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Kittitas County CDS

February 26, 2023

To: Kelly Bacon
Staff Planner, Kittitas County Community Development Services, 411 N. Ruby St., Suite
2, Ellensburg, WA, 98926

Dear Ms. Bacon:

We received your department's re-notice of application for the following Conditional Use Permit:

3 BR Custom Cuts (CU-23-00001)

We are strongly opposed to the granting of this Conditional Use Permit for the following reasons:

- Slaughtering, processing, and butchering of livestock is not a permitted use as outlined in Kittitas County Code 17.15.050.
- Odor and quality of life impacts cannot be fully mitigated for such projects and will inevitably have an adverse negative effect on the rights of nearby property owners. Negative impacts caused by odor reach far beyond adjacent parcels into properties far from the project location. Odor and quality of life impacts on surrounding properties are not addressed in section B.2 of the project SEPA Environmental Checklist. Applicant response to Item B.2.(c) indicates that the project has no intention of mitigating odors originating from the butcher and processing livestock. No mitigation of odor is outlined in the Project Narrative submitted by the applicant.
- Air contamination in the form of odor and the consequent effects on quality of life for nearby residents is not addressed by the applicant in Item 7.a.(1) of the project SEPA Environmental Checklist.
- Long-term noise and air pollution occurring as a result of increased large vehicle traffic are not addressed in mitigation proposals within Item 7.5 of the project SEPA Environmental Checklist.
- Negative impacts caused by increased traffic, unmitigated odor, and other environmental impacts may have negative future effects on property value in the vicinity of the project.
- Due to the nature of far-reaching impacts on landowners in Kittitas County, the standard zone of notification for adjacent properties should be increased

significantly in order to allow *all* property owners and residents affected by the proposed project to voice their thoughts & concerns.

- Information related to projected water use, waste disposal, and effects on soils in the project area should be provided to affected residents in order to allow meaningful public comment and discussion of the project. These topics are either not addressed or addressed in a cursory, uninformative manner in Section B.3.(b) of the project SEPA Environmental Checklist.
- Without providing detailed information regarding the scale and volume of the meat-processing operation, probable environmental impacts can't be understood or predicted with any degree of accuracy by affected residents. A simple hyperlink to publicly posted County application, SEPA Review applications, and other related documents should be provided in future County notices of application in order to maximize transparency of communication and facilitate meaningful public discussion. (<https://www.co.kittitas.wa.us/cds/land-use/project-details.aspx?title=Conditional%20Use%20Permits&project=CU-23-00001+3+BR+Custom+Cuts>)

The Conditional Use permit requested by 3 BR Custom Cuts (CU-23-00001) is not appropriate for a Rural Residential area and will adversely affect adjacent property owners' right to enjoy their property without the encumbrance of pervasive offensive odor and pollution and noise resulting from increases in large vehicle traffic.

We request that the Kittitas County Board of Commissioners decline the permit and encourage the applicants to establish their business in an area which will not affect the rights and quality of life of neighbors in a Rural Residential land use area.

Sincerely,



Ron & Marguerite Elkins
2660 Wilson Creek Rd, Ellensburg, WA 98926

