



## Soundview Consultants LLC

Environmental Assessment • Planning • Land Use Solutions

2907 Harborview Dr., Suite D, Gig Harbor, WA 98335

Phone: (253) 514-8952 Fax: (253) 514-8954

# Technical Memorandum

**To:** Chace Pedersen, Kittitas County

**Date:** January 25, 2024

**From:** Alex Murphy, Soundview Consultants LLC

**Re:** Response to Comments, Permit #CU-23-00006  
Honest Cut Meats LLC Conditional Use Permit

Dear Mr. Pedersen,

Soundview Consultants LLC (SVC) has been assisting Scott and Necia Kay Shelton of Honest Cut Meats LLC (Applicant) with a Conditional Use Permit submittal for the proposed construction of a modular harvest component and modular drip cooler on a 54.48-acre site located at 15450 Vantage Highway in the Ellensburg area of unincorporated Kittitas County. This Technical Memorandum has been prepared in response to the County's Transmittal of Comments memo dated January 18, 2024. The comments are referenced below by the submitter and date, then followed by SVC's responses. The original comments are provided in their entirety in Attachment A.

1. Kittitas PUD; December 28, 2023

**Response:** No concerns noted; no response required.

2. Washington State Department of Transportation – Aviation; December 28, 2023

**Response:** No concerns noted; no response required.

3. Confederated Tribes of the Colville Reservation; January 2, 2024

**Response:** If required by the County, the Applicant will complete a cultural resources survey and prepare an inadvertent discovery plan. The subject property has been heavily disturbed by prior development activities and historic agricultural practices. No known cultural resources are present on the property.

4. Washington State Department of Fish and Wildlife; January 11, 2024

**Response:** WDFW noted multiple concerns, including applicability of the County's Voluntary Stewardship Program and critical areas requirements to the project, the proximity of proposed development to Park Creek (also called "Parke Creek"), recommendations to enhance the riparian corridor along Park Creek (a seasonal stream/drainage running through the property), and development within Park Creek's 100-year floodplain. As proposed, the project will comply with all Kittitas County development requirements related to WDFW's concerns.

The applicability of the County's VSP and critical areas ordinance to the project is covered in SVC's 10/25/23 memo submitted with the initial Conditional Use Permit application package. During SVC's pre-submittal coordination for the project, SVC confirmed with Kittitas County Community Development and Kittitas County Conservation District (KCCD) staff that the VSP is applicable to the project under the existing agricultural activity qualification described in KCC 17A.01.030.3.

Enhancing the Park Creek riparian corridor or relocating the proposed development further away from Park Creek is beyond the scope of the proposed project, as it would significantly interfere with ongoing agricultural practices on the property. However, to minimize potential impacts from the proposed development on Park Creek, the Applicant will be constructing the holding pen on a new concrete pad and redirecting any waste generated from livestock in the holding pen away from Park Creek, into the proposed septic system or an upland composting facility in compliance with Kittitas County Public Health requirements. Waste generation will also be minimized by limiting the amount of time livestock is kept in the holding pen to 8-10 hours total per week. By constructing the holding pen in an area already used as livestock pens, these efforts will result in fewer impacts to Park Creek compared to current conditions.

Floodplain development requirements will be addressed through the County's floodplain development permit required by Kittitas County Public Works. No compensatory flood mitigation is proposed.

The Applicant is not opposed to future collaborative efforts to improve riparian functions along Park Creek with KCCD and WDFW, but those efforts are not proposed as part of this application.

5. Washington State Department of Ecology; January 12, 2024

**Response:** No new groundwater withdrawals will occur as part of the proposed project. The harvest module will use approximately 100-150 gallons of water per day, well below the exempt threshold of 5000 gallons per day, and will be sourced from an existing well on the property. Nathan Longoria, Permit Writer/Customer Service Specialist in Ecology's Yakima office, confirmed no further action is needed for the proposed development in a phone conversation on January 22, 2024.

6. Kittitas County Public Works; January 17, 2024

**Response:** Responses provided to individual sections below.

*Access:* No concerns noted; no response required.

*Survey:* No concerns noted; no response required.

