

March 8, 2023



Letter of Concern (CU-23-00001)

Kittitas County CDS

Dear Kelly Bacon and the Kittitas County Commissioners,

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

My home is just downwind of this property to the south at 2850 Wilson Creek Road. This project will have an extreme negative impact on the quality of life for my family, our future children, our neighbors, and the environment as a whole.

We have many concerns for this and have spoken with the owner of this project as well and are still greatly suspicious of the truth and the true long-term impact it will have. Our concerns are more than could possibly be wrapped up in a letter, but I will try my very best to be concise.

One concern is the name referenced on the SEPA application and the permit are not the same. What project is being referenced? Consistency and attention to detail are highly important and it shows neither were taken into account which is not demonstrating a great start to the project. The application is incomplete and vague and there is a huge amount of room for endless changes to be made without any oversight once the facility has begun.

We are highly concerned with the potential groundwater contamination, existing well water availability & capacity, aesthetic detractors, traffic, air quality, and reductions in residential property values. I am not against a meat packing facility being built in the county, this is just not the place for it. Building a commercial meat processing operation in a rural residential area that is not zoned for such activities seems to not only blatantly violate current zoning codes, but would completely change the rural ambience of the entire area.

Some of the questions that **need** to be answered are:

- How many cattle will be processed daily? Weekly?
- Will there be animals in holding pens overnight? Over the weekend? For long periods of time? Days on end? A constant cycle?
- How often will the rendering trucks pick up waste and where will that waste be stored between rendering truck pickups?
- Are there plans to process other animals? Pigs?
- What are the future plans for this facility? Growth plans? Expansion?

Groundwater and stormwater runoff:

- Will we and the neighbors be negatively affected by the debris from holding pens and from the water used to wash down facilities?
- The septic system proposed for this facility is not adequate to deal with the waste from animal slaughter. What is the plan to control this?
- There is an irrigation ditch along Wilson Creek that will be impacted by this runoff and carried downstream to other users of this water. Think about that? We have already had many problems with the water and irrigation ditches and we don't want this contaminated water running right through our property.
- The impact of groundwater contamination into neighboring wells must be assessed. **These issues must be considered a serious public health and safety issue.**
- The storm water runoff consequences of adding additional hard surfaces such as concrete foundations and driveways also must be addressed.

Air quality

- Noise and dust from multiple cattle being held in holding pens for an unspecified amount of time and large vehicle traffic will absolutely have a negative effect on air quality and pollution.
- Unmitigated odor must be considered as, yet again, this is a very vague plan that does not address how long cattle will be held in holding pens, how often will the rendering truck carry away waste and where will that waste be contained between trips from the rendering truck?

- 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 be a disturbance to those living in this rural residential neighborhood.

Traffic

- Another **HUGE** concern as well. The effects of large trucks hauling cattle, rendering trucks coming and going, employees, and individuals dropping off livestock will damage roadways.
- The traffic creates a significant hazard for me, my family, pets, animals, neighbors and future children. We are very active and use Wilson Creek to run and walk and enjoy the outdoors and the community we live in. We enjoy waving to our neighbors and wave to the attentive drivers as they slow down and pass as they make their way by us. Bringing in trucks, trailers and people from outside of the community will not pay attention which could lead to serious injuries and death of people and animals.
- A Traffic Impact Analysis must be done..

Property values

- Adversely affected, no questions asked. 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.

According to the Conditional Use Permit Application,

A conditional use or administrative conditional use permit may be granted when the following criteria are met. Please describe in detail how each criteria from KCC 17.60A.015 is met for this particular project (attach additional sheets as necessary):

- 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:

- 1. 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**
- 2. The applicant shall provide such facilities; or**
- 3. 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.**

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 tax paying citizens if it allows this to move forward.

I am requesting that the Kittitas County Community Development Services, and Kittitas County Commissioners deny the conditional use permit requested on CU023-00001.

Sincerely,

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