

March 3, 2023

Kelly Bacon, Kittitas County Planner 1  
Community Development Services  
411 North Ruby Street  
Ellensburg, WA 98926

Re: Proposed Commercial Meat Packing Plant by 3BR Custom Cuts

To Whom It May Concern:

We are writing this letter to express our opposition to the commercial meat packing plant proposed by 3BR Cuts. We have lived on our property at 391 Lyons Road since 1982 and are concerned about the impact this project will have on our standard of living and our property values.

The proposal for this plant is located in an Agriculture 5 zone which is, "Rural Residential Land Use." This plant is not "consistent with the intent and character of the zoning district in which it is located." It does not "insure compatibility with the existing neighboring land uses."

We hope the county will follow the existing statutes and will use common sense by not issuing a Conditional Use Permit, therefore not allowing this project to move forward.

Sincerely,



Joe and Molly Morrow  
391 Lyons Road  
Ellensburg, WA 98926  
Joe-Cell/509 929 5542  
Molly-Cell/509 929 7050

Attachment:

Kelly Bacon letter to Bonnie Toland showing Toland originally described this project as commercial. This shows the Toland's intent to make this a commercial enterprise.

CC:

Cory Wright  
Laura Osiadacz  
Brett Wachsmith

**From:** Kelly Bacon (CD)  
**To:** "Bonnie Toland"; "stoland@3bootsranch.com"; "brandon@belsmith.com"  
**Subject:** CU-23-00001 3 Boots Ranch - SEPA CHECKLIST  
**Date:** Friday, February 3, 2023 10:08:39 AM  
**Attachments:** [CU-23-00001 3 Boots Ranch SEPA Checklist.pdf](#)

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Good morning,

I have been reviewing the submitted documents for Conditional Use application CU-23-00001 and was hoping to touch base on a couple of items.

- SEPA Checklist – There are a few areas where Not applicable was used. When using this statement, the SEPA Checklist requires the applicant to explain why it is not applicable. To avoid possible delays, I have attached the SEPA checklist for amendments within these sections. Also, I noted in section 8 (f) the comprehensive plan identification is listed as Commercial. The Comprehensive Plan Land Use for this parcel is Rural Residential. Not sure that would cause issues down the line, but figured it might be best to ensure all information is correct.
- Additionally, I am unsure if a Transportation Concurrency application has been filed with Public Works? This item is something we have run into timing issues with more recently and would like to suggest reaching out to Kelee Hodges and/or Josh Fredrickson to ensure this item is addressed within the necessary time frame.

Once I have received the amended SEPA Checklist back, I can proceed with processing your application. Please contact me directly with any questions.

Hope everyone has a wonderful weekend!

**Kelly Bacon**

Planner I

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