

January 5, 2024

Kittitas County Community Development
Att: Kelly Bacon
411 Ruby Street
Ellensburg, WA 98926

Dear Ms. Bacon,

I am writing in regards to CU-0001-23, filed by 3BR Custom Cuts.

Reading the document put forth by McCullough Hill, PLLC out of Seattle, a few things jumped out at me. However, before I list them, let us please be clear, we are talking about a 15-acre, 300 +/- foot wide trac between several homes, some as few as 250+/- feet away. McCullough Hill's reference to "40-acres" should be struck, as the separate 25-acre piece is not where the proposed facility would be built. As to their letter:

- 1.) They state, "There is no evidence of decreased property values in the vicinity. Recent sales of multiple homes near the site have been recorded near asking price and sold within average "days on market" when the home was reasonably priced and well-marketed." First, there wasn't a meat processing facility there when those properties were sold. Second, it doesn't address the lost sales. I've seen input from Toby Williams, a longtime, local, trusted real estate agent who attested to potential buyers walking away from homes because of the proposed facility. I've also seen data provided by Stacey Tutor, also a respected, local real estate agent, spelling out the negative impact Custom Cuts would have on their property values. Is the county going to set aside their professional opinions? Did Toby falsify the lost sales?
- 2.) When referencing traffic concerns, McCullough Hill states, "The facility will generate a very low volume of road traffic." That's very ambiguous. They go on to address the driveway, etc., but do nothing to address the truck traffic along Wilson Creek Road. Wilson Creek is a 50 mph, no shoulder, county road that already sees numerous collisions and rollovers along its shoulders. I would encourage the county to pull traffic incident reports from this road over the past 10-years.
- 3.) Regarding wildlife impacts, they state, "No scavenger animals will be attracted to the property because no animal byproducts will be outside or accessible". I don't know how many head of livestock McCullough Hill manages in the Columbia Center, but I'm not sure they're qualified to make that statement. And, while I'm no livestock expert, I've

raised hundreds of cows, sheep and pigs over the years and where there's livestock, there are predators. It's not just a matter of slaughter, but they're attracted to live animals as well and condensing them in a high predator area will, in my opinion, invite predators. As mentioned in previous comments, we have dealt with black bear, cougar and coyotes during our 13+ years along Wilson Creek Road and we don't slaughter.

- 4.) When addressing groundwater concerns they say, "The water table varies throughout Kittitas County, including business, agriculture and residential areas." This is true. And, I hope that the county looks long and hard at the spring flooding photos submitted by so many. We struggle with flooding for several months each year and it can't be completely mitigated. I can't think of a worse facility to have in a flood prone area. If offal contamination isn't a concern, the live animal holding pens, waste water pond and roadway/heavy truck traffic should be.

In closing, I hope the county takes both the personal and professional opinions of its residents and professionals, such as our real estate agents, into account. We are directly impacted by this proposed facility. We live and work here, not the attorneys from Seattle, consultants from California, or processors in Colorado. I am not arguing the value of a facility such as this. But I do argue, this is simply not the place.

Sincerely,

Hilary Jensen
6181 Wilson Creek Rd.