



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

TO: 3BR Custom Cuts

FROM: Jeremy Larson, Building Official
(509)-962-7559 jeremy.larson@co.kittitas.wa.us

DATE: November 22, 2022

SUBJECT: Pre-Application Meeting PM-22-00018, CDS Building Notes.

The following items are in response to your proposed project with regards to the building codes and building permits:

1) Building Codes:

All new construction shall be designed and built per the current Kittitas County adopted codes in KCC 14.04. at the time of individual permit submittal. At this time, we have adopted the 2018 I-Codes.

Ground snow load is 41 PSF (Min. roof live load is 32 PSF)

Use wind exposure C.

Seismic zone is C.

Wind speed is 110 Vult.

2) Buildings:

- a. Fire separation not required between the F-1 modular processing units.
- b. Exit requirements to be determined once the final occupant loads are established.
- c. Additional fire, life & safety requirements to be determined by the Kittitas County Fire Marshal.
- d. Accessible parking and route to Accessible space(s) provided with hard surface such as asphalt or concrete to the Office building. The parking symbol and signage of Accessibility is required. Based on the provided site plan, there are 33 parking spots, of which 2 must be accessible.
- e. Verify there is no more than 1:20 degree 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.
- f. Accessibility requirements per 2018 IBC and 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.
- g. Compliance documents for Washington State Energy Code (commercial) required for the VAP building.
- h. Occupancy for the VAP building is 'B' Business occupancy. Occupant load for this structure is nine.

- i. Occupancy for the modular processing facility is 'F-1' Factory- moderate hazard. The modular facility will need to be reviewed by Washington State L&I's Factory Assembled Structure (FAS) program and the State-approved documents submitted to Kittitas County CDS for final review. The building permit for the modular structures may be submitted to Kittitas County prior to receiving state approval. Based on the square footage, occupancy load for the processing facility would be 16.
- j. The office is a 'B' occupancy that will be required to be accessible. If this structure is a single-wide manufactured home-type unit it will not need to go through the State FAS process. Based on the square footage provided, occupancy load for the office would be five.
- k. The existing barn is a 'U' Utility occupancy.

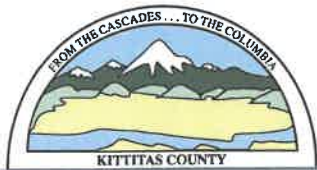
3) **Permitting:**

Some general guidelines:

- l. Building permit review times are running about 10 weeks for first review and may be longer for a commercial structure.
- m. Two (2) complete sets of plans are required and must list the intended use of the structures, occupancy and construction type.
- n. Required submittal documents shall be per Commercial Building Permit Submittal Bulletin B-005 located here: <https://www.co.kittitas.wa.us/cds/building/default.aspx>
- o. Additional commercial submittal documents may be required and are also found on the above web page.

Disclaimer:

Kittitas County Community Development Services Department does not guarantee a parcel eligible for development until such time as a complete and accurate application is submitted. Further analysis may be conducted at the time of permit application. Codes are subject to change.



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Office (509) 962-7506

"Building Partnerships – Building Communities"

To: Scott and Bonnie Toland

Date: November 16, 2022

From: Kelly Bacon, Staff Planner
(509) 962-7539, kelly.bacon.cd@co.kittitas.wa.us

Subject: 3BR Custom Cuts – Conditional Use

Proposal:

This memo is regarding the proposed establishment of a USDA certified processing facility to process agricultural meat commodities into products for local purveyors.

Tax Parcel #: 214534

Acreage: Approximately 14.90

Land Use

The current Land Use designation is Rural Residential

Zoning

The current zoning is Agriculture 5 (KCC 17.28A).

The proposed project falls under the following definition within the Kittitas County Zoning Code

KCC 17.08.032 Agriculture processing

"Agriculture processing" includes but is not limited to feed mills, canneries, preparation of agriculture product (produce washing, boxing, bulk packaging, baling, etc.), animal slaughter and meat preparation. ([Ord. 2013-001](#), 2013)

Agriculture processing is an allowed use in the Rural Residential Land Use and Ag 5 Zoning with a Conditional Use Permit. (KCC 17.15.060.1)

*The foot note 23 identified in the land use table can be found on the third page of this document. The footnote does not apply to large scale facilities; therefore, this project requires the Conditional Use Application.

SEPA

A SEPA checklist will be required for the Conditional Use application.

Critical Areas

In preliminary review of the subject property shows no critical areas (streams, wetlands, shoreline, or hazardous slopes) located on the property.

