



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

“Building Partnerships – Building Communities”

Affidavit of Mailing & Publication

PROPOSAL NAME: CU-23-00006 Honest Cut Meats LLC

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: December 28, 2023

I certify that the following documentation:

- Notice of Application for CU-23-00006 Honest Cut Meats LLC, Conditional Use Permit Application

has been mailed and/or emailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.



 Signature

Chace Pedersen
 Planner I
 Community Development Services
 County of Kittitas
 State of Washington

Subscribed and sworn to before me this 28th day of December 2023





Steph Mifflin
 Notary Public for the State of Washington residing
 in Ellensburg.

My appointment expires: 12-23-25

From: [Chace Pedersen](#)
To: "Teneal Norrbom"
Subject: RE: CU-23-00006 Honest Cut Meats LLC - (Publishing) Notice of Application
Date: Wednesday, December 27, 2023 9:30:00 AM
Attachments: [image001.png](#)

Approved.

Thanks Teneal!

Chace Pedersen

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7637

chace.pedersen@co.kittitas.wa.us

The information transmitted by this email is intended only for the person or entity to which it is addressed. This email may contain confidential and/or privileged material. If you are not the intended recipient of this message, be aware that any use, review, retransmission, distribution, or reproduction is strictly prohibited. If you received this in error, please contact the sender immediately and delete the material from all devices.

From: Teneal Norrbom <tnorrbom@kvnews.com>
Sent: Wednesday, December 27, 2023 9:29 AM
To: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>
Subject: Re: CU-23-00006 Honest Cut Meats LLC - (Publishing) Notice of Application

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.

I have attached the updated proof.

Teneal Norrbom | 509-925-1414 ext. 570223

Legals: legals@kvnews.com

Classifieds: classified2@kvnews.com

Obituaries: www.dailyrecordnews.com

From: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>
Sent: Wednesday, December 27, 2023 9:21 AM
To: Teneal Norrbom <tnorrbom@kvnews.com>
Subject: RE: CU-23-00006 Honest Cut Meats LLC - (Publishing) Notice of Application

CAUTION, this email originated from outside the organization.

I forgot to factor in a couple holidays into my deadline date. Attached is the updated legal. The only difference is the date in the written comments section has been changed to January 17, 2024.

Chace Pedersen

Planner I
Kittitas County Community Development Services
411 N. Ruby Street, Ste 2
Ellensburg, WA 98926
Office: (509) 962-7637
chace.pedersen@co.kittitas.wa.us

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From: Teneal Norrbom <tnorrbom@kvnews.com>
Sent: Wednesday, December 27, 2023 9:16 AM
To: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>
Subject: Re: CU-23-00006 Honest Cut Meats LLC - (Publishing) Notice of Application

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.

The attached proof is pending approval for the following run date(s) 12/28.

Please make changes and give approval prior to the deadline of 12/27, 10:30am.

Thank you!

Teneal Norrbom | 509-925-1414 ext. 570223

Legals: legals@kvnews.com

Classifieds: classified2@kvnews.com

Obituaries: www.dailyrecordnews.com

DAILY RECORD

Built on Trust, Focused on Community

From: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>
Sent: Wednesday, December 27, 2023 9:02 AM
To: Teneal Norrbom <tnorrbom@kvnews.com>
Subject: RE: CU-23-00006 Honest Cut Meats LLC - (Publishing) Notice of Application

CAUTION, this email originated from outside the organization.

Thanks Teneal!

Chace Pedersen

Planner I
Kittitas County Community Development Services
411 N. Ruby Street, Ste 2
Ellensburg, WA 98926
Office: (509) 962-7637
chace.pedersen@co.kittitas.wa.us

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From: Teneal Norrbom <tnorrbom@kvnews.com>
Sent: Wednesday, December 27, 2023 9:01 AM
To: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>
Subject: Re: CU-23-00006 Honest Cut Meats LLC - (Publishing) Notice of Application

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Yes, I'm sorry, I'm also filling in for our GM a little this week and have to put the paper together. I'm just now getting to this, and we will meet the deadline.

