

From: [Dan Carlson](#)
To: [Kelly Bacon \(CD\)](#)
Subject: FW: 3BR Custom Cuts Conditional Use Permit
Date: Thursday, March 2, 2023 3:42:26 PM
Attachments: [Letter of Opposition Planning Dept..rtf](#)

Dan Carlson, AICP
Community Development Services Director
Kittitas County
411 N Ruby ST, Suite 2
Ellensburg WA 98926
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From: Kittitas County Public Works <publicworks@co.kittitas.wa.us>
Sent: Thursday, March 02, 2023 1:36 PM
To: Dan Carlson <dan.carlson@co.kittitas.wa.us>
Subject: FW: 3BR Custom Cuts Conditional Use Permit

Candie Leader

Administrative Supervisor
Kittitas County Public Works
411 North Ruby Street, Suite 1
Ellensburg, WA 98926
Direct Line: 509-962-7699
Cell: 509-201-2854

From: Dan Bowers <dan-christybowers@charter.net>
Sent: Thursday, March 2, 2023 1:05 PM
To: sepacenter@dnr.wa.gov
Cc: Kittitas County Public Works <publicworks@co.kittitas.wa.us>; russell.mau@doh.wa.gov;
jennifer.nelson@dfw.wa.gov; sara@krdistrict.org; sage.park@ecy.wa.gov;
enviroreview@yakama.com
Subject: 3BR Custom Cuts Conditional Use Permit

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March 2, 2023

Dan & Christy Bowers

3322 Wilson Creek Rd.

Ellensburg, Wa. 98926

RE: CU-23-0001 3BR Custom Cuts

To the appropriate agencies,

In Kittitas County there is a company called 3 Boots Ranch that is asking for a Conditional Use Permit for a USDA Certified Full service Meat processing operation. This is a kill through freezer operation so onsite slaughtering will take place. The land they are proposing is on 14.09 acres of pastureland that is long and narrow. It actually measures 330 ft. wide.

We are very much opposed to this commercial facility. Our property is directly north of this land as we share a fence. The facility and holding pen will be approx. 200 ft from us. This will definitely have negative impacts on us and all of the properties around. Our property values will go down dramatically, and there is no coming back from that. We are zoned Ag5 with a Rural Residential land use. The SEPA report is very vague and misleading. They are also expecting to issue a Determination of Non-Significance.

We are attaching our letter of opposition to the Kittitas County Planning Dept. as well as our 3 County Commissioners with our main concerns for the environment. Water, Septic, Water Runoff, Air/Smell, Noise and Transportation are not being properly addressed in their report. Just the possibility of contaminants such as nitrates and phosphorous as there WILL be runoff going into the ditches that eventually ends up in the Yakima River.

We have lived at our location for 45 years now so we're not new to the country lifestyle. There are lots of cattle, hay businesses, horses, etc... This type of commercial business is not appropriate to this particular location. It's just too small. There has been a boom in small acreage residential properties over the years. 3 Boots Ranch moved here in April of 2021 so they are new to the area. There are multiple issues with this business on this site that will affect the Environment, Ecology, Fish & Wildlife, Natural Resources, Dept. of Health and Yakama Nation we are asking that you look into this and hopefully object before any damage is done to the land and water supply.

Sincerely,

Dan & Christy Bowers

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LETTER OF OPPOSITION

February 21, 2023

Kittitas County Community Development Services

411 N. Ruby Suite 2

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