*Transportation Concurrency:* The proposed development is expected to reduce daily traffic, not increase it. Current conditions have agricultural processing clients delivering carcasses and picking up processed goods on an individual, as needed basis. The proposed condition will eliminate individual deliveries and pick-ups, replacing them with bulk deliveries and pick-ups. Resulting traffic counts will decrease by 60-80% when compared to current conditions.

*Flood:* A floodplain development permit will be obtained as part of the building permit review process.

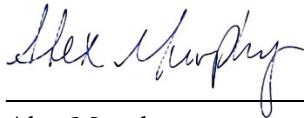
*Water Mitigation/Metering:* No concerns noted; no response required.

7. Kittitas County Public Health; January 17, 2024

**Response:** The new drain field has already received approval from Kittitas County Public Health under permit # 05-23-00184. Installation of the new system was completed under that permit in December 2023.

The Applicants and I appreciate this opportunity to respond. Please do not hesitate to contact us with any questions or concerns.

Sincerely,

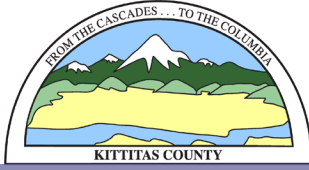


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Alex Murphy  
Senior Environmental Planner / Project Manager  
Office 253-514-8952  
amurphy@soundviewconsultants.com

# Attachment A – Original Comments

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## 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"

January 18, 2024

Scott & Necia Kay Shelton  
15450 Vantage Highway  
Ellensburg, WA 98926

Soundview Consultants LLC  
c/o Alex Murphy  
122 East 1st St., Ste 4  
Cle Elum, WA 98922

### RE: CU-23-00006 Honest Cut Meats LLC- Transmittal of Comments

Dear applicants,

The comment period for CU-23-00006 Honest Cut Meats LLC, ended on January 17, 2024, at 5:00 pm. Community Development Services received the following comments:

- December 28, 2023 Kittitas PUD
- December 28, 2023 Washington State Department of Transportation - Aviation
- January 2, 2024 Confederated Tribes of the Colville Reservation
- January 11, 2024 Washington Department of Fish and Wildlife
- January 12, 2024 Washington State Department of Ecology
- January 17, 2024 Kittitas County Public Works
- January 17, 2024 Kittitas County Public Health

If you wish to provide responses to any of the received comments, please do so **by 5:00 pm on February 2, 2024**, so that staff can incorporate and consider any of your responses into the staff report. For additional time to address any of the comments, please contact me directly to extend the response due date. If staff has not heard from you by February 2, 2024, we will proceed with processing the conditional use permit. If you have questions about any comments from an agency, please contact them directly.

For any questions regarding this matter, please contact me at (509) 962-7637, or by e-mail at [chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us).

Sincerely,

Chace Pedersen  
Staff Planner

*Enclosed: Comments listed above*

**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](#)

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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](mailto:Ken.Edwards@KittitasPUD.com)



