

From: [Tinja Wyman](#)
To: [Kelly Bacon \(CD\)](#)
Subject: CU-23-00001 Re-Notice Response
Date: Monday, May 22, 2023 9:14:15 PM
Attachments: [3 Boots Custom Cuts Revised SEPA Response 5-22-23.pdf](#)

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Dear Kelly,

Attached, please find my response to the updated CU-23-00001 application from 3BR Custom Cuts.

Sincerely,

Tinja Wyman

tinjawyman@yahoo.com
509-925-1549

May 22, 2023

Kittitas County Community Development Services
Attn: Kelly Bacon

Re: CU-23-0001 3 Boots Custom Cuts – Updated SEPA Report

My name is Tinja Wyman and I reside at 3320 Wilson Creek Rd. This is in response to the 3 BR Custom Cuts updated SEPA report. Note, I previously submitted concerns on March 1.

After reviewing the revised SEPA report, I remain confident this proposal should NOT be approved. Other than the redesign of the building and the refrigeration of the offal, my concerns remain the same. Below are some of my primary concerns I wish to reiterate.

Water runoff: The past weeks have proven that spring runoff can be very damaging to properties in this area. See pictures below (pages 2 & 3) of the proposed facility site as well as the drive directly south of the property. These pictures were taken in early May. The revised SEPA does not address this or any other negative water issues, in fact, indicates no storm water is anticipated to leave the site.

Waste Material: How is manure removed from the holding pens and where does it go? With concentrations of animals in a small area, this will result in a lot of manure and urine concentrated in the holding pens. I have no doubt this will seep into the ground and surface waters.

Air: There was nothing mentioned in the original SEPA report regarding a smokehouse but is in the new report. This will emit an odor. This odor, although on occasion is not offensive to some, will be in the air on a regular basis. This greatly changes the environment of the area. Adding this new dimension to the report gives me cause to wonder how much more would be added to this business should this proposal be approved.

Long Term noise: “Vehicle traffic along with general cattle noise already native to the area...” The cattle noise native to this area is that of calm cattle grazing. At worst there may be a weaning season or an animal in heat that will create additional noise for a day or two. Truck and trailer traffic, unloading animals who are stressed and hungry is not noise native to this area. Claiming cattle will be tended to in order to create a comfortable situation while on the property will in no way calm their anxiety and hunger before slaughter. Also, in general, the extra traffic from 20 employees, service trucks (removing offal, etc.) and those picking up their meat is going to create a very active, noisy environment in addition to the animal drop off activity.

Surrounding property values: The two letters recently submitted by realtors indicate surrounding property values will plummet. One of the realtors cites firsthand experience how this proposed facility is already affecting sales. It would not be enough for the county to reduce our property taxes. The bigger question, that must be addressed, is who will cover the monetary loss when we sell? Who will be held liable? One of the letters states the typical loss in value at 26%. Just for my home, a 26% drop in selling price would be a loss of \$150,000. We have all worked hard for what we have and for many, this is part of their retirement and future housing/care needs. **No one** should be forced to suffer a loss like this.

I urge you to reject the 3 Boots Ranch proposal at this location. The negative impact to the environment and human well-being are not acceptable.

Tinja Wyman

Note: I want to be contacted regarding anything related to this CU application in the future



