

508 N. Main
Ellensburg, WA 98926
May 15, 2023

Kittitas County Community Development Services
411 N. Ruby Street, Ste 2
Ellensburg, WA 98926

Attn: Kelly Bacon, Planner 1

Dear Kelly:

Re: 3 BR Custom Cuts – CU-23-00001

I appreciate the Toland's willingness to pivot due to public comments and concerns. However, changes to their proposed build only fortifies my belief that this narrow strip of land, in the middle of a "residential community" is far from ideal.

Tarp It was permitted to build their "building" and commercial endeavor on the land to the south of this proposed project. With two "commercial" properties in this area, an area that has not been identified by the county as a proposed commercial area, it sets a dangerous precedence for future proposed commercial business as long as they are "ag" related.

In addition, the original CU said 200 animals, but was supposedly a typo and I was eviscerated on social media for pointing that out. At the proposed 20 animals a day and possible higher during hunting season, we are well over 100 animals/week. They say they keep the "small" holding pens clean. Keeping cow pens cleaned is problematic and I don't see where that's addressed. (Where would you put that much manure, how would you handle the flies and the smell.).

As you can see by the attached picture, there is a lot of spring run-off in that area (surface water) which you and I both know cannot be within 100 feet of a community well.

The traffic is already not ideal. 20 employees plus multiple trucks per day to handle the offal (and the manure?) would negatively affect neighbors and people to the north of this facility.

Finally, as a realtor, I can tell you that there are multiple case studies of what bringing in a commercial livestock handling facility does to the home values of the neighboring properties. (Most having to do with CAFO's but because this is such a narrow land wedged in between higher priced homes it is applicable) Those values can drop as much as 26%. I would be

hard-pressed to market a home close to “larger” butcher shop no matter what the claims by the owners of how it will be taken care of. It would negatively impact neighbors’ ability to sell their homes. If values go down, will the county adjust their tax base?

Thank you for your consideration. In closing, I would champion a facility like this, we way need a quality custom butcher shop. However, the location they have chosen is not suitable. My suggestion is they sell this parcel, and purchase property closer to a main arterial in a zoning that allows this type of facility.

Sincerely,



Stacey Tutor,
Managing Broker
Coldwell Banker Central

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