FPA:

Staff does not see any forested lands on the property, therefore an FPA would not be required.

Permitting

Based on the pre application materials provided, a Conditional Use application as well as a SEPA Checklist will be required. The Conditional Use application and SEPA Checklist will run concurrently.

The Conditional Use Permit application can be located here:

<https://www.co.kittitas.wa.us/uploads/cds/forms/Zoning%20Conditional%20Use%20Permit%20Application.pdf>

The SEPA Checklist can be located here:

<https://www.co.kittitas.wa.us/uploads/cds/forms/SEPA%20Environmental%20Checklist.pdf>

17.15.060

17.15.060.1 Allowed Uses in Rural Non-LAMIRD La

P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use * See KCC Chapter 17.08 Definitions	Rural Non-LAMIRD	
	Rural Residential	
	Ag 5 ⁴³	Rural 5 ⁴³
A. Agriculture		
Agricultural Enhanced Uses*		
Agricultural direct marketing activities*	p ⁶²	p ⁶²
Agricultural seasonal harvest festivities*	p ⁶³	p ⁶³
Agricultural expanded seasonal harvest festivities*	C	C
Animal boarding*	P	P
Agriculture processing*	CU ²³	
Agriculture production*	p ²⁴	P

Footnote:

23. Hay processing, and small-scale processing of agricultural products produced on the premises are permitted without a conditional use permit.

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411 N. Ruby St., Suite 2, Ellensburg, WA 98926

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Office (509) 962-7506

"Building Partnerships – Building Communities"

TO: The Brick House Nursery

FROM: Jeremy Larson, Building Official
(509)-962-7559 jeremy.larson@co.kittitas.wa.us

DATE: October 5, 2022

SUBJECT: Pre-Application Meeting PM-22-00015, CDS Building Notes.

1) Building Codes:

Any new construction shall be designed and built per the current Kittitas County adopted codes in KCC 14.04 at the time of individual permit submittal. At this time, we have adopted the 2018 I-Codes with Washington State Amendments.

Ground snow load is 59 PSF. Engineering is required for commercial structures.

Use wind exposure C.

Seismic zone is D1.

Wind speed is 110 Vult.

2) Buildings:

- a. Occupancy for the cabins would remain the same, however, you will need to register with the Fire Marshal's office for annual Fire, Life Safety inspections. Please contact the Fire Marshal's Office regarding FLS inspections, WUIC, fire lane and fire flow requirements. I believe Deputy Fire Marshal Dietzel said he would meet with you regarding the special event requirements during the on-site WUIC inspection for the nursery.
- b. The proposed restroom building will need to be made accessible.
- c. Accessible parking and route to Accessible space(s) provided with hard surface such as asphalt or concrete. 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.
- d. 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.
- e. 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.
- f. Two (2) complete sets of plans and engineer's calculations are required for each building.

3) **Permitting:**

- a. Building permit review times are running about 12-14 weeks for first review and may be longer for a commercial structure.
- b. Due to the ground snow load being over 50 PSF, engineering is required for the restroom facility.
- c. Two (2) complete sets of engineer or architect-stamped plans are required for each building.

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KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Pre-Application Team
DATE: November 16, 2022
SUBJECT: PM-22-00018 3BR Custom Cuts, LLC

ACCESS	<ul style="list-style-type: none">• An approved access permit for commercial use will be required from the Department of Public Works prior to creating any new driveway access or performing work within the county right-of-way.• All commercial and industrial accesses shall be designed in accordance with Exhibits 1340-1 and 1340-2 Driveway Design Templates of the WSDOT Design Manual and approved by the County Engineer prior to access permit issuance per KCC 12.05.030.• Driveways longer than 150' in length are required to provide a Fire Apparatus Turnaround meeting the requirements of Appendix D in the International Fire Code.• Per KCC 12.05.080 (Table 5-1), access spacing for a major collector above 35mph requires 475 ft access spacing. Access spacing would have to be placed as even as possible between neighboring accesses to the North and South as frontage does not allow 475 ft spacing. Alternatively, a Road Variance application will need to be applied for through Public Works if access is to remain where it is.• In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal.
ENGINEERING	<ul style="list-style-type: none">• Except as exempted in Section 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).• Traffic concurrency is required for all land use actions. A transportation impact analysis (TIA) shall be required for all development that will generate more than nine (9) peak hour

	vehicle trips. Please provide estimated traffic generation for peak hours to determine if a TIA will be required. (KCC 12.10.040(c))
FLOOD	Parcel #214534 is not located in a FEMA mapped special flood hazard area (100-year floodplain). A Floodplain Development permit will not be required.
WATER MITIGATION/ METERING	Per KCC 13.35.027 all new uses of ground water require mitigation and metering. Proof of mitigation is required prior to applying for a building permit (as part of the Adequate Water Supply Determination process). The proposed commercial project is not eligible for the Kittitas County Water Bank, a contact list for private water banks is attached.