[Teneal Norrbom | 509-925-1414 ext. 570223](tel:509-925-1414)

Legals: legals@kvnews.com

Classifieds: classified2@kvnews.com

Obituaries: www.dailyrecordnews.com

DAILY RECORD

Built on Trust, Focused on Community

From: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>
Sent: Wednesday, December 27, 2023 8:49 AM
To: Teneal Norrbom <tnorrbom@kvnews.com>
Subject: RE: CU-23-00006 Honest Cut Meats LLC - (Publishing) Notice of Application

CAUTION, this email originated from outside the organization.

Good morning Teneal,

I just wanted to check in on this legal and see if the December 28 publish date will be possible.

Thanks,

Chace Pedersen

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7637

chace.pedersen@co.kittitas.wa.us

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From: Chace Pedersen
Sent: Tuesday, December 26, 2023 2:03 PM
To: 'Teneal Norrbom' <tnorrbom@kvnews.com>; KVNews Legals <legals@kvnews.com>

Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>

Subject: CU-23-00006 Honest Cut Meats LLC - (Publishing) Notice of Application

Good afternoon,

Please publish the attached legal in your paper as follows:

Daily Record: December 28, 2023

Please let me know if you have any questions or concerns.

Thanks!

Chace Pedersen

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7637

chace.pedersen@co.kittitas.wa.us

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message id: 38eb45916c6dcbdac24bb8719d004a14



ADVERTISING PROOF

401 N Main St,
 Ellensburg, WA 98926
 Ph. (509) 204-8236 Fax: (907) 452-5054

BILLING DATE:	ACCOUNT NO:
12/27/23	50096

Jamey Ayling
 KC COMMUNITY DEVELOPMENT SERVICES
 411 N. RUBY ST, SUITE 2
 ELLENSBURG, WA 98926

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
463437	NOTICE OF APPLICATIO	12/28/23	12/28/23	2	\$146.75

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount:	\$0.00	Gross:	\$146.75
Surcharge:	\$0.00	Paid Amount:	\$0.00
Credits:	\$0.00		

Amount Due: \$146.75

We Appreciate Your Business!

NOTICE OF APPLICATION

Project Name: CU-23-00006 Honest Cut Meats LLC
Applicant: Scott & Necia Kay Shelton (Landowners) & Alex Murphy, Soundview Consultants LLC (Authorized Agent)

Location: One parcel, #280236, Section 4, T17, R20, WM in Kittitas County, bearing Assessor's map numbers 17-20-04000-0024. 15450 Vantage Highway, Ellensburg, WA 98926.

Proposal Project: The applicants are proposing a modification/addition to the existing Honest Cut Meats LLC agricultural processing and sales facility. The proposal includes adding a modular harvest component and modular drip cooler component to meet USDA requirements. The property is zoned Agriculture 20 with a Rural Working land use designation. The proposed use may be permitted in this zoning designation with a Conditional Use Permit under KCC 17.15.060.

Materials Available for Review: The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on CDS website at <http://www.co.kittitas.wa.us/cds/land-use/default.aspx>, and by navigating to "Conditional", "View Active Applications", & "CU-23-00006 Honest Cut Meats LLC", Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to **5:00 p.m. on January 17, 2024**. This is a conditional use permit request and as such will involve a public hearing. Any person has the right to comment on this application and request a copy of the decision once made. Written comments submitted to the County regarding this application will be included in the public record in their entirety.

Public Hearing: An open record hearing will be scheduled before the Kittitas County Hearing Examiner. A Public Hearing Notice will be issued establishing the date, time, and location of this hearing.

