

Dan & Christy Bowers

3322 Wilson Creek Rd.

Ellensburg, Wa. 98926

RE: CU-23-00001 3BR Custom Cuts

Dear Commissioner Cory Wright,

We are very much in opposition to this Full service meat processing plant at the location proposed. This particular piece of land , while almost 15 acres, is long and narrow. Approx. 330ft wide. Our property is directy north sharing a fence on our south. From our back yard to the shared fence is less than 200 ft. So having a commercial food processing plant with holding pens for the animals is extremely close.

You can read the attached Letter of Opposition we have written for some of our deepest concerns about the impact of this business on us and the surrounding neighbors.

We agree that this type of business is needed in the county but there needs to be space for it and placed where the environmental impacts will not be as large.

We were surprised to see that you had written a letter of support in September 2022 without knowing what the SEPA report would have to say of the many negative impacts. This SEPA report is extremely vague and misleading. This is proposed to be a small local operation but if you look at their social media sites this doesn't look to be the case. We think they are trying to get in small with all these assurances but will be expanding within a couple of years at the most.

We are asking you to take a much harder look at this particular location, drive out here and look. We think you might agree. How would you like to be having a family BarBQue and looking and hearing the screaming cows in the holding pens and everything else that goes along with that?

We have lived here for 45 years so we're not new to the community. Most of the neighbors have also been here for many years. This business is the NEW entity that doesn't belong. We would ask that you reconsider your support for the business and support the local people that you represent.

Sincerely,

Dan & Christy Bowers 509-925-4827

LETTER OF OPPOSITION

February 21, 2023

Kittitas County Commissioner Cory Wright

205 W. 5th Ave., Suite 108

Ellensburg, Wa. 98926

RE: CU-23-00001 3BR Custom Cuts

To whom it may concern:

We are Dan & Christy Bowers, Residents living at 3322 Wilson Creek Rd. Ellensburg, Wa. 98926.

We are writing to express our opposition to the proposed #CU-23-0001 3BR Custom Cuts bordering our property to the south. Being proposed is a Meat processing facility including slaughter. We have lived at our location for 45 years and have enjoyed a peaceful, country life with our neighbors.

Below is a list of some of our deep concerns regarding this business.

- Future Expansion: Sepa report says " No, not at this time". That leaves no guarantee. In fact, the owners are planning a Beef to Table Subscription Service available in the Fall 2023 according to their Facebook page.
- Air: Proposal says once completed "no emissions". We cannot accept this as fact. Where penned animals are involved there are going to be emissions. You're looking at dirty air, Fugitive Dust and Fugitive Particles.
- Odor: Report says, No onsite odors. Again, where penned animals are delivered and in holding there are going to be odors. Temperatures in Kittitas County can exceed 110 degrees in the summer and we can have stagnant air in the valley for weeks.
- Water: Report says Domestic well will also be used to wash down facilities which is bound to include manure, urine, blood and oils, etc... This will be drained into a standard septic system. Septic systems can't break down blood and oils.

- **Water Runoff/Stormwater:** Report says not anticipated. Groundwater is going to flow during floods & irrigation through holding pens, etc. to the closest ditch which flows into the irrigation ditch down Wilson Creek Rd. This is surface water. There are many residents that use this ditch to water their lawns. When the snow runoffs come this water actually floods several properties south of here.
- **Animal:** There are many animals that are indigenous to this area. They include Deer, Coyotes, Eagles, Hawks, Owls, Raccoons, etc.
- **Environment:** Chemicals will be used. Holding Pens will be saturated with Manure and Urine. Delivery trucks dropping off animals will also leave excrements. Wastewater from the pens and kill floor contain Nitrates and Phosphorous which can contaminate the groundwater and possibly neighboring wells.
- **Noise:** Report says no Long-Term noise. Facts are you have the cries of animals confined in delivery truck and in holding pens. These could be arriving at all hours. The trucks picking up waste could be arriving at any hour of the day or night after business hours. This was not clarified in the report.
- **Land/Shoreline Use:** Report says the neighbors will not be affected. Wrong! The facts are, resident property values will go down. Noise, Visual, Smell/Odor and Traffic will be affected. Studies have shown property values have been reduced as much as 40%. This will affect the county tax base. Many of our neighbors have invested their life savings to live in a rural country environment. Over the years there has been an increase of small acreage homes on Wilson Creek Rd. This would disrupt the life style as well as safety.
- **Aesthetics:** Our mountain and country view would now include a slaughterhouse. There is simply no buffer zone for the neighborhood. Who wants to look at that.
- **Recreation:** Our backyard activities with family and friends should not have to include the visual, odor and noise of this type of business. Again, this negatively affects our lifestyle.
- **Transportation:** There will be increased traffic as Wilson Creek Rd. is already a well traveled/main road. School Buses and Children, Logging Trucks and more resident traffic already use the road. What about the excrements that leak out of the trucks going down the road? There needs to be a Traffic/Transportation study done.

It is unclear as to how many cattle/animals dropoffs there will be per day. The report is vague and references 200 cattle dropoffs. Is this per day? That seems like more than a small

operation. Where are all these cattle coming from? Out of state or country?

The Sepa Report responses make no sense. They are vague and don't answer the questions adequately.

In closing, we respectfully ask that this Conditional Land Use proposal **NOT** be approved. Since the zoning of Ag5 was originally set there has been a boom of small residential acreages. Therefore, to make an exception to allow approval makes no sense. There are too many potential and probable negative effects. There are many other wide-open range land, non-residential locations in the valley that would be suitable for this type of business.

We need to be notified of every step in this process.

Sincerely yours,

Dan & Christy Bowers