

**KITTITAS COUNTY  
LAND USE HEARING EXAMINER**

<b>IN THE MATTER OF</b>	)	<b>FINDINGS OF FACT,</b>
	)	<b>CONCLUSIONS OF LAW,</b>
<b>CU-26-00001</b>	)	<b>DECISION AND</b>
<b>Jentges Conditional Use Permit</b>	)	<b>CONDITIONS OF APPROVAL</b>

THIS MATTER having come on for hearing in front of the Kittitas County Hearing Examiner on June 18, 2026 the Hearing Examiner having taken evidence hereby submits the following Findings of Fact, Conclusions of Law, Decision and Conditions of Approval as follows:

**I. FINDINGS OF FACT**

1. Requested Action: The proposed project is for a Small-Scale Event Facility specializing in agricultural-based therapy and wellness services. The project will utilize built residential, non-residential, and agricultural structures that exist on-site.
2. Location: Two tax parcels, (#474234 & #414234), located approximately 2.82 miles NE of Ellensburg, WA, In a portion of the NW ¼ of the SE ¼ of Section 7, Township 18, Range 19, W.M; Kittitas County assessor’s map numbers 18-19-07000-0010 & 18-19-07000-0020.
3. Total Property Size: 4.72 acres
4. Number of Lots: 2
5. Domestic Water: Existing On-Site Well
6. Sewage Disposal: Existing On-Site Septic System
7. Site Characteristics:
  - 7.1. North: Existing low-density residential development with plentiful agricultural activity in an Agriculture-20 zoning designation
  - 7.2. South: Existing low-density residential development with plentiful agricultural activity in an Agriculture-20 zoning designation
  - 7.3. East: Existing low-density residential development with plentiful agricultural activity in an Agriculture-20 zoning designation
  - 7.4. West: Existing low-density residential development with plentiful agricultural activity in an Agriculture-20 zoning designation
8. Access: The site is accessed off Alford Road.

**9. ZONING AND DEVELOPMENT STANDARDS**

- 9.1. The parcels involved in this proposal are in a land use designation of Rural-Working and a zoning designation of Agriculture-20. The proposed project is classified as a “Small-Scale Event Facility”. Small-Scale Event Facilities are allowed with a conditional use permit under KCC 17.15.060.1. The conditional use permit criteria are examined in Section VIII “Project Analysis” of this decision.

**10. ADMINISTRATIVE REVIEW**

10.1. Deem Complete: A conditional use permit application for Jentges (CU-26-00001) was submitted to Kittitas County Community Development Services department on March 31, 2026. The application was deemed complete on April 8, 2026 (See Exhibit #2). The site was posted in accordance with KCC 15A.03.110 on April 9, 2026 (See Exhibit #6).

10.2.

10.3. Notice of Application: A notice of application for the Jentges Conditional Use Permit (CU-26-00001) was mailed and/or emailed to adjacent landowners located within 500 feet of any portion of the boundary of the proposal's tax parcels & applicable agencies (See Exhibits #5, #8 & #9). 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 April 10, 2026, all in conformance with the Kittitas County Project Permit Application Process (Title 15A) (See Exhibits #5 & #7). The comment period concluded on May 1, 2026.

## 11. COMPREHENSIVE PLAN

11.1. RR-P4: A certain level of mixed uses in rural areas and rural service centers is acceptable and may include limited commercial, service, and rural industrial uses.

11.1.1. Staff Consistency Statement: *The proposed project will offer services to the public that require a rural setting. The service provided to clients is intended to support their health and wellbeing by providing therapeutic exercises in a quiet, rural setting. The proposed use is not a high-intensity use and is not expected to stretch rural infrastructure beyond capacity.*

11.2. RR-G21: Preserve views of open space while providing opportunity for variety of rural densities.

11.2.1. Staff Consistency Statement: *The proposed project does not include additional structures that will hinder views of open space in this rural location. All activities associated with the proposed use will take place using infrastructure on-site that already exists.*

12. Hearing Examiner Finding: This application is consistent with the goals, policies, and objectives of the Kittitas County Comprehensive Plan as outlined above.

