

18

CDS

Mandy Buchholz

From: Cory Wright
Sent: Wednesday, March 8, 2023 3:16 PM
To: Julie Kjorsvik; Mandy Buchholz
Subject: Fwd: Meat Processing Plant Environmental Concern
Attachments: 3.8.23 Deny Conditional Permit.pdf; CU-23-00001 - 3 BR Custom Cuts - Comments James Ritter 3-6-23.pdf

Log

Sent from my iPhone

Begin forwarded message:

From: PARKER MCKINNON <mckinnonparker@gmail.com>
Date: March 8, 2023 at 1:55:46 PM PST
To: gerold_lewis@yakima.com, croets@ecy.wa.gov, cstuart@usbr.gov, cmckinley@usbr.gov, Cory Wright <cory.wright@co.kittitas.wa.us>, lura.osiadocz@co.kittitas.wa.us, Brett Wachsmith <brett.wachsmith.co@co.kittitas.wa.us>
Subject: Meat Processing Plant Environmental Concern

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Hi there,

I am Parker McKinno a resident of Ellensburg, WA. Currently, our county council has decided to support a meat processing plant in a residential area. But also in an area that has streams and creeks with fish that feed into the Yakima river. They did an environment study but did not spend time on it and are attempting to fast-track this project as the revenue created by this facility would be beneficial to the county. To find the SEPA report you can copy and paste the link. Also attached are a couple of letters from people in the area.

I want to thank you all for your time.

--

Parker McKinnon
Email: mckinnonparker@gmail.com

<https://www.co.kittitas.wa.us/cds/land-use/project-details.aspx?title=Conditional%20Use%20Permits&project=CU-23-00001+3+BR+Custom+Cuts>

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RECEIVED

MAR 06 2023

BOCC
CDS

Date: 3/6/2023

**KITTITAS COUNTY
BOARD OF COMMISSIONERS**

To: Kelly Bacon, Staff Planner,
Kittitas County Community Development Services

Kittitas County Commissioners

From:  James Ritter, Ellensburg

Subject: Letter of Concern, (CU-23-00001)

RECEIVED
MAR 06 2023
Kittitas County CDS

It was recently brought to my attention that a meat packing plant (with on-site slaughter) is proposed to be built on Wilson Creek Road in Ellensburg by 3 BR Custom Cuts. (Parcel #214534).

Based on the incomplete, and vague SEPA application, and the adverse economic, ecological, environmental, health, traffic, & safety impacts that having a commercial slaughterhouse would have on the community surrounding this project, I am requesting that the Kittitas County Community Development Services, and Kittitas County Commissioners deny the conditional use permit requested on CU023-00001.

I have owned my property near this proposed project since the early 1990's, with the assurances that this was, and would remain an Ag-5 area, where no commercial development would be allowed. My residence is at 680 Lyons Road, and this proposed project will have direct negative impact on my property. Specifically, potential groundwater contamination, existing well water availability & capacity, aesthetic detractors, and reductions in residential property values.

I am in favor of a meat packing facility to be built in Kittitas County, however, building a commercial meat processing operation in a rural residential area that is not zoned for such activities seems to not only violate current zoning codes, but would completely change the rural ambience of the entire area.

If Kittitas County approves this proposed project, it would appear to be placing the business needs and profits of this out-of-state property owner, over the concerns and negative impacts to the residents, and registered voters near this site.

My family are multi-generational meat cutters, and packing plant owners, and I fully understand the negative impacts these facilities have on nearby residents, and their quality of life. Most meat packing plants are located in Light Industrial Zones for the specific reasons where the infrastructure is more adequate to accommodate increases in commercial truck traffic, sewage treatment, environmental concerns, water consumption & contamination, and increases in noise, odor & vermin.

Other than existing commercial meat processing plants that have been "grandfathered" into remaining in their existing historic locations, I am not aware of any such facilities being allowed within Washington State to be constructed outside of Commercial, and/or Light Industrial zones. The only exception to this would be that a facility of this type would be so far removed from residential areas, that no adverse impact would be possible. This is not the case with CU-23-00001.

