

From: [Ken Edwards](#)
To: [Chace Pedersen](#)
Subject: RE: CU-23-00006 Honest Cut Meats LLC - Notice of Application
Date: Thursday, December 28, 2023 10:42:30 AM
Attachments: [image001.png](#)

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Chace,

Kittitas PUD has no comments.

Thanks,

Ken Edwards
Engineering Manager
PUD #1 of Kittitas County
1400 Vantage Highway
Ellensburg, WA 98926
Phone: 509-933-7200 Ext 818
Ken.Edwards@KittitasPUD.com



From: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>
Sent: Thursday, December 28, 2023 8:32 AM
To: Dan Young <dan.young@co.kittitas.wa.us>; Marvin Douvier (SH) <marvin.douvier.sh@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; George Long <long@kittcom.org>; storch@kittcom.org; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Public Health Inspectors <PublicHealthInspectors@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Kelee Hodges <kelee.hodges.pw@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Tate Mahre <tate.mahre@co.kittitas.wa.us>; Jackie Sharp <jackie.sharp@co.kittitas.wa.us>; Cameron Curtis <cameron.curtis@co.kittitas.wa.us>; enviroreview@yakama.com; Corrine Camuso <Corrine_Camuso@Yakama.com>; Jessica Lally <Jessica_Lally@Yakama.com>; noah_oliver@yakama.com; Casey Barney <Casey_Barney@Yakama.com>; kozj@yakamafish-nsn.gov; matj@yakamafish-nsn.gov; Holly Barrick <barh@yakamafish-nsn.gov>; separegister@ecy.wa.gov; tebu461@ecy.wa.gov; lowh461@ECY.WA.GOV; FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; ECY RE CRO SEPA Coordinator <crosepa@ecy.wa.gov>; rand461@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>; DAHP SEPA (DAHP) <sepa@dahp.wa.gov>; jorgenja@cwu.edu; nelmsk@cwu.edu; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph

From: [WSDOT Aviation Land Use Inquiries and Application Submittals](#)
To: [Chace Pedersen](#)
Subject: RE: [EXTERNAL] CU-23-00006 Honest Cut Meats LLC - Notice of Application
Date: Thursday, December 28, 2023 2:16:13 PM

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M Pedersen,

WSDOT Aviation Division reviewed the provided documentation on 12/28/2023. We have no comments.

Cheers,

David Ison, PhD | Aviation Planner
Emerging Aviation Technologies & Land Use Compatibility
Washington State Department of Transportation
david.ison@wsdot.wa.gov C: 360-890-5258

From: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>
Sent: Thursday, December 28, 2023 8:32 AM
To: Dan Young <dan.young@co.kittitas.wa.us>; Marvin Douvier (SH) <marvin.douvier.sh@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; George Long <long@kittcom.org>; storch@kittcom.org; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Public Health Inspectors <PublicHealthInspectors@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Kelee Hodges <kelee.hodges.pw@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Tate Mahre <tate.mahre@co.kittitas.wa.us>; Jackie Sharp <jackie.sharp@co.kittitas.wa.us>; Cameron Curtis <cameron.curtis@co.kittitas.wa.us>; enviroreview@yakama.com; Corrine Camuso <Corrine_Camuso@Yakama.com>; Jessica Lally <Jessica_Lally@Yakama.com>; noah_oliver@yakama.com; Casey Barney <Casey_Barney@Yakama.com>; kozj@yakamafish-nsn.gov; Matthews, Jim <matj@yakamafish-nsn.gov>; Holly Barrick <barh@yakamafish-nsn.gov>; separegister@ecy.wa.gov; Petropoulos, Terra (ECY) <tebu461@ECY.WA.GOV>; White, Lori (ECY) <lowh461@ECY.WA.GOV>; FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; ECY RE CRO SEPA Coordinator <crosepa@ecy.wa.gov>; Anderson, Ryan (ECY) <rand461@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>; DAHP

From: [Connor Armi](#)
To: [Chace Pedersen](#)
Cc: [Guy Moura](#); [Hanson, Sydney \(DAHP\)](#)
Subject: Re: CU-23-00006 Honest Cut Meats LLC - Notice of Application
Date: Tuesday, January 2, 2024 10:29:03 AM

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Hello Chace,

This consultation is in response to CU-23-00006 Honest Cut Meats LLC. This undertaking is for a change over from Washington State inspection to USDA inspection. This requires a small footprint including a 8' by 40' harvest module, a 8' by 20' drip cooler, and a new 1200 gallon septic system and associated drain field.

CCT H/A requests a cultural resource survey prior to implementation and that there be an Inadvertent discovery plan in place prior to implementation, we will also look for DAHP concurrence on this request.

This undertaking is located within the CCT Traditional Territories. We request any undertakings, particularly those involving ground disturbing activities, to have an IDP in place prior to implementation.