## 13. ENVIRONMENTAL REVIEW

13.1. A review by CDS staff indicated potential wetlands throughout the site. In addition, a Type-9 (U) stream runs across the Eastern and Southern portions of the site. A site visit was conducted with the Washington State Dept. Fish and Wildlife to verify on site conditions. No new structures are being proposed as part of this project. The proposal is using existing buildings less than 12,000 square feet with less than 40 parking spaces. Therefore, the project is exempt from SEPA per WAC 197-11-800(1)(d) and KCC 15.04.090(1)(c).

## 14. AGENCY AND PUBLIC COMMENTS

14.1. Applicable agencies, adjacent property owners, and interested parties have been given the opportunity to review this proposal. All comments are on file and available for public review. All comment submittals can be found in their entirety in Exhibit #10. The following parties provided substantive comments during the comment period.

14.2. Agency Comments: Bonneville Power Administration, Confederated Tribes of the Colville Reservation, Kittitas County Public Health, Washington State Dept. of Fish & Wildlife, Washington State Dept. of Health – Office of Drinking Water, Yakama Nation Fisheries, Kittitas County Public Works.

Below is a summary of their comments:

14.3. **Bonneville Power Administration**

14.3.1. BPA provided comments stating that they have no facilities in the area of this project and that they have no substantive comments.

14.3.2. *Staff Response: As BPA stated that this project is not near any of their facilities, staff has no further comment.*

14.4. **Confederated Tribes of the Colville Reservation**

14.4.1. CTCR provided comments stating that they do not have concerns regarding this project as it relates to cultural resources.

14.4.2. *Staff Response: As CTCR stated that this project does not raise concerns regarding cultural resources, staff has no further comment*

14.5. **Kittitas County Public Health**

14.5.1. KCPH provided comments pertaining to group water systems, source classification, water testing, sanitary control areas, state requirements related to health components, well setback information, and septic review requirements. KCPH then clarified in further communication that plans brought to their attention meet Public Health requirements.

14.5.2. *Staff Response: The applicants have stated that they will coordinate with Kittitas County Public Health regarding all stated health requirements. Staff has conditioned this project to remain in compliance with all applicable health codes and requirements.*

14.6. **Washington State Dept. of Fish & Wildlife**

14.6.1. WDFW provided comments stating the need for more detailed assessment of critical areas. WDFW also provided comments related to Mercer Creek, Wilson Creek, the Wilson-Naneum Alluvial Fan, various species that are present on-site, stream discrepancies on plans, the need for further details on the clearing of brush, information pertaining to Riparian Management Zones, Critical Areas Ordinances, and the need for clarity on how critical areas on-site will be protected. WDFW requested a site visit with the applicants and with County staff. WDFW then requested that a mitigation/monitoring/restoration plan created in consultation with their agency be a condition of approval for this project.

14.6.2. *Staff Response: Applicants responded to comments stating they welcome coordination with WDFW concerning critical areas, Mercer Creek protections, riparian buffers, and any mitigation or restoration recommendations deemed appropriate by County staff and agency specialists. Staff has reviewed WDFW's comments and has conditioned this project upon adhering to applicable conditions based on WDFW's comments*

14.7. **Washington Department of Health – Office of Drinking Water**

14.7.1. WSDOH provided comments listing water access questions, questions related to the number of guests that are expected, and questions related to how many buildings have water and the number of hydrants on-site.

14.7.2. *Staff Response: Applicants have stated that they will coordinate with WSDOH regarding water system classification, testing, sanitary setbacks, and wastewater review requirements. Staff has conditioned this project to remain in compliance with all applicable health codes and requirements.*

14.8. **Yakama Nation Fisheries**

14.8.1. YNF provided comments stating that based upon the application materials, they see no need for further investigation.

14.8.2. *Staff Response: As YNF provided comments stating that they see no need for further investigation into the project's impact, staff has no further comment.*

14.9. **Kittitas County Public Works**

14.9.1.1. KCPW provided comments pertaining to access specifications, driveway specifications related to fire safety, road variance specifications, road standards, grading/filling requirements, transportation concurrency requirements specifically pertaining to the number of expected vehicles, and flood specifications related to Whiskey and Mercer Creeks.

