

BOCC  
CDS  
PA

Jeremy Bach  
3410 Wilson Creek Road  
Ellensburg, Wa 98926

Today I am adding comments to the record regarding 3BR custom cuts slaughterhouse/feedlot project. In this document I will be detailing comments regarding the letter for mitigation plan and the most current SEPA.

I have also attached all my previous comments since they pertain to the current application just as much as they did before and show how this project has a history of being erratic.

Also attached are some pictures taken from Wilson Creek Road from the floods that occurred first week in May 2023. They demonstrate the flooding around the well head area and the high surface water level of the project site.

This property has always been prone to flooding and now it is even worse with all the excavations from trenching that occurred. The current stock well that is being proposed for a Class B community well had flood waters within the 100-foot sanitary radius for weeks during this flooding. This flooding will keep occurring every year just as it has historically, moving ahead it will be worse since trenching from the back of the property which is next to Lyle creek has created an easy conduit for water to travel from the East end of the property to the West end where the current well is and flooding occurs.

Thank you for your time in reviewing these comments.

**RECEIVED**  
MAY 24 2023  
KITTITAS COUNTY  
BOARD OF COMMISSIONERS

Thank You  
Jeremy Bach

**Comments on water, offal and inedible product mitigation plan for 3BR custom cuts.**

Wastewater section does not detail how the slaughterhouse/feedlot will capture all contaminants from getting onto the ground/soil and then contaminate the surface water. The surface water on that lot is extremely shallow as it shows in many pictures when trenching was taking place a few weeks ago. That contamination would go directly into the surface water and runoff into neighboring lots and the Wilson Creek ditch. Slaughterhouse/feedlots have high concentration levels of animals in a very small area thus creating a high concentration of contaminants. These concentration levels have not ever existed historically on this property and in a residential neighborhood with shallow wells the potential for contaminants getting into the surface water system go up a great deal with this slaughterhouse/feedlot project.

Fat & Liquid Fats section talked about, "*Liquid fat will be present during cooking operations.*" To me this sounds like a great way to produce an un-natural smell that will permeate throughout the area and create downwind air emissions. There is no detail how they will mitigate these fat cooking emissions that 3BR custom cuts will produce. Everyone that's from Kittitas County knows the smell that Shockey's produced, only difference is that this time it's in a developed residential area. The smell of cooking off liquid fat as the mitigation plan details is not a natural or normal smell to the area. It doesn't smell like it now and after the slaughterhouse/feedlot project it will smell like it.

Manure section says that "*trace amounts of manure may enter the wastewater system.*" Normal septic systems are not meant to handle manure or any other trace amounts of contamination created from a slaughterhouse/feedlot. This seems to be a vague plan for a, "state-of-the art" facility.

## **COMMENTS ON (REVISED) SEPA APPLICATION FROM 4-4-23**

### **#2 AIR**

As mentioned in above comments the slaughterhouse/feedlots mitigation letter talks about cooking off fats. But in the new SEPA it doesn't address this and simply says no measures to control this new smell of fat cooking from their facility. This needs to be clear, ignoring the proper air and emissions requirements is not an answer.

The residential neighborhood surrounding the facility will have their public health and safety greatly impacted.

Everyone that has lived here knows about our inversion layers we get throughout the winter and burn bans that get announced due to air quality.

How will the air pollution created from this facility play a role in wintertime air quality?

### **#3 WATER**

This property is extremely flood prone and floods every year. This year in the first few weeks of May this was demonstrated.

The location of the current stock-well that is proposed to be a community well have flood waters within the 100-foot sanitary radius for weeks. During this time of flooding trenching/excavations were done thus creating easier pathways for floodwaters to reach neighboring properties and allowing their stormwater runoff to go into the Wilson Creek ditch and neighboring properties.

The amount of water contamination that could have occurred if this facility was operational during this year's floods would have been catastrophic.

Does the applicant have a bond requirement that would cover these environmental impacts when they occur?

