



Kittitas County CDS

I am writing to express continuing concerns regarding the proposed meat processing facility by 3 BR Custom Cuts located at 3200 Wilson Creek Rd in Ellensburg, Washington.

My home directly borders this property on the south at 3100 Wilson Creek Rd. Even with the modifications to the plan, this project will have a highly negative affect on the quality of life for my family, our neighbors, the surrounding areas, and the environment. Our concerns are:

The scope of this project remains concerning and there is a huge amount of room for changes to be made once this facility is started without any oversight. While some of the clarification surrounding this proposal is appreciated there are still questions that need to be answered:

- The new plan indicates there will only be animals in holding pens during operating hours. Who will monitor if there are animals left overnight? Over the weekend?
- The indoor cooler location proposed for the offal is a great improvement, but the rendering trucks and the spillage from these vehicles is still concerning.
- The plans for cattle, pigs, sheep, and goats being processed at the same facility brings many questions. Will there need to be a holding pen for each type of animal? A separate day for each breed?
- The plan stated the manure from the holding pens will be cleaned multiple times a day, but to where? Can we anticipate a large manure pile along our fence line?
- What are the future plans for this facility such as subscription services?
- What or who is the oversight for this facility?

Ground water and storm water runoff concerns remain the same and additional:

- Neighboring wells must be at least 200 feet from the proposed septic system. This is not addressed and needs a detailed analysis.
- Ground water in this area with a very high water table will be negatively affected by the debris from holding pens and from the water used to wash down facilities.
- "Class B Commercial well" with an anticipated use of 3,000 gallons per day at "max capacity". Very conservatively 200 gallons of water are required *per cow*. That is 6,000 gallons per day just for the animal. Plus the rest of the facilities water needs.
- The standard domestic septic system proposed for this facility is not adequate to deal with the waste from animal slaughter.
- There is an irrigation ditch along Wilson Creek that will be impacted by this runoff and carried downstream to other users of this water.
- The impact of groundwater contamination into neighboring wells *must* be assessed. These issues must be considered a serious public health, welfare, and safety issue.
- The storm water runoff consequences of adding additional hard surfaces such as concrete foundations and driveways also must be addressed.
- Water during flood years runs into the SW corner of this property and has been observed standing for many days. Again the concerns for groundwater contamination are a serious public health, welfare and safety issue.

Air quality

- Noise and dust from multiple cattle, pigs, sheep, and goats being held in holding pens for an unspecified amount of time and large vehicle traffic will absolutely have an effect on air quality and pollution.
- Unmitigated odor has to be considered any time multiple types of animals are contained in holding pens.
- There is reference to a smokehouse that will emit odors and smoke.
- Where the manure from cleaning holding pens will be placed.
- Dust, odor, and air quality will be an issue for all residents in this Rural Residential neighborhood.
- Glare from large security lighting 24/7 will create light trespass pollution to those living in this Rural Residential neighborhood.
- Adequate buffering and screening in the form of fencing and vegetation for *all* neighboring properties must be provided.

Traffic

- Is a huge consideration as well. The effects of large rendering trucks coming and going, employees, and individuals dropping off livestock with stock trailers will damage roadways. The project claims "40 vehicular trips a day". The stated amount of employees is 20 and with 30 deliveries of animals anticipated daily as well as pick up of finished products. That will add up to much more than 40. Also to be considered is the type of vehicles which will be stock trailers and of course the rendering trucks with associated spillage.
- Creates a hazard for local residents, their children and pets.
- The Traffic Impact Analysis that was completed by the county needs to be readdressed as Wilson Creek Rd already has much traffic congestion. The times that these vehicles will be traveling will intercept with school buses and residents going to and from work.
- Congestion from multiple school bus stops along Wilson Creek Rd.

Property values

- Will be adversely affected. Studies show that property values are considerably less surrounding meat processing facilities. This facility would make it impossible to sell a neighboring home at fair market value for all of the surrounding area.

A Conditional Use permit for zoning should only be considered if the following criteria are met (KCC 17.60A.015)

A. The proposed use is essential or desirable to the public convenience and not detrimental or injurious to the public health, peace, or safety or to the character of the surrounding neighborhood.

B. The proposed use at the proposed location will not be unreasonably detrimental to the economic welfare of the county and that it will not create excessive public cost for facilities and services by finding that:

- i. It will be adequately serviced by existing facilities such as highways, roads, police and fire protection, irrigation and drainage structures, refuse disposal, water and sewers, and schools; or
 - ii. The applicant shall provide such facilities; or
 - iii. The proposed use will be of sufficient economic benefit to offset additional public costs or economic detriment.
- C. The proposed use complies with relevant development standards and criteria for approval set forth in this title or other applicable provisions of Kittitas County Code.
- D. The proposed use will mitigate material impacts of the development, whether environmental or otherwise.
- E. The proposed use will ensure compatibility with existing neighboring land uses.
- F. The proposed use is consistent with the intent and character of the zoning district in which it is located.
- G. For conditional uses outside of Urban Growth Areas, the proposed use:
- i. Is consistent with the intent, goals, policies, and objectives of the Kittitas County Comprehensive Plan, including the policies of Chapter 8, Rural and Resource Lands;
 - ii. Preserves "rural character" as defined in the Growth Management Act (RCW 36.70A.030(16**));
 - iii. Requires only rural government services; and
 - iv. Does not compromise the long term viability of designated resource lands.

In particular of these criteria to consider is:

- **A-** This facility is *not* essential or desirable and *is* detrimental and injurious to health, peace, safety, and character of the surrounding neighborhood. There are many residents in the surrounding area who are deeply concerned and opposed to this facility.
- **D-** The new SEPA report still does not address the many environmental issues adequately.
- **E-** Extremely **non** compatible.
- **F-** Again not consistent with either the intent or character of this zoning district which is **Rural Residential**.

This proposal does not meet the criteria for a conditional use permit, and has an extremely negative impact on surrounding properties.

The revised SEPA report that is posted regarding this proposed facility remains lacking in accurate information and leaves many of the question above unanswered. Environmental impact studies are required to determine the answers to these questions.

While a facility such as this, on a reasonable scale, might benefit Kittitas County, at this location it is completely inappropriate. This is a rural *neighborhood* two miles outside of town and not a large unpopulated acreage where it would have little impact on neighboring properties. The site itself is not conducive to such an operation as it is an extremely narrow lot. The revised SEPA report still does not address any of the very real concerns surrounding this project. Of utmost concern is the lack of oversight once this is in place. There are no restrictions or guidelines that must be followed. Even with the new proposal the county still **must demand transparency** from the applicant regarding their future plans for this facility.

This will only have a negative influence on our local community and take away not only our investments, but our quality of life and right to enjoy our own properties.

Kittitas County would be doing a severe disservice to its lifelong, tax paying citizens if it allows this to move forward.

Thank You,

Babette Mundy

3100 Wilson Creek Rd

Helly Bacon