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Dear Kittitas County Planning Manager, and Commissioners,
January 1, 2024

Jamey Ayling, Planning Manager
Community Development Services
411 North Ruby Street Ste 2
Ellensburg, WA 98926

RE: CU-23-00001
Proposed Commercial Meat Packing Facility by 3BR Custom Cuts

To the Kittitas County Planning Manager,

Even considering the proposed double lined 50,880 square foot aerated pond for this proposal, *we remain opposed* to the County granting a Conditional Use Permit for the proposed full service meat processing facility located at 3200 Wilson Creek Rd (#214534, Sec 29, T18, R19) by 3BR Custom Cuts. (We live about a half mile from the location.)

We are *generational* residents of Kittitas County. The recently arrived business owners' plans would alter the existing residential and agricultural qualities of this area. The quality of life in the area would be adversely affected, and there are significant risks to water supply and property values. Such a facility would be an asset to the county, but not at the proposed location.

The amount of water to be used by the proposed site is well over 3,000,000 gallons per year. By comparison, the average home uses about 109,000 gallons per year. The 5 acre site would use over 28 times the average household usage. When this amount of water leaves our local water table/aquifer, this will very likely have adverse affects on our water supply, and therefore quality of life, and property values. The county has a duty to protect and be stewards of the residents' water supply.

Additionally, the Toland's response does not address the fact that if this CUP request were approved, it would set a precedent allowing more commercial ventures to move into Ag 5 zones. There is a false premise advanced that any commercial venture belongs here, just because it is associated with farming. On that basis, a truck and farm equipment repair facility could move in next door in Ag 5.

Scott and Bonnie Toland's legal counsel's responses to concerns do not truly answer concerns expressed by the public. Here are counters to their responses:

- Zoning: While a conditional use permit is possible with Ag 5 zoning, it should not be granted in every case; there are no guarantees of a permit.
- Compatibility: A slaughterhouse/processing plant is not the same as "raising and maintaining livestock". The other commercial business nearby is basically a tarp storage barn, with no processing. *The comparison is unfounded.*
- Aesthetics: The 5 acre site is not "inside a 40-acre assemblage of property"; it's on the narrow west-facing extension of the Toland's 40 acres. There is a minimal buffer, little more than 30 feet, between the site and the neighboring homes.
- Property values: Current values are not yet affected, obviously. It is reasonable and logical that if the commercial slaughterhouse were developed, then buyers would avoid the area and *property values will decrease.*
- Noise: There would be increased traffic, with commercial vehicles, farm trucks, for the majority of the year. This will affect all of Wilson Creek Rd, Game Farm Rd, and connecting roads.

- Expansion Plans: Stating that there are "no plans to expand" does not mean they cannot change course later.
- Septic/Water Treatment: The 50,800 square foot proposed pond may be adequate for this type of operation, but it should not be squeezed in between residential properties.

Please inform us in advance of the public hearing on permit request CU-23-00001.

Sincerely,
Gordon Swan and Lesley Snowden-Swan
2611 Willowdale Rd, Ellensburg, WA 98926

CC: Cory Wright, Laura Osiadacz, Brett Wachsmith