



P.O. BOX 926 / 103 EAST 4TH AVE, SUITE 209
ELLENSBURG, WA 98926
509-925-9747 FAX: 509-962-3031

January 27, 2023

PROJECT NARRATIVE

To whom it may concern:

3BR Custom Cuts, LLC (3BR), will be located at 3200 Wilson Creek Road, Ellensburg, WA 98926. (Kittitas County Parcel #214534). The facility covers approximately 400'x200' or approximately 1.85 acres. This is a top-of-the-line meat processing facility which customers from all over the area, will bring their animals to 3BR meat processing. Animals will be off-loaded into a holding pen, and then be moved into the Harvest Room, moved into one of two coolers, then cut and wrapped, and then moved into the freezer for customer pick-up.

3BR will consist of the following buildings and systems:

- 1-35'x 60' Holding Pen
- 1-12'x 50.5' Harvest Room (Pre-Manufactured)
- 2-12'x 50.5' Coolers (Pre-Manufactured)
- 1-12'x 50.5' Cut & Wrap Room (Pre-Manufactured)
- 1-12'x 50.5' Freezer (Pre-Manufactured)
- 1-30'x30' Value Added Products Building (Smoke House – Conventional Framing)
- 1-12'x 60' Office- (Pre-Manufactured or Conventional Framing)
- 1-120'x 88' Parking Lot for customers and employees
- 1-105'x 80' Lot for customer trucks and/or trailers

There will be a standard septic system installed at the NE section of the lot and the well will be installed at the SW corner of the lot. The office will be located approximately in the center of the lot for easy access for both customers and employees. The West and South boundaries of the lot will have trees planted for beautification and privacy screens for the surrounding neighbors. Attached is a copy of the intended layout of the complete facility and lot use.

Belsaas & Smith will be overseeing and facilitating the 3 Phase power required for this project.

If you have any questions or comments, please feel free to call at your earliest convenience.

Sincerely,

Brandon Drexler
Belsaas & Smith Construction,

12. 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.

The state of the art meat processing facility will be USDA certified meeting the upmost health and safety standards in its operations. The overall layout of the structures on the land is low density and operates with very low disturbance. The agricultural activity is in keeping with 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 i
- iii. ii. The proposed use will be of sufficient economic benefit to offset additional public costs or economic detriment.

The use and location of the meat processing facility makes it customer and employee friendly. Wilson Creek Road is a very accessible road. The location is easily serviced as resources and infrastructure have long been established and utilized in the area. There is significant economic benefit to the County of Kittitas, estimated at a few hundred thousand dollars a year in sales tax alone. This does not include the initial economic investment of the construct of structures or the jobs and service contracts created through the processing facility or the economic benefit to the ranchers and producers utilizing the services of the facility.

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.

Agricultural processing complies and falls under the zoning and use for the location of the meat processing facility (KCC 17.08.032) The construct of all structures will meet all development standards and criteria as outlined by the codes set by Kittitas County.

D. The proposed use will mitigate material impacts of the development, whether environmental or otherwise.

3BR Custom Cuts is committed to going above and beyond in mitigating any development impacts whether environmental or otherwise. Including planting of trees for beautification of the site. Our general contractor will work with the County agencies on ensuring we have minimal impacts to the land as much as possible.

E. The proposed use will ensure compatibility with existing neighboring land uses.

Agricultural processing complies and falls under the current zoning and neighboring land use (KCC 17.08.032).

F. The proposed use is consistent with the intent and character of the zoning district in which it is located.

Agricultural processing complies and is consistent with the intent and character of the zoning district in which it is being built.

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.