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**From:** Chace Pedersen <[chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)>  
**Sent:** Thursday, December 28, 2023 8:32 AM  
**To:** Dan Young <[dan.young@co.kittitas.wa.us](mailto:dan.young@co.kittitas.wa.us)>; Marvin Douvier (SH) <[marvin.douvier.sh@co.kittitas.wa.us](mailto:marvin.douvier.sh@co.kittitas.wa.us)>; Kim Dawson <[kim.dawson@co.kittitas.wa.us](mailto:kim.dawson@co.kittitas.wa.us)>; George Long <[long@kittcom.org](mailto:long@kittcom.org)>; storch@kittcom.org; Julie Kjorsvik <[julie.kjorsvik@co.kittitas.wa.us](mailto:julie.kjorsvik@co.kittitas.wa.us)>; Public Health Inspectors <[PublicHealthInspectors@co.kittitas.wa.us](mailto:PublicHealthInspectors@co.kittitas.wa.us)>; Lisa Lawrence <[lisa.lawrence@co.kittitas.wa.us](mailto:lisa.lawrence@co.kittitas.wa.us)>; Patti Stacey <[patti.stacey@co.kittitas.wa.us](mailto:patti.stacey@co.kittitas.wa.us)>; Kelee Hodges <[kelee.hodges.pw@co.kittitas.wa.us](mailto:kelee.hodges.pw@co.kittitas.wa.us)>; Candie Leader <[candie.leader@co.kittitas.wa.us](mailto:candie.leader@co.kittitas.wa.us)>; Tate Mahre <[tate.mahre@co.kittitas.wa.us](mailto:tate.mahre@co.kittitas.wa.us)>; Jackie Sharp <[jackie.sharp@co.kittitas.wa.us](mailto:jackie.sharp@co.kittitas.wa.us)>; Cameron Curtis <[cameron.curtis@co.kittitas.wa.us](mailto:cameron.curtis@co.kittitas.wa.us)>; [enviroreview@yakama.com](mailto:enviroreview@yakama.com); Corrine Camuso <[Corrine\\_Camuso@Yakama.com](mailto:Corrine_Camuso@Yakama.com)>; Jessica Lally <[Jessica\\_Lally@Yakama.com](mailto:Jessica_Lally@Yakama.com)>; [noah\\_oliver@yakama.com](mailto:noah_oliver@yakama.com); Casey Barney <[Casey\\_Barney@Yakama.com](mailto:Casey_Barney@Yakama.com)>; [kozj@yakamafish-nsn.gov](mailto:kozj@yakamafish-nsn.gov); [matj@yakamafish-nsn.gov](mailto:matj@yakamafish-nsn.gov); Holly Barrick <[barh@yakamafish-nsn.gov](mailto:barh@yakamafish-nsn.gov)>; [separegister@ecy.wa.gov](mailto:separegister@ecy.wa.gov); [tebu461@ecy.wa.gov](mailto:tebu461@ecy.wa.gov); [lowh461@ECY.WA.GOV](mailto:lowh461@ECY.WA.GOV); [FormerOrchards@ecy.wa.gov](mailto:FormerOrchards@ecy.wa.gov); [wendy.neet@ecy.wa.gov](mailto:wendy.neet@ecy.wa.gov); ECY RE CRO SEPA Coordinator <[crosepa@ecy.wa.gov](mailto:crosepa@ecy.wa.gov)>; [rand461@ecy.wa.gov](mailto:rand461@ecy.wa.gov); Downes, Scott G (DFW) <[Scott.Downes@dfw.wa.gov](mailto:Scott.Downes@dfw.wa.gov)>; Nelson, Jennifer L (DFW) <[Jennifer.Nelson@dfw.wa.gov](mailto:Jennifer.Nelson@dfw.wa.gov)>; Torrey, Elizabeth M (DFW) <[Elizabeth.Torrey@dfw.wa.gov](mailto:Elizabeth.Torrey@dfw.wa.gov)>; DAHP SEPA (DAHP) <[sepa@dahp.wa.gov](mailto:sepa@dahp.wa.gov)>; [jorgenja@cwu.edu](mailto:jorgenja@cwu.edu); [nelmsk@cwu.edu](mailto:nelmsk@cwu.edu); Jeremy Larson <[jeremy.larson@co.kittitas.wa.us](mailto: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](mailto:david.ison@wsdot.wa.gov) C: 360-890-5258

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

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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](mailto:connor.armi.hsy@colvilletribes.com)

On Thu, Dec 28, 2023 at 8:32 AM Chace Pedersen <[chace.pedersen@co.kittitas.wa.us](mailto: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 24<sup>th</sup> 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](mailto: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

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### MEMORANDUM

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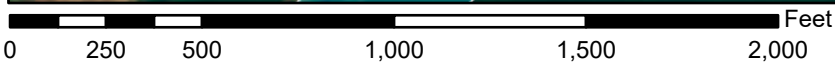
**TO:** All Staff  
**FROM:** Public Works Plan Review Team  
**DATE:** January 17th, 2024  
**SUBJECT:** CU-23-00006 Honest Cut Meats LLC

<b>ACCESS</b>	No access requirements, site plan shows existing access to be used. (JS)
<b>ENGINEERING</b>	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).
<b>SURVEY</b>	There are no survey comments regarding this applications (JT)
<b>TRANSPORTATION CONCURRENCY</b>	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)
<b>FLOOD</b>	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)
<b>WATER MITIGATION/ METERING</b>	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) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		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 Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		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
MAP PANELS		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		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".

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



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