Staff contact: Chace Pedersen, Staff Planner: (509) 962-7637, chace.pedersen@co.kittitas.wa.us

Required Permits: Conditional Use Permit, Building Permit

Notice of Application: December 28, 2023
Application Received: November 3, 2023
Application Complete: November 27, 2023

PUBLISH: Daily Record: December 28, 2023/
LEGAL #463437

Kittitas County Fire Marshal
dan.young@co.kittitas.wa.us
marvin.douvier.sh@co.kittitas.wa.us

Kittitas County Sheriff's Dept.
kim.dawson@co.kittitas.wa.us

Kittitas County Board of County
Commissioners
julie.kjorsvik@co.kittitas.wa.us

KittCom
long@kittcom.org
storch@kittcom.org

Kittitas County Code Enforcement

Kittitas County Environmental Health
PublicHealthInspectors@co.kittitas.wa.us

Kittitas County Solid Waste Programs
lisa.lawrence@co.kittitas.wa.us
patti.stacey@co.kittitas.wa.us

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Kittitas County Airport
kelee.hodges.pw@co.kittitas.wa.us
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FormerOrchards@ecy.wa.gov
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crosepa@ecy.wa.gov
rand461@ECY.WA.GOV

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Steph.mifflin@co.kittitas.wa.us

WA State Department of Health
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brenda.young@dnr.wa.gov
luke.warthen@dnr.wa.gov
SEPACENTER@dnr.wa.gov
MARTIN.MAUNEY@dnr.wa.gov
scott.chambers@dnr.wa.gov

Allison Kimball
brooksideconsulting@gmail.com

Northern Kittitas County Tribune
tribune@nkctribune.com
terry@nkctribune.com

Daily Record
tnorrbom@kvnews.com
legals@kvnews.com

Army Corps of Engineers
Deborah.j.knaub@usace.army.mil
Jenae.N.Churchill@usace.army.mil

Bureau of Reclamation
1917 Marsh Road
Yakima, WA 98901
lhendrix@usbr.gov

Yakima Training Center
mark.a.gradwohl.civ@mail.mil

Northwest Training Range Complex
Kimberly.peacher@navy.mil
Robert.d.bright10.civ@army.mil

Kittitas County Assessor
Haley.mercer@co.kittitas.wa.us
Christine.garcia@co.kittitas.wa.us

Snoqualmie Tribe
steve@snoqualmietribe.us
dahp@snoqualmietribe.us
adam@snoqualmietribe.us

Colville Tribe

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sam.rushing@colvilletribes.com
connor.armi.hsy@colvilletribes.com
darnell.sam.adm@colvilletribes.com
john.sirois.adm@colvilletribes.com
milton.davis.adm@colvilletribes.com

Washington State DOT

Jacob.Prilucik@wsdot.wa.gov
SCPlanning@wsdot.wa.gov
AviationLandUse@wsdot.wa.gov

Kittitas Reclamation District
sara@krdistrict.org

BUREAU OF LAND MANAGEMENT
915 N. WALLA WALLA
WENATCHEE WA 98801
(mailed)

Kittitas County P.U.D.

ken.edwards@kittitaspud.com

Puget Sound Energy

rightofway@pse.com
Dylan.Marcus@pse.com

Washington State Parks

PO Box 42650
Olympia, WA 98504-2650
ken.graham@parks.wa.gov

Kittitas School District 403

Anita_mata@ksd403.org
tim_lagrange@ksd403.org
michelle_helgeson@ksd403.org

Kittitas County Conservation District (VSP)
anna.lael@kccd.net

Bonneville Power Administration

CMOlcese@bpa.gov
vlconnell@bpa.gov

Forest Service

kimberly.larned@usda.gov

Kittitas Valley Healthcare

Attn: CEO
603 S. Chestnut Street
Ellensburg, WA 98926
(mailed)

Kittitas Valley Fire & Rescue (District 2)

