



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"

Affidavit of Mailing & Publication

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

NOTIFICATION OF: Notice of Public Hearing

NOTIFICATION MAIL DATE: March 26, 2024

I certify that the following documentation:

- Notice of Public Hearing 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 26th day of March 2024





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

My appointment expires: 12-23-25

From: [Chace Pedersen](#)
To: ["Sabrina Nutt"](#)
Subject: RE: CU-23-00006 Honest Cut Meats LLC - (Publishing) Notice of Public Hearing
Date: Thursday, March 21, 2024 3:18:00 PM

Approved. 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: Sabrina Nutt <snutt@kvnews.com>
Sent: Thursday, March 21, 2024 3:14 PM
To: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>
Subject: Re: CU-23-00006 Honest Cut Meats LLC - (Publishing) Notice of Public Hearing

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.

Good afternoon, Chace,

The attached proof is pending approval for the following run date(s) 03/26 and 04/02. Please make changes and give approval prior to the deadline of 03/25, 10:30am.

Thank you!

Sabrina Nutt | 509-925-1414 ext. 570223

Circulation: circ@kvnews.com

Legals: legals@kvnews.com

Classifieds: classified2@kvnews.com

Obituaries: www.dailyrecordnews.com

From: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>

Sent: Thursday, March 21, 2024 2:28 PM

To: Sabrina Nutt <snutt@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 Public Hearing

CAUTION, this email originated from outside the organization.

Good morning,

Please publish the attached legal in your paper as follows:

Daily Record: March 26, 2024 & April 2, 2024

Please let me know if there are 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



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401 N Main St,
 Ellensburg, WA 98926
 Ph. (509) 204-8237 Fax: (907) 452-5054

BILLING DATE:	ACCOUNT NO:
03/21/24	50096

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
494365	NOPH:CU-23-00006 Hon	03/26/24	04/02/24	4	\$213.52

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount:	\$0.00	Gross:	\$213.52
Surcharge:	\$0.00	Paid Amount:	\$0.00
Credits:	\$0.00		

Amount Due: \$213.52

We Appreciate Your Business!

**Notice of Public Hearing
Honest Cut Meats LLC
CU-23-00006**

NOTICE IS HEREBY given that Kittitas County CDS and the Kittitas County Hearings Examiner will meet at 9:00 a.m. on April 10, 2024, to conduct a virtual public hearing to consider the Honest Cut Meats LLC Conditional Use Permit application (CU-23-00006). The proposed project is for 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 proposed use may be permitted in this zoning designation with a Conditional Use Permit under KCC 17.15.060. This use is allowed with a conditional use permit in Agriculture 20 under KCC 17.15.060.1

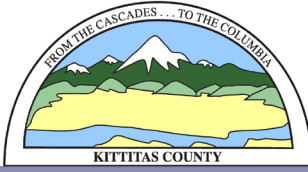
All interested parties are encouraged to attend the virtual public hearing. Please contact staff for virtual meeting details.

Instruction for how to participate in virtual public hearings may be found at:

<https://www.co.kittitas.wa.us/uploads/documents/cds/Virtual%20Public%20Hearing%20Instructions.pdf>.

Anyone with an interest in this matter is urged to attend this noticed virtual hearing where testimony will be taken. Written comments will also be received. Documents may be viewed at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx>, under "Conditional Use"; "View Active Applications"; and then file number "CU-23-00006 Honest Cut Meats LLC," or at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA 98926 during regular business hours prior to the hearing. Interested persons are encouraged to verify date and time prior to attending.

PUBLISH: Daily Record: March 26 & April 2, 2024 /
LEGAL #494365



Notice of Public Hearing Honest Cut Meats LLC CU-23-00006

To: Interested Parties
Applicant

From: Chace Pedersen, Planner I

Date: March 26, 2024

Subject: Honest Cut Meats LLC Conditional Use Permit (CU-23-00006)

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Staff Planner: Chace Pedersen

Dated: March 26, 2024

Published in: Daily Record – March 26, 2024 & April 2, 2024

Notice of Public Hearing Honest Cut Meats LLC CU-23-00006

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<https://www.co.kittitas.wa.us/uploads/documents/cds/Virtual%20Public%20Hearing%20Instructions.pdf>.

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Staff Planner: Chace Pedersen, 509-962-7506

Dated: March 26, 2024

Publish in: Daily Record- March 26 & April 2, 2024

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@snoqualmtribe.us"](#); ["dahp@snoqualmtribe.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](#); ["delvoj@kvfr.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 Public Hearing
Date: Tuesday, March 26, 2024 9:15:00 AM
Attachments: [CU-23-00006 Honest Cut Meats LLC - Notice of Public Hearing.pdf](#)

Good morning,

Attached to this email you will find the following items related to the Honest Cut Meats LLC (CU-23-00006):

- Notice of Public Hearing

Below are the links to all documents associated with the Honest Cut Meats LLC conditional use application:

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

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

The staff report will be uploaded to the website at least one week before the hearing date.

Meeting details (such as WebEx meeting link, meeting number, dial-in number, etc.) can be found below. Please contact me if you have any questions.

Ways to join:

Join from the meeting link

<https://kittitascounty.webex.com/kittitascounty/j.php?MTID=mc6085be59f2b829323533706b7a8516a>

Join by meeting number

Meeting number (access code): 2497 439 2234

Meeting password: Hearing

Tap to join from a mobile device (attendees only)

[+1-408-418-9388](tel:+14084189388),[,24974392234###](tel:+14084189388) United States Toll

Join by phone

+1-408-418-9388 United States Toll

[Global call-in numbers](#)

Join from a video system or application

Dial [24974392234](tel:+14084189388)@kittitascounty.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

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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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
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RITZENTHALER, PAMELA J
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BURK, NICOLE
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EASTERLING, ROGER & DONNA
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BURK, DAVID C & NICOLE
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ELLENSBURG, WA 98926-5087

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

MARES, SHARON L
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Kittitas County Sheriff's Dept.
kim.dawson@co.kittitas.wa.us

Kittitas County Board of County
Commissioners
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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
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ken.graham@parks.wa.gov

Kittitas School District 403

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Kittitas County Conservation District (VSP)
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Bonneville Power Administration

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Forest Service

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Kittitas Valley Healthcare

Attn: CEO
603 S. Chestnut Street
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(mailed)

Kittitas Valley Fire & Rescue (District 2)

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