

March 1, 2023

(10)

Board of Commissioners Office  
Commissioner Brett Wachsmith  
205 W. 5<sup>th</sup> Ave Ste 108  
Ellensburg, WA 98926

RE: 3 Boots Custom Cuts

Dear Commissioner Wachsmith:

I am writing to you to express my concerns with the proposed agricultural processing facility on Wilson Creek Rd. This is for 3 BR Custom Cuts (CU-23-0001). Attached is a copy of my letter to the Kittitas County Community Development Services in response to the outreach for written comment.

This land is zoned Rural Residential and is in the middle of seven well-established homes. It is only 300' wide and will make a serious impact on surrounding residents. I have outlined these concerns in my letter.

Living in a rural residential zone I always suspected a house or two going in on this piece of land or continue with grazing cattle or haying. I never thought a slaughterhouse/meat processing facility would be considered.

I hope you will take the time to review my letter. Please feel free to contact me if you have any questions or concerns. Thank you for your time.

Sincerely,



Tinja Wyman  
3320 Wilson Creek Rd  
Ellensburg, WA 98926  
[tinjawyman@yahoo.com](mailto:tinjawyman@yahoo.com)  
509-925-1549

Attachment

March 1, 2023

Kittitas County Community Development Services  
411 N. Ruby St, Suite 2  
Ellensburg, WA 98926

RE: CU-23-0001 3 Boots Custom Cuts

My name is Tinja Wyman and I reside at 3320 Wilson Creek Road. It is with deep concern I write to you regarding the proposed meat processing facility, 3 Boots Custom Cuts, south of my property at 3200 Wilson Creek Road. Below are my concerns.

- Future growth. Response in SEPA report is "No. not at this time." This is vague. I want to know what plans there are for any additions, expansions, or additional activity related to or connected with this proposal. The project narrative is contradictory as it markets this as a boost to local supply chains AND benefit "Washington consumers by rebuilding local food supply chains and increasing consumer access and availability to locally produced meats." This seems to be more than a M-TH, 6:00am – 4:30pm operation.
- Insufficient/contradictory information -Wastewater disposal and septic system. The contractor's narrative indicates "a standard septic system". However, the site map clearly shows one septic and one reserve septic. The SEPA report also indicates "...occasion wash downs for cleaning the facility. All water used will go into standard approved septic systems." What is being done with the blood and fat residue? If that is hauled out, how do you collect all of it and prevent any from going into the septic system? Waste of this type will not break down in a septic system and would create an environmental health hazard. It is not clear how wastewater from the processing and cleaning will be disposed of.
- Runoff/stormwater- Proposal indicates "No storm runoff is anticipated to leave site", yet with 14,000 sq feet of impervious surface and penned cattle and other livestock, there will be runoff. How will that be mitigated? The water table in this community is high. Manure from the holding pens and vehicle runoff needs to go somewhere. This could contaminate residential wells and more as it flows down the ditch. Also, the type of soil indicated in the SEPA checklist is "Well graded riverbed gravel." I do not believe this is consistent with the surrounding properties.
- Insufficient/contradictory information: Water use is not clear in the proposal only claiming it will "...vary per day but should be in the range of standard household use". Cattle cannot be withheld water. Is the holding pen water and processing use being considered? The project narrative indicates the "processing facility uses 1/8 of the water than a similar sized brick and mortar facility would use". One-eighth of what?
- Insufficient information: Number of livestock. The SEPA checklist does not indicate how many head per day, only no more than 200 (?) drop offs. Is that really 200 or 20? What would be the quantity in a drop off? Just one head or multiple? How many head are planned to be processed in a day? How many will remain in holding pens over night? Cattle must be held off feed for 12-24 hours before slaughter. Animals in the holding pen will be loud. They are hungry, stressed, and know their fate (animals' sense this).

- Inconsistent information – Plants. The proposed building site is surrounded by at least 7 homes with most in very close proximity. The SEPA report indicates “Propose additional native trees placed on property lines to obscure views of facility from roadway and neighboring property owners.” However, in the contractor’s project narrative it mentions trees for the west and south boundary only. Nothing is addressed for the north boundary. This facility would be the most visible by residence on the north boundary and trees would be critical to block their view. How will this be addressed?
- Noise – Long Term. SEPA reports indicates “Vehicle Traffic and cattle noise generally during typical commercial business hours”. “Generally,” is no guarantee there will not be noise outside of business hours. What guarantee is there that the proposed commercial business days and hours wont change? In addition, when will the waste be removed from the property? During business hours or at the discretion of the contractor removing the waste? Will there be vehicles coming in at odd hours?
- Wilson Creek Road – this is a very busy road, with fast moving traffic. South of the proposed facility is even more densely populated. Regular traffic includes school buses, cattle trucks, residential vehicles from upper Wilson Creek and Brickmill roads as this is a main arterial leading to town. Surprisingly, there has been an increase in bicyclist, walkers and joggers on this road which cause even more potential hazards. There is also a narrow, old bridge crossing the canal between Game Farm and Judge Ronald roads which has been the site of multiple accidents. Traffic from this facility will add to an already hazardous road causing increased risk to the residents of this county.
- Incomplete information: Animals: The SEPA checklist list only an occasional coyote and standard local birds. I see this property out my back windows. I witness deer traversing east to west on this property and in the past several years this has increased. There is often deer sign in my pasture and yard. There is also a large population of quail, hawks, bald eagles, owls, and racoons.
- Property values – Any agricultural processing facility will have a negative effect on surrounding properties with addition noise, smell, traffic, etc. It is disheartening to think that what we have all worked so hard for our entire lives could be decimated in value because of this one action. If this happens, who will take the responsibility for the loss of value of surrounding properties? Also, reduced property value will reduce the tax revenue for the county.
- Recreation: SEPA checklists indicate no designated or informal recreational opportunities are in the immediate vicinity. Residence in this area frequently use backyards for family gatherings, evening BBQ’s, etc. In addition, as mentioned previously, there are an increased number of bicyclists, joggers, and walkers on the road. Additional traffic, noise and smell will impact these activities.
- Land and Shoreline Use: SEPA checklists indicates in 8.a. that “The site is currently a cattle pasture with the neighboring properties being homes. The adjacent properties should not be affected.” *Should* not be affected? There is a huge difference between a cattle pasture and a processing facility. The additional waste of a holding pen and vehicle of all types dripping oil, and other fluids will almost certainly impact the land.

In closing, although I do not disagree that Kittitas County needs a processing facility, I do not agree with allowing a facility of this type to be approved for this rural residential location. The Conditional Use Permit application indicates that the following criterion must be met: *The proposed use is essential or desirable to the public convenience and not detrimental or injurious to the public health, peace, or safety or the character of the surrounding neighborhood.* Considering my concerns outlined in this letter, I do not believe this project meets this criterion.

Sincerely,

A handwritten signature in cursive script that reads "Tinja Wyman".

Tinja Wyman  
3320 Wilson Creek Rd  
Ellensburg, WA 98926  
509-925-1549