2020 Vantage Highway
Ellensburg, WA 98926
elliott@kvfr.org
delvoj@kvfr.org

SHELTON, SCOTT ETUX ETAL
15450 VANTAGE HIGHWAY
ELLENSBURG, WA 98926

BISHOP, SHAWN CHARLES & STACY
LYNN
36 DUFFY RD
ELLENSBURG, WA 98926-5028

MARCHEL, CHRIS W & KAROLYN M
16271 VANTAGE HWY
ELLENSBURG, WA 98926-5014

SEUBERT, GEORGE M & NATALIE M
15246 VANTAGE HWY
ELLENSBURG, WA 98926-7777

AXTMAN FAMILY LLC
1100 CHRISTENSEN RD
ELLENSBURG, WA 98926-5099

MARCHEL, JERRY D ETUX
7841 PARKE CREEK RD
ELLENSBURG, WA 98926

PHILLIPS, JEFFRY
15390 VANTAGE HWY
ELLENSBURG, WA 98926-7021

NEWCOMB, ROBERT L & KRYSTAL
3810 CLERF RD
ELLENSBURG, WA 98926

MCCOSH, THOMAS M & ELIZABETH
8530 PARKE CREEK RD
ELLENSBURG, WA 98926

SHRINER, ERIC M
15531 VANTAGE HWY
ELLENSBURG, WA 98926-7019

STINGLEY, RYAN &
6491 PARKE CREEK RD
ELLENSBURG, WA 98926-7681

FOX, CHRIS D & MARIANNE C
16080 VANTAGE HWY
ELLENSBURG, WA 98926-7008

GOSS, JONATHAN S ETUX
108 DUFFY RD
ELLENSBURG, WA 98926

RITZENTHALER, PAMELA J
8581 PARKE CREEK RD
ELLENSBURG, WA 98926

STANFORD WOODIWISS, JOSHUA L &
KATIE A
PO BOX 1493
ELLENSBURG, WA 98926

LV FARMS LLC
8200 PARKE CREEK RD
ELLENSBURG, WA 98926-7000

BURK, NICOLE
8760 PARKE CREEK RD
ELLENSBURG, WA 98926-5087

EASTERLING, ROGER & DONNA
15242 VANTAGE HWY
ELLENSBURG, WA 98926-7777

BURK, DAVID C & NICOLE
8760 PARKE CREEK RD
ELLENSBURG, WA 98926-5087

CUSACK, JOHN
216 DUFFY RD
ELLENSBURG, WA 98926-5027

MARES, SHARON L
8583 PARKE CREEK RD
ELLENSBURG, WA 98926-6675

PEEK, JANET F
180 DUFFY ROAD
ELLENSBURG, WA 98926

Public Notification (Buffer)