14.9.1.2. *Staff Response: Applicants have stated that they will collaborate with Public Works regarding access permitting, driveway standards, traffic scoping, and any required variance applications. Because the submitted comments from KCPW included requirements, staff has recommended conditioning this project upon successfully adhering to all transmitted requirements.*

14.10. **Public Comments**

14.10.1. Two public commentors expressed concerns regarding: increased use intensity, parking thresholds, impacts to other properties, large groups, potential uses that aren't clearly stated, concerns about open ended nature of use, noise/sight/safety/light concerns, water/flood concerns and general concerns about critical areas, the character of the surrounding neighborhood being affected, road capacity, liability coverage, wind and trees falling, as well as an alleged fence dispute. The applicants responded to public comments acknowledging their concerns and stated they are committed to working collaboratively with County staff and neighbors to develop reasonable operational conditions to balance their activities with the established character of the neighborhood. The applicants then listed potential conditions attached to this project they would be in support of that are detailed in their response to comments in this project's record.

15. Staff recommended conditions to address the comments submitted

16. In review of this proposal, it is important to consider the goals and policies of the comprehensive plan, applicable county code, public and agency comments, any identified environmental concerns and state and federal requirements. Identified below is the Hearing Examiner's analysis and consistency review for the subject application.

17. **Consistency with the Comprehensive Plan:**

17.1. The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan. As referenced above in Section V of this staff report, the following Comprehensive Plan goals and policies apply to this proposal: RR-G21, RR-P4.

17.2. **Consistency with the provisions of KCC 17.60A, Conditional Uses:**

17.2.1. KCC 17.60A.015 provides the following review criteria to be considered in a conditional use analysis. The Hearing Examiner would note that the Applicant's responses in the Application were wholly inadequate and non responsive regarding the specific information requested. The required information has been obtained by a complete review of the entire record.

- 17.2.1.1. *The proposed use is essential or desirable to the public convenience and not detrimental or injurious to the public health, peace, or safety or to the character of the surrounding neighborhood.*
- 17.2.1.1.1. Applicant Response: “Yes.” (See Exhibit #13)
- 17.2.1.1.2. Hearing Examiner Finding: Small-Scale Event Facilities are allowed by conditional use permit within the Agriculture-20 zone. The proposal is located on approximately 4.72 acres and the facility will consist of existing structures. The property is located near a few residences and agricultural land. CDS does not anticipate the proposed use as conditioned will be detrimental or injurious to the public health, peace, safety, or to the character of the surrounding neighborhood.
- 17.2.1.2. *The proposed use at the proposed location will not be unreasonably detrimental to the economic welfare of the county and that it will not create excessive public cost for facilities and services by finding that*
- 17.2.1.2.1.1. *The proposed use will be adequately serviced by existing facilities such as highways, roads, police and fire protection, irrigation and drainage structures, refuse disposal, water and sewers, and schools; or*
- 17.2.1.2.1.2. *The applicant shall provide such facilities; or*
- 17.2.1.2.1.3. *The proposed use will be of sufficient economic benefit to offset additional public costs or economic detriment.*
- 17.2.1.2.2. Applicant Response: “Yes.” (See Exhibit #13)
- 17.2.1.2.3. Hearing Examiner Finding: Staff notified Kittitas County Public Health and the State Department of Health of this project and these agencies have had the opportunity to submit comments and requirements for this project. Kittitas County Public Works has also been notified of this project and its location in relation to the Kittitas County Road System. The site is within Kittitas Valley Fire & Rescue (District #2).
- 17.2.1.3. *The proposed use complies with relevant development standards and criteria for approval set forth in this title or other applicable provisions of Kittitas County Code.*
- 17.2.1.3.1. Applicant Response: “Yes.” (See Exhibit #13)
- 17.2.1.3.2. Hearing Examiner Finding: The Small-Scale Event Facility use is consistent with the relevant development standards and criteria including KCC 17.15.060. The Small-Scale Event Facility is permitted in the Agriculture-20 zone through a Conditional Use Permit.
- 17.2.1.4. *The proposed use will mitigate material impacts of the development, whether environmental or otherwise.*
- 17.2.1.4.1. Applicant Response: “Yes.” (See Exhibit #13)
- 17.2.1.4.2. Hearing Examiner Finding: The site has no new development proposed and included conditions account for all critical area buffers. Impacts from aspects such as traffic is mitigated through conditions.
- 17.2.1.5. *The proposed use will ensure compatibility with existing neighboring land uses.*

