

12/28/2023

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

My home directly borders this property on the south at 3100 Wilson Creek Rd. The modifications to this proposal from 11/29/2023 raise even more significant concerns about this project and the highly negative effects on the quality of life for my family, our neighbors, the surrounding areas, and the environment. This must be considered a public health, welfare, and safety concern. The following concerns need to be addressed:

- The plan indicates there will be animals in holding pens “no longer than one day, except as necessary for animal health and safety.” This statement is vague and leaves much room for interpretation. Who will decide this? How long would they be held for? Please consider the amount of noise even one animal will make if held overnight or longer in a very small holding pen that is only feet away from neighbors’ homes.
- The plans for cattle, pigs, sheep, and goats processed at the same facility creates many questions. Will there need to be a holding pen for each type of animal? A separate day for each breed? The space indicated on the drawings for holding pens is a very small area for 30 animals to be held.
- The future plans for this facility remain in question. The response states: “capacity will not be increased.” Who will oversee this? Is there formal documentation to support this statement? Are there plans for subscription services, and how would this not increase the amount of animals processed?
- What or who is the oversight for this facility? Once in place there is nothing to assure the plans are upheld as stated or whom to report concerns.

The proposal of an aerated lagoon for wastewater:

- The water table in this area is very high. When digging down standing water will accumulate. How will that effect the function of this system? Where will that water go so this lagoon can be lined?
- The location of this is right on the property line that is approximately 60 feet from my home.
- The noise from the pumps needed to maintain this waste and circulate the slurry will be continuous.
- There is no guarantee that this will not affect the water table. My property has been significantly flooded twice in the past year due to this applicant’s water diversions. Any increases in the water table due to water held at this location will lead to standing water in my yard, driveway, pasture, and crawl space of our home. This also has significant effects on the neighbor at 3050 Wilson Creek Rd.
- How will overflow be prevented and managed every spring when water levels rise due to snow melt and irrigation water starting? As was witnessed by all the spring of 2023, there was standing water throughout the intended location for many days.
- It is stated that there will be leak detection in this “double lined” lagoon. But what happens when there is a leak? What kind of lining will be utilized? How many years is this lining approved for? Will this lining be changed on a regular basis? Should the requirement for this be

concrete? Again, this is 60 feet from my home that will flood immediately with the accumulated slurry and waste from this facility.

- The efficiency of these lagoons are significantly less in the cold weather. How will that be managed during the winter months?
- There absolutely is odor from these lagoons. Especially in the heat.
- They are a breeding ground for mosquitoes and other insects.
- Will the DOH “monitoring and testing” information be readily visible to the public?
- The impact of groundwater contamination into neighboring wells *must* be assessed. These issues must be considered a serious public health, welfare, and safety issue.

Air quality and noise

- Noise and dust from multiple cattle, pigs, sheep, and goats held in small holding pens for an unspecified amount of time and large vehicle traffic cannot be prevented from having a negative effect on air quality and pollution.
- Unmitigated odor has to be considered any time multiple types of livestock are contained in small holding pens.
- There is reference to a smokehouse that will emit odors and smoke.
- Glare from large security lighting 24/7 will create light trespass pollution to those living in this Rural Residential neighborhood.
- Cleaning crews are scheduled for after hours and weekend work. There will be constant traffic along their driveway, pumps running the lagoon will be continuous, there is potential for very discontented and loud animals to be held overnight. There will be no relief from the noise and disturbances created by this facility in a *neighborhood*. There are not acres buffering this facility from family homes, but feet.

Traffic

- The daily effects of multiple service trucks, employees, and individuals dropping off livestock in stock trailers will damage roadways and increase congestion.
- Creates a hazard for local residents, their children and pets.
- The Traffic Impact Analysis completed by the county needs to be readdressed as Wilson Creek Rd is already very busy. The times that these vehicles will be traveling will intercept with school buses and residents going to and from work.
- Congestion and traffic back up from multiple school bus stops along Wilson Creek Rd will be unavoidable and create dangerous situations.

Property values

- There are letters posted from long time Kittitas County realtors that address this issue and the negative impacts that this will have on property values.
- Once in place this facility would make it impossible to sell a neighboring home at fair market value for all of the surrounding area.

A Conditional Use permit for zoning should only be considered if the following criteria are met (KCC 17.60A.015)

- 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:
- 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
 - iii. 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.

In particular of these criteria to consider is:

- **A-** This facility is *not* essential or desirable and *is* detrimental and injurious to health, peace, safety, and character of the surrounding neighborhood. There are many residents in the surrounding area who are deeply concerned and opposed to this facility.
- **D-** This proposal can in no way mitigate the many impacts and consequences both material and environmental.
- **E-** Extremely **non** compatible.
- **F-** Again not consistent with either the intent or character of this zoning district which is **Rural Residential**.

In the applicants response suggesting this proposal is compatible with zoning and land use the reference to “other active commercial business in close proximity” is extremely misleading and does not indicate a precedence. The majority of the work done by the business referenced is not onsite, but in the community at county farms and ranches. This business also adheres to strict business hours. In contrast this proposal states:

- **“the facility will be cleaned and sanitized every evening with more cleaning on the weekends”** The indoor and outdoor aspects of this cleaning and sanitizing must be taken into account. This facility, by the very nature of its activity, will necessitate large

equipment and numerous workers to remove and clean the debris. As stated before there will be no relief from noise, traffic, lighting and activity at any time during the week, evenings, or night when animals are held.

This proposal *does not meet the criteria* for a conditional use permit, and has an extremely negative impact on surrounding properties.

Contrary to indications from this proposal, there are places in Kittitas County to have animals processed and/or cut and wrapped. This location is completely inappropriate and unnecessary. This is a rural neighborhood two miles outside of town and not a large unpopulated acreage where it would have little impact on neighboring properties that are in very close proximity. The site itself is not conducive to such an operation as it is an extremely narrow lot.

Of utmost concern is the lack of oversight once this is in place. There are no restrictions or guidelines that must be followed.

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 lifelong, tax paying citizens if it allows this to move forward.

Thank You,

Babette Mundy

3100 Wilson Creek Rd