

RECEIVED
MAR 08 2023

Date: 3-8-2023

Kittitas County CDS

To: Kelly Bacon, Staff Planner, Kittitas County Community Development Services

From: Chris and Monica Bruya, 180 Bridlewood Lane, Ellensburg

RE: Letter of Concern regarding Conditional Use Permit application CU-23-00001

It was recently brought to our attention that a meat packing plant (with on-site slaughter) is proposed to be built on Wilson Creek Road in Ellensburg by 3 BR Custom Cuts. (Parcel #214534).

Based on the vague SEPA application, and the adverse economic, ecological, environmental, health, traffic, & safety impacts that having a commercial slaughterhouse would have on the community surrounding this project, we are requesting that the Kittitas County Community Development Services, and Kittitas County Commissioners deny the conditional use permit requested on CU-23-00001.

Our residence is approximately 1.5 miles due NW of the proposed site. While we don't know that this proposed facility would have a direct negative impact on our property, we are certain neighbors in the general vicinity will be severely and irreparably harmed if allowed to go forward.

We have no issues with a meat packing facility to be built in Kittitas County, however, building a commercial meat processing operation in a rural residential area that is not zoned for such activities seems to not only violate current zoning codes, but would completely change the rural ambience of the entire area.

If Kittitas County approves this proposed project, it would appear to be placing the business needs and profits of this out-of-state property owner over the concerns and negative impacts to the residents near this site.

We are aware of a landowner, from a multi-generational family of owner-operators of meat cutters and packing plant owners, who tells us that most meat packing plants are located in Light Industrial Zones for the specific reasons where the infrastructure is more adequate to accommodate increases in commercial truck traffic, sewage treatment, environmental concerns, water consumption & contamination, and increases in noise, odor & vermin. This landowner also tells us that other than existing commercial meat processing plants that have been "grandfathered" into remaining in their existing historic locations, he's not aware of any such facilities being allowed within Washington State to be constructed outside of Commercial, and/or Light Industrial zones. The only exception to this would be that a facility of this type would be so far removed from residential areas, that no adverse impact would be possible. This is simply NOT the case with proposed CU-23-00001, which would be surrounded by small parcel rural landowners.

It is concerning that there are so many vague responses on the SEPEA application. In addition we learned that there was at least the appearance of at least one Kittitas County elected official publicly endorsing this project, on county letterhead, prior to the completion of the SEPA review process and/or public comment. This action would appear to be inappropriate, a clear conflict of interest, and undermines public confidence in our public officials. This act also creates the appearance that there could be collusion between private enterprise and government entities.

We would like clarity from Kittitas County Community Development on the following issues, in writing, to be included with this application process.

- How many live head of cattle will be held on this land while waiting to be processed?
- How long will cattle be held in corrals/pastures prior to slaughter?
- How many head will be killed per day?
- How many days per week will this plant be operating?
- How many stock transportation trucks will be delivering cattle to this facility using Wilson Creek Road?
- How often and by what method will animal byproducts be removed from the site?
- Since it appears large, commercial amounts of blood and other contaminated water will be going into a standard septic system and drain field, what will keep these contaminants away from existing wells on neighboring properties, or from contaminating other waterways downstream, including the Yakima river?
- We are told that the property associated with this permit routinely floods and has a fish-bearing creek (Lyle) nearby. The flooding will likely send whatever contaminants, on the property in question, onto other landowner's properties. What will prevent these contaminants from entering neighboring properties?
- In most cases, rendering trucks that depart these facilities leak their contents on public roadways that deposit fat, blood, feces, and other contaminants on these surfaces. This results in slippery and other hazardous condition on the public roadway. What mitigation efforts will be used to control this nuisance and safety situation?
- There is debate over whether or not this project is a commercial slaughterhouse operation in an area not zoned for such purpose. We are told that there was request to have a commercial well installed on this parcel. We are told that Belsaas & Smith contractors have bid on construction of this proposed facility (they only bid on commercial projects). There are multiple phases to this project and a Conditional Use Permit is being required. How can Kittitas county condone a project that is clearly commercial/light industrial in nature be placed in the middle of a rural 5-acre residential/agricultural zone?
- What impacts will a proposed commercial well have on nearby resident's wells in terms of water draw down?
- What efforts will the owner of this plant take to prevent ground water & neighboring well contamination?
- When will Phases 2 & 3 be completed?

- It is clear with two more phases to be built that this project eventually triple in size. This will result in concerns magnifying, neighborhood opposition increasing, and significant increases in commercial truck traffic on an existing school bus route. What mitigation will Kittitas County require to assure the safety of children on this route who live in a neighborhood that has never been zoned for commercial businesses?

We wish to be notified when the public hearing is scheduled for this proposed project. Thank you for providing us the opportunity to express my concerns relating to this project.

Chris and Monica Bruya

A handwritten signature in blue ink that reads "Chris + Monica Bruya". The signature is written in a cursive style and extends to the right with a long horizontal stroke.

180 Bridlewood Lane, Ellensburg, WA

509-859-3111

bruyacm@gmail.com