280236 ✕ 🔍

Apply a search distance

Addressee Layer

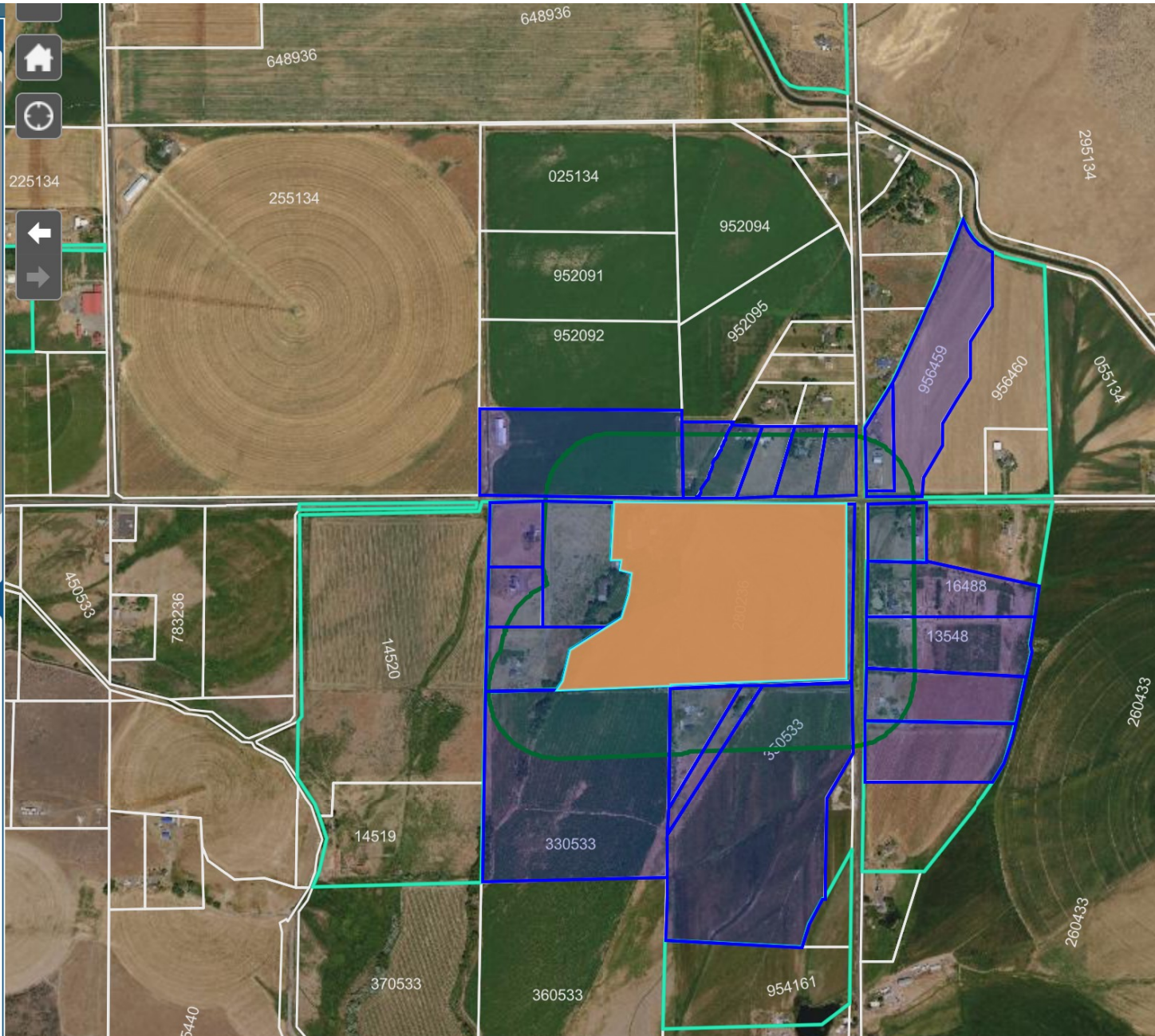
Format

23 addressees found; do you want to continue?

Measurement

Measurement Result

Press CTRL to enable snapping



From: [Chace Pedersen](#)
To: [Dan Young](#); [Marvin Douvier \(SH\)](#); [Kim Dawson](#); ["long@kittcom.org"](#); ["storch@kittcom.org"](#); ["julie.kjorsvik@co.kittitas.wa.us"](#); [Public Health Inspectors](#); ["lisa.lawrence@co.kittitas.wa.us"](#); ["patti.stacey@co.kittitas.wa.us"](#); [Kelee Hodges](#); [Candie Leader](#); [Tate Mahre](#); [Jackie Sharp](#); [Cameron Curtis](#); ["enviroreview@yakama.com"](#); [Corrine Camuso](#); ["Jessica Lally"](#); ["noah_oliver@yakama.com"](#); [Casey Barney](#); ["kozj@yakamafish-nsn.gov"](#); ["matj@yakamafish-nsn.gov"](#); ["Holly Barrick"](#); ["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"](#); ["rand461@ecy.wa.gov"](#); ["Downes, Scott G \(DFW\)"](#); ["Nelson, Jennifer L \(DFW\)"](#); ["Torrey, Elizabeth M \(DFW\)"](#); ["DAHP SEPA \(DAHP\)"](#); ["jorgenja@cwu.edu"](#); ["nelmsk@cwu.edu"](#); [Jeremy Larson](#); ["Steph.mifflin@co.kittitas.wa.us"](#); ["Mau, Russell E \(DOH\)"](#); ["rivers@dnr.wa.gov"](#); ["brenda.young@dnr.wa.gov"](#); ["luke.warthen@dnr.wa.gov"](#); ["SEPACENTER@dnr.wa.gov"](#); ["MARTIN.MAUNEY@dnr.wa.gov"](#); ["scott.chambers@dnr.wa.gov"](#); ["brooksideconsulting@gmail.com"](#); ["tribune@nkctribune.com"](#); ["terry@nkctribune.com"](#); ["Teneal Norrbom"](#); [KVNews Legals](#); ["Deborah.j.knaub@usace.army.mil"](#); ["jenae.n.churchill@usace.army.mil"](#); ["Hendrix, Leah D"](#); ["mark.a.gradwohl.civ@mail.mil"](#); ["kimberly.preacher@navy.mil"](#); ["robert.d.bright10.civ@army.mil"](#); [Haley Mercer](#); [Christy Garcia](#); ["steve@snoqualmietribe.us"](#); ["dahp@snoqualmietribe.us"](#); ["Adam Osbekoff"](#); ["guy.moura@colvilletribes.com"](#); ["sam.rushing@colvilletribes.com"](#); ["Connor Armi"](#); ["darnell.sam.adm@colvilletribes.com"](#); ["john.sirois.adm@colvilletribes.com"](#); ["milton.davis.adm@colvilletribes.com"](#); ["ken.edwards@kittitaspud.com"](#); ["rightofway@pse.com"](#); ["dylan.marcus@pse.com"](#); ["CMOlcese@bpa.gov"](#); ["Connell,Valorie L \(BPA\) - TERR-PASCO"](#); ["Larned, Kimberly - FS, WA"](#); ["Jacob.Prilucik@wsdot.wa.gov"](#); ["SCPlanning@wsdot.wa.gov"](#); ["AviationLandUse@wsdot.wa.gov"](#); ["ken.graham@parks.wa.gov"](#); ["sara@krdistrict.org"](#); ["anita_mata@ksd403.org"](#); ["tim_lagrange@ksd403.org"](#); ["michelle_helgeson@ksd403.org"](#); [Rich Elliott](#); ["delvojkvfr.org"](#); ["anna.lael@kccd.net"](#)
Cc: [Jamey Ayling](#); [Zach Torrance-Smith](#); [Bradley Gasawski](#); [Honestcutmeats14@gmail.com](#); ["Alex Murphy"](#)
Subject: CU-23-00006 Honest Cut Meats LLC - Notice of Application
Date: Thursday, December 28, 2023 8:32:00 AM
Attachments: [CU-23-00006 Honest Cut Meats LLC - Notices - NOA Memo.pdf](#)