Please contact Kittitas County Public Works (509) 962-7523 with any questions.

Kittitas County Water Banks Contact List

<p>Big Creek Water Right Pat Deneen 509-260-0462 pat@patrickdeneen.com</p>	<p>Darling Water, LLC Jason McCormick 509-949-7297 jason@mccormickwater.com</p>
<p>Bourne Water Bank, LLC. Jason and Danica Bourne 360-631-6178 bournewaterbank@gmail.com</p>	<p>Western Water Partners Anne Watanabe 509-852-2041 annew@inlandcellular.com</p>
<p>Land Lloyd Development Jill Van Hulle 360-528-1397 jvanhulle@aspectconsulting.com</p>	<p>Trailside Jennifer Ewart 206-459-8630 discover@trailsidewaterbank.com</p>
<p>Cabin Owners Kelsey Collins 509-575-2640 kesi461@ecy.wa.gov</p>	<p>Roan Jen Burden 206-502-4408 burden@confluencelaw.com</p>
<p>Yakima Mitigation Services Jessica Berry 509-649-5271 jberry@inlandnet.com</p>	<p>SC Aggregate Steve Lathrop 509-925-5622 water@lwhsd.com</p>
<p>New Suncadia, LLC Susan Bronkhorst 509-649-6117</p>	<p>Swiftwater Ranch David Gleason 206-650-4015 gleasonproperties@comcast.net</p>
<p>Tillman Creek (New Suncadia, LLC) Jen Burden 206-502-4408 burden@confluencelaw.com</p>	<p>Kittitas County Water Bank Kittitas County Department of Public Works 509-962-7523 publicworks@co.kittitas.wa.us</p>

Department of Ecology Central Regional Office: 509-575-2490



To Protect and Promote the Health and the Environment of the People of Kittitas County

November 17, 2022

Kelly Bacon, Kittitas County Planner I
Community Development Services
411 N. Ruby Street
Ellensburg, WA. 98926

Dear Kelly,

The following comments are the Environmental Public Health comments on the PM-22-00018, 3BR Custom Cuts project application. The applicant must provide proof of an approved, Group B water system with a state issued public water system ID#. Once the system has an ID #, the adequate water system determination application must be completed and submitted to our department for review and approval prior to applying for a building permit. The 100-foot radius around the well must be maintained free of any potential sources of contamination. Once the well is drilled a 4-hour pump test must be done as well as a complete inorganic chemical test and a bacteriological test drawn to establish water quality.

A site evaluation performed by the Public Health Department must be conducted and the applicant must work with a licensed on-site sewage system designer on the proposed drainfield that will serve the project. Additionally, a plan for how the wash water from the operation will be treated and drained must be addressed and in place prior to approval of the project.

Thank you for this opportunity to comment and if you have any questions, please don't hesitate to give me a call.

Sincerely,

A handwritten signature in blue ink that reads "Holly Erdman".

Holly Erdman, B.S.
Environmental Health Specialist II



507 N. Nanum Street, St. 102 · Ellensburg, WA 98926

T: 509.962.7515 · F: 509.962.7581

www.co.kittitas.wa.us/health/



KITTITAS COUNTY FIRE MARSHAL'S OFFICE

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

Fire Marshal (509) 962-7000 Deputy Fire Marshal (509) 962-7657

November 16, 2022

To: Whom it may concern

Re: PM-22-00018

In regard to the proposed project, I see no issue approving the project. The FMO requires the project to comply with the current KCC roads standards, the IFC Appendix D and the Fire Service Features chapter of the IFC regarding Fire Apparatus Access Roads.

Furthermore, the new buildings constructed may be required to install a fire sprinkler system or other fire suppression system depending on specificity noted in the IFC. Additionally, all buildings will be required to have the appropriate number of fire extinguishers as required by the IFC.

Furthermore still, all structures shall comply with egress, exit, etc. requirements as stated in the IFC per the type of occupancy and square footage of each structure.

Thank you for your time.

Deputy Fire Marshal,
Joseph A Dietzel