The proposed project lies within the Traditional territory of the Moses-Columbia Tribe, 1 of the 12 constituent tribes of the Confederated Tribes of the Colville Reservation (CTCR), which is governed by the Colville Business Council (CBC). The CBC has delegated to the Tribal Historic Preservation Officer (THPO) the responsibility of representing the CTCR with regard to cultural resources management issues throughout the traditional territories of all of the constituent tribes under Resolution 1996-29. This area includes parts of eastern Washington, northeastern Oregon, the Palus territory in Idaho, and south-central British Columbia.

If ground disturbing activities are to be conducted, such as the clearing of land for residential construction, installation of a septic system or the installation of a driveway, creation of a concrete pad, a cultural resource surface survey and sub-surface testing of the area in and directly around the proposed ground disturbance are recommended as a surface observation will not be an accurate assessment of the existent potential for sub-surface cultural deposits. Please do so prior to ground disturbing activities. These tests should be to the terminal depth of the implementation to ensure the totality of the presence or absence of cultural material.

There are no known cultural resources of precontact and historic significance nearby, but this parcel is considered High to Very High Risk for an inadvertent discovery according to the DAHP predictive model.

CCT H/A requests a Cultural Resource Survey and further requests that during implementation there be an Inadvertent Discovery Plan or (IDP) in place to ensure compliance with all Section 106 and relevant cultural resource laws both federally and to the state of Washington.

Sincerely,

Connor Armi | Archaeologist Senior MA, RPA

History/Archaeology Program

Confederated Tribes of the Colville Reservation

PO Box 150 | Nespalem, WA 99155

d: 509-634-2690 | c: 509-631-1131

connor.armi.hsy@colvilletribes.com

On Thu, Dec 28, 2023 at 8:32 AM Chace Pedersen <chace.pedersen@co.kittitas.wa.us> wrote:

Good morning,

CDS is requesting comment on the following conditional use application: CU-23-00006 Honest Cut Meats LLC. Links to the file materials can be found below. The comment period will end **January 17, 2024, at 5pm**. CDS will assume your agency does not wish to provide comment if not received by this date. Please let me know if you have any issues accessing the materials.

Internal Link: CU-23-00006 Honest Cut Meats LLC

External Link: [CU-23-00006 Honest Cut Meats LLC](#)

If the links above do not work, please go to the CDS website at:

<https://www.co.kittitas.wa.us/cds/land-use/default.aspx> and navigate to “Conditional Use”, “View Active Applications”, and then the project file number “CU-23-00006 Honest Cut Meats LLC”.

Thank you,

Chace Pedersen

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2



State of Washington
DEPARTMENT OF FISH AND WILDLIFE

South Central Region • Region 3 • 1701 South 24th Avenue, Yakima, WA 98902-5720
Telephone: (509) 575-2740 • Fax: (509) 575-2474

January 11, 2024

Chace Pedersen
Community Development Services
Kittitas County
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

SUBJECT: WDFW COMMENTS ON CU-23-00006 HONEST CUT MEATS

Dear Mr. Pedersen,

Thank you for the opportunity to comment on the proposed Conditional Use permit for the Honest Cut Meats project near Parke Creek. The Washington Department of Fish and Wildlife (WDFW) is familiar with this area and nearby critical areas, and we are active participants in the County's Voluntary Stewardship Program (VSP). We offer the following information for consideration to ensure Parke Creek, its floodplain, and the associated critical areas are protected if the expansion moves forward as proposed.

The use of prefabricated structures is likely to minimize the overall footprint and disturbance associated with the project, however there will be at least 480 square feet of new impervious surfaces near Parke Creek and a proposed holding pen that will likely send runoff toward Parke Creek. At least portions, if not all, of the development is within 100 feet from Parke Creek. The standard buffer width in the County's Critical Areas Ordinance would call for a 100-foot buffer plus a 15-foot setback. WDFW's guidance for riparian ecosystems in this location also recommends a 100-foot minimum setback to protect water quality. Ecology's [Voluntary Clean Water Guidance for Agriculture](#) recommends animal confinement areas (holding pens) be placed at least 150 feet away from streams in Eastern Washington and livestock exclusion of at least 100 feet to allow for a fully functioning riparian ecosystem.

There may be some gray area as to the applicability of the VSP to this proposal, but WDFW strongly encourages the applicants to include native woody riparian vegetation along Parke Creek to mitigate impacts from placing and operating these new facilities in close proximity to Parke Creek. Enhancing the riparian vegetation through this reach would help ensure the project does not degrade the water quality or Fish and Wildlife Habitat Conservation Areas on the property and would be consistent with [Kittitas County's VSP Approved Work Plan](#). Establishing native woody vegetation along Parke Creek in this location may also help control the invasive reed canary grass that dominates the riparian area on this property.