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

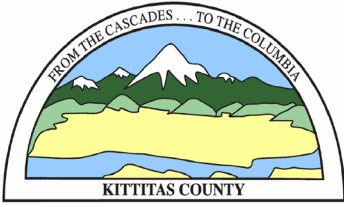
Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7637

chace.pedersen@co.kittitas.wa.us



KITTTITAS 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

NOTICE OF APPLICATION

Notice of Application: December 28, 2023
Application Received: November 3, 2023
Application Complete: November 27, 2023

Project File Number: CU-23-00006

Project Name: Honest Cut Meats LLC

Applicant: Scott & Necia Kay Shelton (Landowners), Alex Murphy, Soundview Consultants LLC (Authorized Agent)

Location: One parcel, #280236, Section 4, T17, R20, WM in Kittitas County, bearing Assessor's map numbers 17-20-04000-0024. 15450 Vantage Highway, Ellensburg, WA 98926.

Proposal: The applicants are proposing a modification/addition to the existing Honest Cut Meats LLC agricultural processing and sales facility. The proposal includes adding a modular harvest component and modular drip cooler component to meet USDA requirements. The property is zoned Agriculture 20 with a Rural Working land use designation. The proposed use may be permitted in this zoning designation with a Conditional Use Permit under KCC 17.15.060.

Materials Available for Review: The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on CDS website at <http://www.co.kittitas.wa.us/cds/land-use/default.aspx>, and by navigating to "Conditional Use", "View Active Applications", & "CU-23-00006 Honest Cut Meats LLC", Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to **5:00 p.m. on January 17, 2024**. This is a conditional use permit request and as such will involve a public hearing. Any person has the right to comment on this application and request a copy of the decision once made. Written comments submitted to the County regarding this application will be included in the public record in their entirety.

Public Hearing: An open record hearing will be scheduled before the Kittitas County Hearing Examiner. A Public Hearing Notice will be issued establishing the date, time and location of this hearing.

Required Permits: Conditional Use Permit, Building Permit

Designated Permit Coordinator (staff contact): Chace Pedersen, Staff Planner: (509) 962-7637; email at chace.pedersen@co.kittitas.wa.us