- 17.2.1.5.1. Applicant Response: “Yes.” (See Exhibit #13)
- 17.2.1.5.2. Hearing Examiner Finding: There are few residences in the area and any impacts should be minimal to the neighboring land uses. Staff has conditioned the proposal to meet all noise ordinances in County Code.
- 17.2.1.6. *The proposed use is consistent with the intent and character of the zoning district in which it is located.*
  - 17.2.1.6.1. Applicant Response: “Yes.” (See Exhibit #13)
  - 17.2.1.6.2. Hearing Examiner Finding: The proposed project is located in Agriculture-20 zoning. The Agriculture-20 (AG-20) zone is an area wherein farming, ranching and rural life styles are dominant characteristics. The intent of this zoning classification is to preserve fertile farmland from encroachment by nonagricultural land uses; and protect the rights and traditions of those engaged in agriculture. Kittitas County Comprehensive Plan and Zoning Code have allowed Small-Scale Event Facilities in Agriculture-20 zones in KCC 17.15.060(1) with a conditional use permit. Kittitas County believes that Small-Scale Event Facilities can coexist with rural lifestyles and can enhance people’s enjoyment of the rural character of the county.
- 17.2.1.7. *For conditional uses outside of Urban Growth Areas, the proposed use:*
  - 17.2.1.7.1.1. *Is consistent with the intent, goals, policies, and objectives of the Kittitas County Comprehensive Plan, including the policies of Chapter 8, Rural and Resource Lands;*
  - 17.2.1.7.1.2. *Preserves “rural character” as defined in the Growth Management Act*
  - 17.2.1.7.1.3. *Requires only rural government services; and*
  - 17.2.1.7.1.4. *Does not compromise the long-term viability of designated resource lands.*
- 17.2.1.8. Applicant Response:
  - 17.2.1.8.1. i. “yes
  - 17.2.1.8.2. ii. yes
  - 17.2.1.8.3. iii. yes
  - 17.2.1.8.4. iv. yes”
- 17.2.1.9. Hearing Examiner Finding: The proposal is consistent with the Kittitas County Comprehensive Plan as described above in section “V.” The use will not conflict with rural character, requires only rural government services and will not compromise resource lands.
- 17.2.1.10. Hearing Examiner Finding: Kittitas County Hearing Examiner finds the application, as conditioned, consistent with KCC 17.60A Conditional Uses, as described above.

17.3. **Consistency with the provisions of the KCC Title 17A, Critical Areas:**

- 17.3.1. A review by CDS staff indicated potential wetlands throughout the property. In addition to potential wetlands, a Type-9 (U) stream runs across the Eastern and Southern portions of

the site. No new structures are being proposed as part of this project. Future structures/activities will be required to adhere to setbacks defined under KCC 17A.04.030. As such, the proposal is consistent with KCC Title 17A, Critical Areas.

17.4. **Consistency with the provisions of the KCC Title 14.04, Building Code:**

17.4.1. Any future buildings must be consistent with International Building Codes.

17.5. **Consistency with the provisions of KCC Title 12, Roads and Bridges:**

17.5.1. As conditioned, the proposal is consistent with the provisions of KCC Title 12.

17.6. **Consistency with the provisions of KCC Title 20, Fire and Life Safety:**

17.6.1. As conditioned, the proposal is consistent with the provisions of KCC Title 20.

17.7. **Agency Comments:**The following agencies provided comments during the comment period: Bonneville Power Administration, Confederated Tribes of the Colville Reservation, Kittitas County Public Health, Washington State Dept. of Fish & Wildlife, Washington State Dept. of Health – Office of Drinking Water, Yakama Nation Fisheries, Kittitas County Public Works. (See Index #10)

17.8. **Public Comments:** Two public comments were received for this project.

18. An open record public hearing was held, after legal notice, on June 18, 2026.

19. Appearing and testifying on behalf of the Applicant was Kristen Jentges. Ms. Jentges testified that she was the property owner and Applicant. She testified that he had reviewed and had no objection to either the representations in the staff report or proposed conditions of approval. She offered further testimony consistent with the application materials. She requested hours of operation of 8am to 7pm, seven days a week. She did mention that they were not set up for activities to be held in the winter months. She stated guests were limited to 12-15, and that they must sign up in advance to participate in an activity. There will be no amplified sound, either in speech or music. There will be no weddings, concerts, dances or other similar events. The petting zoo is held one Sunday per month. She noted that they have been operating a petting zoo already. She stated that she lives on site.