My concerns also involve the lack of transparency, vague responses on the SEPEA application, and the implication that at least one Kittitas County elected official has publicly endorsed this project on county letterhead, prior to the completion of the SEPA review process, and/or public comment. This action appears to be inappropriate, a clear conflict of interest, and undermines public confidence in our public officials.

I am also concerned that Kittitas County "expects to issue a Determination of Non-Significance for this proposal". It appears that Kittitas County officials have already decided this project can move forward. Based on the environmental concerns my neighbors and I have regarding this project, what criteria did Kittitas County officials use to draw this conclusion?

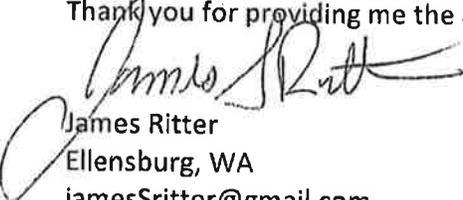
I would like clarity from Kittitas County Community Development on the following issues, in writing, to be included with this application process.

- How many live head of cattle will be held on this land while waiting to be processed?
- For how long will they be held in corrals/pastures prior to slaughter?
- How many head will be killed per day?
- How many days per week will this plant be operating?
- How many stock transportation trucks will be delivering cattle to this facility using Wilson Creek Road?
- On 3/3/23 Baker Commodities (the company that collects all animal biproducts from the Kittitas County area, such as hides, heads, meat, bones, and entrails) advised me they schedule their collections in Ellensburg only one time per week (Tuesdays). This seems to conflict with the statement that these products will be removed daily from this location. This means that all the discarded animal biproducts will be stored on-site, rotting for several days in the hot temperatures, and creating ongoing, offensive odors throughout this neighborhood. This will routinely be attracting predators, and vermin that are drawn to the smell.

- Since it appears large, commercial amounts blood and other contaminated water will be going into a standard septic system and drain field, what will keep these contaminants away from existing wells on neighboring properties, or from contaminating other waterways downstream, including the Yakima River.
- The property associated with this permit routinely floods and has a fish-bearing (Lyle) creek nearby. The flooding will likely send whatever contaminants on the property in question, onto other landowner's properties. What will prevent these contaminants from entering neighboring properties?
- In most cases, rendering trucks that depart these facilities leak their contents on public roadways that deposit fat, blood, feces, and other contaminants on these surfaces. This results in slippery and other hazardous condition on the public roadway. Even with the best intended mitigation efforts, nothing can be done to prevent the ongoing smell, and vermin-attracting conditions to this problem.
- It appears that there may be some debate over whether this project is a commercial slaughterhouse operation in an area not zoned for such purpose. The fact that there may have been a request to have a commercial well installed on this parcel, the fact that Belsaas & Smith contractors only bid on commercial projects, the fact that there are multiple phases to this project, and the fact that a Conditional Use Permit is even being required, appears to show that this is certainly a commercial operation.
- What negative impacts will a proposed commercial well have on nearby resident's wells?
- What efforts will the owner of this plant take to prevent ground water & neighboring well contamination?
- When will Phases 2 & 3 be completed?
- With this project eventually tripling in size, these concerns will magnify neighborhood opposition, including significant increases in commercial truck traffic on an existing school bus route. What mitigation will Kittitas County require to assure the safety of children on this route who live in a neighborhood that has never been zoned for commercial businesses?
- With large semi-trucks hauling livestock onto this parcel, all northbound stock trucks on Wilson Creek Road would be forced to turn into the oncoming southbound lanes in order to make the eastbound turn onto the proposed project property. This action creates a continual unsafe traffic hazard.

