

Comment in regards to:

Conditional Use - CU-23-00001 3 BR Custom Cuts

Kittitas County Community Development,

I am writing once again with concern over this conditional use application. I had previously submitted comments from a real estate agents perspective and how this project would affect the surrounding property values. I was reading through the responses from the applicants representative and they commented that there was no evidence of diminishing property values. I strongly I'm going to disagree with this statement.

I have now represented two properties for sale that were adjacent to the proposed location of the 3 BR custom cuts project. One of the homes that I had listed on the market had multiple different buyers that said that they would have purchased the property as it was priced and presented, but that they would not proceed after hearing that this project was in for application. It had nothing to do with condition of the house or the pricing, but solely with the idea that there would be a cattle processing facility next to them if they purchased the property.

The second home that I had listed for sale that was adjacent to the proposed property sold near our listing price. Unfortunately, for my seller on this property, we had to list the home at a lower price in order to compensate for the idea that the processing facility application was going to be a hurdle for most buyers. We knew this as we prepped the home to be coming on the market. With the sale of this home, we also lost multiple buyers who had looked at the home and learned of this proposal that was in process. Again, it was not because of price, or the property itself.

I agree that this type of business could be a great asset to our valley, but not in a residential location. This is a commercial business meant for a commercial-type zone. If this proposal is approved, I have no doubt that it will effect the surrounding property values. I don't think that there is a good argument that this type of facility would attract buyers to move in next door. Open views of the the mountains, quiet neighbors, and surrounding fields would normally attract buyers to a property. Open waste-water holding ponds, concentrated amounts of cattle, and the view of a commercial operation usually aren't on the "want" list for prospective buyers. I don't see how this project would be beneficial or appropriate for this location in regards to property values. Like I stated, I'm not opposed to the business, I'm just opposed to the location.

Thank you for your time and consideration,

Toby Williams
Local Real Estate Broker