20. Testifying from the public was Richard Rawlings. He lives adjacent to the Applicant's property. His primary concern related to the intensity of the uses. He asked that the uses be limited to what is advertised on their current website. He asked that all conditions be satisfied before the use begins. He had concerns about the activities of clearing of vegetation that have already occurred in the critical areas of on site wetlands and their buffers. He asked that a formal critical areas report be prepared. He further relied on his written comments that are included in Exhibit 18.

21. The following exhibits were admitted into the record:

- 21.1. Ex 1 Application & Pre-Application Materials
- 21.2. Ex 2 Deemed Complete
- 21.3. Ex 3 Maps
- 21.4. Ex 4 Updated Site Map
- 21.5. Ex 5 Affidavit of Mailing & Publication NOA
- 21.6. Ex 6 Affidavit of Sign Posting & Pictures
- 21.7. Ex 7 NOA Legal & Receipt

- 21.8. Ex 8 NOA Legal
- 21.9. Ex 9 NOA Memo
- 21.10. Ex 10 Agency & Public Comments
- 21.11. Ex 11 Transmittal of Comments
- 21.12. Ex 12 Updated KCPH Comments
- 21.13. Ex 13 Applicant Response to Comments
- 21.14. Ex 14 NOA Legal Print Copy
- 21.15. Ex 15 NOPH Legal & Receipt
- 21.16. Ex. 16 NOPH Legal
- 21.17. Ex. 17 NOPH Memo
- 21.18. Ex 18 Richard Rawlings written comments
- 21.19. Ex 19 Staff Report

- 22. The Kittitas County Hearing Examiner considered all evidence within the record in rendering this decision.
- 23. Any Conclusion of Law that is more correctly a Finding of Fact is hereby incorporated as such by this reference.

**II. CONCLUSIONS OF LAW**

- 1. The Kittitas County Hearing Examiner has been granted the authority to render this decision.
- 2. As conditioned, the planned development rezone is consistent with the Kittitas County Comprehensive Plan and Zoning Code.
- 3. As conditioned, the Long Plat is consistent with the Kittitas County Comprehensive Plan and Zoning Code.
- 4. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
- 5. Public use and interest will be served by approval of this proposal.
- 6. As conditioned, the proposal is consistent with Kittitas County Code Title 16 Subdivision, Title 17 Zoning, Title 17A Critical Areas, Title 15 Environmental, Title 12 Roads and Bridges, and Title 20 Fire & Life Safety.
- 7. Any Finding of Fact that is more correctly a Conclusion of Law is hereby incorporated as such by this reference.

**III. DECISION**

Based on the above Findings of Fact and Conclusions of Law, CU-26-00001 , is hereby **APPROVED** subject to the following Conditions of Approval.

**IV. CONDITIONS OF APPROVAL**

- 1. The project shall proceed in substantial conformance with the plans and application materials on file with CDS that were revised and received on March 31, 2026, and subsequent information included in the complete file index except as amended by the conditions herein.
- 2. The property shall have an annual Fire, Life, Safety inspection by the Fire Marshal.

