary O'Leary
PO Box 646
Ellensburg, WA 98926
509-859-2100
moleary288@gmail.com

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message id: 38eb45916c6dcbdac24bb8719d004a14

Chelsea Benner

From: Holly Erdman
Sent: Wednesday, March 13, 2019 3:35 PM
To: Chelsea Benner
Cc: Jesse Cox
Subject: RE: Notice of Application Brightside Event Center

Follow Up Flag: Follow up
Flag Status: Flagged

Chelsea,

Thank you for the opportunity to comment on the Brightside Event Center application. The center will be required to work with the Washington State Department of Health (DOH) to get the existing well on site approved as a Group A, transient non-community water system before any additional events can take place. An initial well site inspection has been done and the applicant has begun working with Russell Mau at the DOH.

The applicant must be sure that all caterers that come to the site to prepare and serve food are licensed by the Kittitas County Public Health Department. Phase 1 proposes a portable restroom trailer that will need to be pumped after each event. .

If you have any additional questions please contact me.

Thank you,

HOLLY ERDMAN
ENVIRONMENTAL HEALTH SPECIALIST
KITITITAS COUNTY PUBLIC HEALTH DEPARTMENT
507 N. NANUM STREET, SUITE 102
ELLENSBURG, WA. 98926

509-962-7580

From: Chelsea Benner
Sent: Thursday, February 28, 2019 8:29 AM
To: Pat Nicholson; Kim Dawson; Julie Kjorsvik; Toni Berkshire; Jesse Cox; Holly Erdman; Patti Johnson; Taylor Gustafson; Candie Leader; 'jessica@yakama.com'; John Marvin; 'johnson@yakama.com'; 'enviroreview@yakama.com'; SEPA; 'sepaunit@ecy.wa.gov'; Gwen Clear; 'White, Lori (ECY)'; 'migi461@ecy.wa.gov'; 'Scott.Downes@dfw.wa.gov'; Jen Nelson; 'Elizabeth.Torrey@dfw.wa.gov'; 'sepa@dahp.wa.gov'; Mike Flory; 'russell.mau@doh.wa.gov'; 'ben.serr@doh.wa.gov'; 'becky.kennedy@dnr.wa.gov'; 'cindy.preston@dnr.wa.gov'; 'rivers@dnr.wa.gov'; 'Deborah.j.knaub@usace.army.mil'; 'chelberg@usbr.gov'; 'Michael.j.daniels3.civ@mail.mil'; 'Kimberly.peacher@navy.mil'; RichElliott; 'krd.keli@fairpoint.net'; 'fwalker@eburg.wednet.edu'
Subject: Notice of Application Brightside Event Center

Good Morning,

Please review the Conditional Use permit application and associated SEPA Checklist for Brightside Event Center. Comments for this application are due by March 15th at 5pm. Feel free to contact me with any questions you may have.

[Internal CU-19-00002](#)

[External CU-19-00002](#)

Thank you,

Chelsea Benner

Planner I

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Chelsea Benner

From: Jim and Julie Ridgway <jridg@elltel.net>
Sent: Thursday, March 14, 2019 6:00 PM
To: Chelsea Benner
Subject: Brightside Event Center CU-19-0002

Follow Up Flag: Follow up
Flag Status: Flagged

Chelsea,

I live and farm in the area where this Event Center is planned. My wife and I object to having this Event Center located in the middle of a farming community. Most of these events at Brightside will take place during late spring and summer when farm equipment is moving from field to field. The impact of the traffic of these parties at the Event Center will deter getting to and from fields. Plus, the loud music is something we don't want in the Fairview area. This land is designated AG 20 and not Event Center 20. If the county won't allow a small ag winery in the Fairview area how can they justify having an Event Center? My advice is to relocate the Event Center in town.

Jim Ridgway

4690 Naneum Road

Ellensburg Wa 98926

This email has been checked for viruses by AVG.

<https://www.avg.com>



KITTTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services
FROM: Taylor Gustafson, Environmental/Transportation Planner
DATE: March 15, 2019
SUBJECT: Brightside Event Center CU-19-00002

TG

The Department of Public Works has reviewed the permit for the Brightside Event Center Conditional Use Permit and has the following comments:

Engineering:

1. It appears that the proposal creates greater than 5,000 square feet of new impervious area. A stormwater plan meeting the requirements of the Stormwater Management Manual for Eastern Washington, current edition; is required.
2. A transportation concurrency application is required for the proposal.
3. No parking in County Right of Way is allowed associated with any activity of the conditional use.
4. A grading permit is required if more than 100 cubic yards of material are excavated from the site or imported onto the site.
5. The new proposed access shall meet all requirements of Kittitas County Code Title 12.

Planning:

6. Access Roads will need to meet Kittitas County Code Chapter 12 and International Fire Code appendix D requirements.
7. 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 drive to the right and left takes place.
8. No event parking will be allowed on the County Right of Way.



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CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

March 15, 2019

Chelsea Benner
Staff Planner
Kittitas County Community Development Services
411 No Ruby Street, Suite 2
Ellensburg WA 98926

RE: Brightside CUP (CU-19-00002)

Dear Ms. Benner,

Thank you for the opportunity to comment on the above listed Conditional Use Permit Application.

After review of the CUP application, and meeting with the applicant on 12/19/18, I have the following comments:

All new buildings, renovated buildings, or structures that have a change of use shall be regulated by and permits required under the following codes as discussed during the pre-application meeting 12/19/18:

1. IBC 303.3 Occupancy Class A2
2. IBC 903.2.1.2 Fire Sprinklers
3. IBC 1103.1 Accessibility
4. IBC Table 2902.1 Restrooms and IBC 2902.3.2
5. IBC 3103.1 Temporary Structures
6. Kittitas County Code Title 14 Entirety

Please don't hesitate to contact me should you have any further questions.

MIKE FLORY

Mike Flory
Interim Building Official