- With what frequency will trucks be delivering livestock, making deliveries, and/or pick-ups to this property, and will these activities go beyond the normal hours of business operations, and create additional traffic noise and congestion in the area?
- This area may have critical wetlands areas near, or on this parcel. Has a wetlands delineation survey been completed for this project, and if so, what was the conclusion?
- Does a Conditional Use Permit exempt 3BR Custom Cuts from complying with any existing state laws, county ordinances, or other zoning requirements that currently exist for neighboring residents under the Ag-5 zoning area?
- What current county ordinances will be enforced to guarantee nearby residents that excessive noise, traffic, safety, and public health violations will not occur?
- Are the monies funding this meat packing operation received from any government grants, including the USDA?
- Will Kittitas County government be receiving any funding relating to these grants for this project?
- Based on the original design for this meat packing facility, it appears that this project will not offer a significant number of jobs into this region to offset the negative impacts it will create.
- I would like to be notified when the public hearing is scheduled for this project.

Thank you for providing me the opportunity to express my concerns relating to this project.



James Ritter
Ellensburg, WA
jamesSritter@gmail.com

March 8, 2023

To: Kelly Bacon, Staff Planner,
Kittitas County Community Development Services
Kittitas County Commissioners: Cory Wright, Laura Osiadocz, and Brett Wachsmith

From: Parker McKinnon
2850 Wilson Creek Rd
Ellensburg, WA 98926

Subject: Letter of Concern, (CU-23-00001)

Over the last couple of weeks, it has been brought to my attention that a meat packing plant, with slaughter on its premise, is proposed to be built on Wilson Creek Road in Ellensburg by 3 Boots Ranch Custom Cuts. Parcel #2L45341.

We recently moved to the Ellensburg area buying our house with 4 acres on Wilson Creek. It was zoned AG-5 which was enticing to us as first-time home buyers. A couple of the reasons we wanted to move here were that it was closer to my grandfather's farm, and it was important to us to become more involved. Furthermore, we enjoyed the community and lifestyle of Ellensburg which is why we bought where we did. Working in King County with a local fire department there the last thing either of us wanted was to move into a metropolitan area surrounded by commercial structures.

As we have done more research about this proposed project by 3 Boots Ranch, we have found that there has been a severe lack of transparency and concern for the community by our county council. For starters this project has been kept under the radar by the council and 3BR regarding the environmental, ecological, traffic, health/safety, quality of life and property value impacts this has on an area that the 3BR meat slaughtering/processing facility is supposed to be built. Which is why me and my fellow neighbors request that the Kittitas County Community Development Services, and Kittitas County Commissioners deny the conditional use permit requested on CU023-00001. While there is a need for commercial facilities of all kinds it is not right for the county to change the zoning requirements of this area and put the taxpayers through a list of challenges.

Here are a few of my biggest concerns. To start, water is at the top of my list. A facility and company that's purpose is to slaughter and process animals with a goal to grow three times its originally slated size in an area with 5-10-acre homes all over that is going to provide huge challenges with water. I am not just concerned with the fact that the facility itself will need an amazing amount of water to be functional but what about the contaminants? Blood and who knows what else will go into drain fields, which means it is seeping into our ground. Potentially causing health problems for those people around the facility, but what about the environment? What about the flood risk? Even in our short time here as homeowners we have experienced it. What is going to happen when this facility floods bringing a list of contaminants into Lyle creek

which has fish in it or into neighboring properties? Is that not a risk to our environment? Is that not a health risk?

With that my second major concern is quality of life and property value. With the potential stench of a processing plant being only 4 plots away is concerning. There is currently not the infrastructure in this county to haul waste away every day or every other day like 3BR is stating. Not just including the waste but the lack of transparency on both the county's part and 3BR there is still no answer on if or when there is going to be a feed lot attached to this process. Both the smell and sanitation issues driving people away, the property values and quality of life will decrease. The only thing it brings in is an unwanted potential abundance of predator animals. I know our county commissioners would not allow any of this facility to be put in if it was on Skyline Drive, S A St, or Heron Ln. Especially if they were 4 plots down. They would be concerned about the same things I am along with some of their own.