The proposed prefabricated structures appear to be located near or within the 100-year floodplain as mapped by FEMA. Unmitigated placement of structures within the floodplain may result in

increased flood risks to existing structures and agricultural infrastructure. If compensatory flood mitigation is needed, WDFW recommends consideration of inset floodplain terraces adjacent to Parke Creek for effective flood mitigation and improved fish and wildlife habitat. We would be pleased to work with the applicants to further explore this option.

WDFW recommends a robust riparian establishment project be incorporated into the project proposal such that the project will be consistent with the goals for the local VSP work group. We welcome the opportunity to collaborate with the applicants and County to ensure this project will protect and enhance critical areas while also maintaining agricultural viability in Kittitas County.

Thank you again for the opportunity to comment and please let me know if there are any questions we can answer.

Sincerely,

A handwritten signature in cursive script that reads "Jennifer Nelson".

Jennifer Nelson
Fish and Wildlife Biologist
Jennifer.Nelson@dfw.wa.gov
(509) 961-6639



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Central Region Office

1250 West Alder St., Union Gap, WA 98903-0009 • 509-575-2490

January 12, 2024

Chace Pedersen
Kittitas County
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

RE: CU-23-00006

Dear Chace Pedersen:

Thank you for the opportunity to comment on the Notice of Application for Honest Cut Meats LLC. We have reviewed the application and have the following comment.

Water Resources

Your project is located within the boundaries of WAC 173-539A so it may be subject to the rule. If you're planning on withdrawing groundwater for a new use within the boundaries of WAC 173-539A, your project must be water budget neutral. Before withdrawing or using any water please submit a *Request of Determination of Water Budget Neutrality* or an *Application for a New Water Right Permit*, depending on the size of your project either form may be required.

If you have any questions, please contact the Water Resources Customer Service line at 509-575-2597

Sincerely,

Joy Espinoza
SEPA Coordinator
Central Regional Office
509-379-3967
crosepacoordinator@ecy.wa.gov

202306017



KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

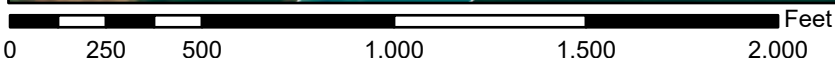
TO: All Staff
FROM: Public Works Plan Review Team
DATE: January 17th, 2024
SUBJECT: CU-23-00006 Honest Cut Meats LLC

ACCESS	No access requirements, site plan shows existing access to be used. (JS)
ENGINEERING	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).
SURVEY	There are no survey comments regarding this applications (JT)
TRANSPORTATION CONCURRENCY	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)) (KAH)
FLOOD	The proposed project is located within zone A of the 100-year floodplain. All activities within the floodplain require a floodplain development permit. All construction, including structures that are exempt from a building permit, must follow the guidelines within KCC 14.08. Structures may be subject to mandatory flood insurance purchase requirements. For all walled and roofed structures in the 100-year floodplain, elevation certificates are required as part of the floodplain development permitting process. (SC)
WATER MITIGATION/ METERING	Water mitigation and metering requirements are not applicable to the proposed project as it will not exceed the existing permit exempt well allowance. The use will remain under 5000 gallons per day. (SC)

National Flood Hazard Layer FIRMMette



120°20'15"W 47°0'13"N



























1:6,000


120°19'37"W 46°59'49"N


Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	 Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>  With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>  Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>  Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>  Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>  Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS	 NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>  Effective LOMRs  Area of Undetermined Flood Hazard <i>Zone D</i>
GENERAL STRUCTURES	 Channel, Culvert, or Storm Sewer  Levee, Dike, or Floodwall
OTHER FEATURES	 20.2 Cross Sections with 1% Annual Chance  17.5 Water Surface Elevation  Coastal Transect  Base Flood Elevation Line (BFE)  Limit of Study  Jurisdiction Boundary  Coastal Transect Baseline  Profile Baseline  Hydrographic Feature
MAP PANELS	 Digital Data Available  No Digital Data Available  Unmapped





The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **1/3/2024 at 3:01 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



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

January 17, 2024

Chace Pedersen, Planner I
Community Development Services
411 N. Ruby Street
Ellensburg, WA. 98926

Dear Chace,

The following comments are the Environmental Public Health comments on the CU-23-00006, Honest Cut Meats Notice of Application. A site evaluation will need to be performed to evaluate the soil in the proposed location of the new drainfield for the Harvest Module. The applicants will need to work with a licensed, on-site sewage designer to ensure that the new drainfield will be adequately sized and installed according to WAC 246-272A.

A plan of operation must be submitted to Kittitas County Public Health Department to determine if a permit or an exemption is needed for the compost generated by the proposed project.

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

Sincerely,

A handwritten signature in black ink that reads "Holly Erdman". The signature is fluid and cursive.

Holly Erdman, B.S.
Environmental Health Specialist II
509-962-7580



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

T: 509.962.7515 · F: 509.962.7581

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