They have no plan to control their stormwater runoff, and the proposed community well is within 100 feet of surface/floodwaters. This along with the current trenching/excavations allowing more water to be introduced to the site this facility could not be built and meet requirements at its current proposed location.

## **#7 ENVIRONMENTAL HEALTH**

There is nothing in their mitigation letter or plan to deal with the high concentrations of phosphorus and nitrates that are created from slaughterhouse/feedlots. There is nothing addressing the highly concentrated amounts of animals in the holding pens and how their waste and runoff will be contained and disposed off.

The current site plan has the holding pens and facilities up gradient from the current stock well and flood area.

All the stormwater runoff, waste from the holding pens, and contaminated water from washdown facilities would have a great potential to drain towards the well and flood area draining into Wilson Creek ditch.

## **#14 TRANSPORTATION**

The applicant states that there will be 40 vehicular trips per day and there will be no mitigation measures taken to address this impact.

Wilson Creek Road is an extremely busy road and getting busier due to being in a residential area. Residential areas have many families with kids and school bus activity. Not only Wilson Creek Road will see increase in traffic demand but Kittitas Highway and Vantage Highways and all other routes north and south of the facility.

The applicant should do a full transportation study and really acknowledge the fact that their slaughterhouse/feedlot will put traffic over the top on this half of the Kittitas Valley and place an undue burden on families who live and use the roads.

**From:** [Dan Carlson](#)  
**To:** [Kelly Bacon \(CD\)](#)  
**Cc:** [Jamey Ayling](#)  
**Subject:** FW: For your review  
**Date:** Thursday, May 25, 2023 9:36:39 AM  
**Attachments:** [2476\\_001.pdf](#)

---

Dan Carlson, AICP  
Community Development Services Director  
Kittitas County  
411 N Ruby ST, Suite 2  
Ellensburg WA 98926  
(509) 933-8244  
[dan.carlson@co.kittitas.wa.us](mailto:dan.carlson@co.kittitas.wa.us)

---

**From:** Debbie Stanavich <[debbie.stanavich@co.kittitas.wa.us](mailto:debbie.stanavich@co.kittitas.wa.us)>  
**Sent:** Thursday, May 25, 2023 9:35 AM  
**To:** Dan Carlson <[dan.carlson@co.kittitas.wa.us](mailto:dan.carlson@co.kittitas.wa.us)>; Greg Zempel <[greg.zempel@co.kittitas.wa.us](mailto:greg.zempel@co.kittitas.wa.us)>  
**Subject:** For your review



\*\*\*DO NOT REPLY ALL\*\*\*

**Debbie Stanavich**  
Administrative Assistant  
Kittitas County Board of Commissioners Office  
205 West 5<sup>th</sup> Ave. Suite 108  
Ellensburg, WA 98926  
509.962.7508  
<https://www.co.kittitas.wa.us>

---

**From:** [no\\_reply@co.kittitas.wa.us](mailto:no_reply@co.kittitas.wa.us) <[no\\_reply@co.kittitas.wa.us](mailto:no_reply@co.kittitas.wa.us)>

**Sent:** Thursday, May 25, 2023 9:27 AM

**To:** Debbie Stanavich <[debbie.stanavich@co.kittitas.wa.us](mailto:debbie.stanavich@co.kittitas.wa.us)>; Cory Wright <[cory.wright@co.kittitas.wa.us](mailto:cory.wright@co.kittitas.wa.us)>; Brett Wachsmith <[brett.wachsmith.co@co.kittitas.wa.us](mailto:brett.wachsmith.co@co.kittitas.wa.us)>; Laura Osiadacz <[laura.osiadacz@co.kittitas.wa.us](mailto:laura.osiadacz@co.kittitas.wa.us)>

**Subject:** Attached Image

---

The information transmitted by this email is intended only for the person or entity to which it is addressed. This email may contain confidential and/or privileged material. If you are not the intended recipient of this message, be aware that any use, review, retransmission, distribution, or reproduction is strictly prohibited. If you received this in error, please contact the sender immediately and delete the material from all devices.  
message id: 38eb45916c6dcbdac24bb8719d004a14