Purpose and intent.

The purpose and intent of the agriculture (A-5) zone is to provide for an area where various agricultural activities and low density residential developments co-exist compatibly. A-5 zones are predominately agricultural-oriented lands and it is not the intent of this section to impose further restrictions on continued agricultural activities therein

Above is from the Kittitas County Code, Title 17 Zoning. Read it. This project our county commissioners are trying to pull off with the 3BR is the opposite of what our county has set forth. This zoning code is supposed to protect what we all find so attractive and valuable about the place that we live. Which is why I sincerely hope our county commissioners listen and take stock in what their taxpayers in the area in which this facility greatly affects. Deny the conditional use permit requested for CU023-00001. I truly hope 3 Boots Custom Ranch can find a place that is zoned for their intended use and *not* agricultural activities and low density residential. A place that 3BR can grow as they want and plan to. A place that will give them great success. But our area is not the place. There are just too many environmental concerns and quality of life jeopardy issues in this location. Thank you for taking the time to read this letter, our commissioners can also find a copy of this letter in their email along with our friends at BIA, Washington Dept of Ecology, and our Bureau of Reclamation.

Sincerely,

A handwritten signature in black ink, appearing to be 'Parker McKinnon', written in a cursive style.

Parker McKinnon

Mandy Buchholz

From: Cory Wright
Sent: Wednesday, March 8, 2023 3:16 PM
To: Julie Kjorsvik; Mandy Buchholz
Subject: Fwd: Opposition to meat-packing plant on Wilson Creek Road

Log

Sent from my iPhone

Begin forwarded message:

From: "annie alleybc.com" <annie@alleybc.com>
Date: March 8, 2023 at 2:58:45 PM PST
To: "Kelly Bacon (CD)" <kelly.bacon.cd@co.kittitas.wa.us>
Cc: Cory Wright <cory.wright@co.kittitas.wa.us>, Laura Osiadacz <laura.osiadacz@co.kittitas.wa.us>, Brett Wachsmith <brett.wachsmith.co@co.kittitas.wa.us>
Subject: **Opposition to meat-packing plant on Wilson Creek Road**

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To: Kelly Bacon, Staff Planner, Kittitas County Community Development Services

CC: Laura Osiadacz, Brett Wachsmith and Cory Wright, Kittitas County Commissioners

RE: Opposition to conditional use permit CU-23-00001

Dear Ms. Bacon and Commissioners --

I am writing to share my strong opposition to request from 3 BR Custom Cuts to build a meat-packing plant and slaughterhouse facility along Wilson Creek Road.

This type of facility, built in an appropriate area within the county, could be a net-positive to the local agricultural industry and economy. But for multiple reasons, the proposed site is not the right location. And as the old saying goes, location is everything.

The proposed Wilson Creek neighborhood is not zoned for this type of industrial activity – and with good reason. The area doesn't have the infrastructure to support traffic, water use, and other commercial needs associated with a meat-packing and slaughterhouse business. The area was never intended to be fouled with the noise, air pollution and water contamination from this type of operation.

Additionally, location is everything to the Kittitas County residents who have lived in this neighborhood for years – many for decades – and have invested their goodwill, time, and finances to build a thriving local community in a beautiful setting. I am currently planning to purchase property in this desirable area based on its current state, but will not move forward if a meat-packing plant and slaughterhouse are literally in the neighborhood -- and most other prospective buyers would feel the same.

As a result, allowing the facility to move forward in this area will have a devastating effect on landowners' experience and on property values. Are county officials willing to put the request of a single out-of-state transplant above the environmental considerations of this area, established land use and financial investment of numerous longstanding residents?

I certainly hope not. I urge Kittitas County Community Development Services and the Kittitas County Commissioners to deny the conditional use permit CU-23-0001.

Sincerely,

Annie Alley
206-913-8663
annie@alleybc.com

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