3. An approved access permit for commercial access shall be required from the Kittitas County Dept. of Public Works prior to creating any new driveway access or altering an existing access. Paved approach is required, per KCPW.
4. Driveways over 150' in length will be required to be a minimum of 16' wide with 2' of clear zone on each side and meet the standards of Appendix D of the International Fire Code for IFC Turnarounds/Kittitas County Road Standard 5 and 6.
5. Per Kittitas County Code, only one access is permitted. A Road Variance application will need to be applied for to access or to change the agricultural access to commercial access. Application for a Road Variance does not guarantee second access. The Applicant shall obtain this Road Variance prior to continuing or initiating any of the requested activities under this permit.
6. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
7. Except as exempted in KCC 14.05.060, no grading or filling upon a site involving more than one hundred (100) cubic yards shall be performed without a grading permit from the County Engineer or Public Works designee (KCC 14.05.050). An application for grading in excess of five hundred (500) cubic yards shall be accompanied by an engineered grading plan (KCC 14.05.080). Grading over 500 cubic yards also requires a SEPA checklist to be submitted and approved by Kittitas County Community Development Services.
8. There shall be no parking on any Right-Of-Way or Alford Road at any time.
9. All applicable Kittitas County Road Standards apply to this proposal. Access is not guaranteed to any existing or created parcel on this application.
10. Applicants shall provide a scoping letter so a courtesy screening may be completed to determine if a Traffic Impact Analysis (TIA) is required. The scoping letter shall include quantity of vehicles throughout the entire operation hours, quantity of vehicles in the peak hour of operation, and estimated number of vehicles arriving and departing East and West. Vehicles in scoping letter should include all vehicles such as delivery vehicles, employees, customers, etc. Submission of the scoping letter and compliance with all requirements of Kittitas County or the TIA shall be completed prior to continuing or initiating any of the requested activities under this permit.
11. All activities shall comply with the County's Noise Ordinance in KCC 9.45 as stated now or as amended. Any noise that would violate the noise ordinance shall require a noise variance as seen in KCC 9.45.070 as stated now or as amended. The County may refer this matter back to the Hearing Examiner for further action, including revocation of this permit or modification of conditions of approval, in the event the County deems it proper to address ongoing noise complaints.
12. All development, design and construction shall comply with International Fire Code requirements and KCC Title 20 Fire and Life Safety. Please contact the Kittitas County Fire Marshal for specific requirements.
13. Accessible parking and route to Accessible space(s) provided with hard surface such as asphalt or concrete shall be required. The parking symbol and signage of Accessibility is required. Accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible building/pedestrian entrance per WAC 51-50-1106. Wherever practical, the accessible route shall not cross lanes of vehicular traffic. Where crossing traffic lanes as necessary, the route shall be designated and marked as a crosswalk. All improvements shall be completed prior to continuing or initiating any of the requested activities under this permit.
  - 13.1. Verify there is no more than 1:20 slope for the Accessible path from Accessible Parking to

the building(s) and all facilities entrances and amenities. Please show path and state the maximum allowed slope on the drawings.

- 13.2. All buildings or facilities shall be made Accessible per ANSI A-117; the latest adopted edition. Please show all Accessible features for rooms, counter areas and seating areas where Accessibility is required. Please show precise details such as counter heights, maximum reach distances, door swings, etc. Restrooms shall meet Accessibility with the same level of detail.
- 13.3. Please show this accessibility on an updated site plan and building permits for approval. Accessibility requirements must be approved by Kittitas County Community Development Services prior to any events taking place.
14. The applicant shall comply with all local, state and federal regulations at the time of building permit submittal.
15. Owner/applicant must obtain authorization from the Department of Ecology if withdrawing over 5,000 gallons of water per day.
16. Should ground disturbing or other activities related to the proposed project 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 & 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.
17. Failure to comply with conditions of approval may result in limitation or revocation of the conditional use permit in accordance with KCC 17.60A.100.
18. The applicant shall adhere to all stormwater discharge, pollution prevention, and water rights requirements set forth by the Washington State Dept. of Ecology (WSDOE).
19. The proposed project shall remain in compliance with all applicable health codes and requirements.
20. A "Mitigation, Monitoring, and Restoration Plan" shall be prepared in consultation with Washington State Dept. of Fish & Wildlife. This plan shall include information regarding the removal of underbrush to increase usable land and where this will occur relative to the Riparian Management Zone (RMZ) associated with Mercer Creek, referenced in Kittitas County's Critical Areas Ordinance (KCC 17A.04.030). The Applicant shall fully comply with this Plan including all required restoration. This shall be completed prior to continuing or initiating any of the requested activities under this permit.
21. The permitted activities under this permit, as requested in the application are as follows: small group yoga, aerobics, art painting, equine related human therapy services, agriculture education, poultry management education, green house education activities, and petting zoo. No weddings, concerts, equine competitions, or amplified sound or music is allowed as part of any permitted use of the property.
22. No additional uses are permitted by this permit unless this permit is amended according to the rules and regulations of Kittitas County.
23. Hours of operation shall be from 8am to 7 pm, seven days a week, during the months of March through October, provided that the petting zoo is only permitted one Sunday per month between the hours of 10am and 6pm.

Dated this 27 day of June, 2026

KITTITAS COUNTY HEARING EXAMINER

  
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Andrew L. Kottkamp

This Decision is subject to appeal pursuant to the Kittitas County Code and the Revised Code of Washington.