

From: hay_man@juno.com
To: [Planning Department](#)
Subject: Re processing facility
Date: Tuesday, September 28, 2021 7:47:37 AM

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

We as livestock producers fully support this processing facility in Carson City. It would seem that Carson is much more forward thinking than Douglas County and we thank you for that. Having been in the livestock industry for more than 75 years and trying to sell locally it has been difficult. This facility will help for consumers to buy locally produce livestock.

Thank you,

David and Kathi Hussman
Hussman Land and Livestock
1250 Hwy 395 N
Gardnerville, NV 89410

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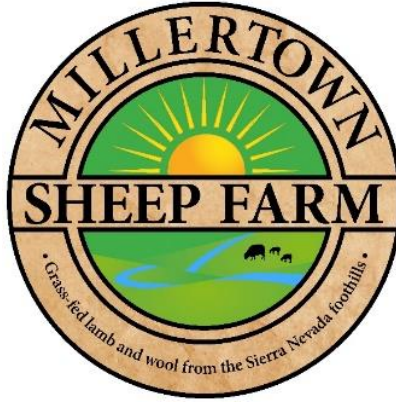
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From: [Mitch R. Riddle](#)
To: [Planning Department](#)
Subject: Carson Valley Meats
Date: Tuesday, September 28, 2021 8:06:27 AM

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I would urge you to pass this measure. Good for the community, ranchers, and will add jobs. Sincerely Mitchell Riddle. Thank you!!



September 28, 2021

Dear Carson City Planning Commissioners:

We are writing in support of Item 13E on your September 30, 2021 Meeting Agenda – the request for a special use permit to allow for a slaughterhouse on property zoned General Industrial.

Millertown Sheep Farm is a small-scale sheep farm based in Auburn, California. We sell approximately 40 lambs per year via direct marketing at farmers' markets. Over the past five years we have continued to see a decline in availability of livestock slaughter and processing facilities. This is particularly true for USDA-inspected facilities, which we are required to use in order to sell at farmers' markets. For example, we had 35 lambs scheduled to be harvested at UNR in October, but that facility just cancelled their next four months of services. Superior Farms is a lamb slaughter and processing facility located in Dixon; but as of January 2021, they will no longer process outside lambs in groups of less than 50 head. We have increasing demand for lamb, but are bottlenecked by the lack of harvesting facilities.

Livestock producers throughout northern and central California, as well as Nevada, have identified additional harvest and process facilities as a great need. Many counties have conducted feasibility studies. But, ultimately, someone has to be willing and able to start the facility. We applaud Karin Sinclair and her associates for being willing to take on this challenge that would be of great benefit to the agriculture and local foods sectors throughout California and Nevada. Karin is an experienced farmer and entrepreneur who has volunteered countless hours supporting fair programs, agricultural students, fellow farmers, and her community.

We strongly encourage your approval of this agenda item. Feel free to contact us with any additional questions.

Kind Regards,

Elisa Noble

Elisa Noble
Owner, Millertown Sheep Farm

From: [Heather Ferris](#)
To: [Christie Overlay](#)
Subject: FW: Proposed SLAUGHTERHOUSE
Date: Monday, September 27, 2021 4:57:00 PM

Comment for Item 13E.

-----Original Message-----

From: dejavudu@sbcglobal.net <dejavudu@sbcglobal.net>
Sent: Monday, September 27, 2021 4:36 PM
To: Heather Ferris <HFerris@carson.org>
Subject: Proposed SLAUGHTERHOUSE

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

Hello.

Please accept our insistance that Carson City Planning DENY this application!

There are literally THOUSANDS of people that will be directly affected by this operation. With the cold weather the winds often shift, com8ng from the east/northeast. The rest of tge year, thousands in Mound House will be affected. To approve this application is just a bad idea.

There are so many other suitable locations, this is ludicrous!

Sincerely,

Mr. and Mrs. M8chael Tullis

From: [Cheryl Moreland](#)
To: [Planning Department](#)
Subject: Objection to LU-2021-0308. Slaughter House off of Dear Run Road.
Date: Monday, September 27, 2021 2:52:06 PM

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

Dear Commissioners,

My husband and I would like to voice our strong objections to a Slaughter House proposed on Detroit Road.

We believe it is too close to the Carson River and Centennial Park.

I have spent time in the Midwest and have experienced first hand the smell, the crying animals and the flies. It is horrible.

I have lived in Carson City since 1964. I raised my family here and hope my children raise their children here too.

I want to save the natural beauty of this area. As slaughter house will devalue the homes in that area and contribute to creating a bad neighborhood that no one wants to live in because of the smells, animal screams and flies. But, poor people will live there because the property around the area will be devalued and cheap. You will be creating a slum in Carson City.

I would like to encourage the people to move the slaughter house out east of town away from families and homes.

Again, I object to the building of the proposed Slaughter in the strongest possible terms!

This would be terrible for our community!

Thank you,
Daniel and Cheryl Moreland
2420 Kelvin Road
Carson City, NV 89706

Home phone: 775-882-4510
Cell Phone: 775-721-3216

Email: morecheryl@aol.com

Sent from my iPhone

Sent from my iPhone

From: [Steve Killebrew](#)
To: [Planning Department](#)
Subject: PLEASE support Carson Valley Meats
Date: Monday, September 27, 2021 3:37:23 PM

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

There is a great need for more diversity of our food sources, and Carson Valley Meats will help meet that need with the best practices. We need them, and we need to help them.

Thanks for your support!

Steve Killebrew
Applegate, CA

Sent from my iPad

From: [Rene Don PIZZO](#)
To: [Planning Department](#)
Cc: [Heather Ferris](#)
Subject: LU-2021-0308 OPPOSE slaughterhouse
Date: Monday, September 27, 2021 3:43:19 PM

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

Planning Commission:

The 9/24/21 Nevada Appeal had an article that included upcoming agenda items for the 9/29/21 meeting. The Appeal wrote "During the August meeting, city staff recommended denial of the (car wash) application, "based on the inability to find that the proposed use will promote health, welfare, safety or quality of life; or create quality jobs, or promote recreation and tourism," according to the written agenda item."

The Appeal went on to write "City staff is recommending approval of the slaughterhouse, with conditions restricting the facility's exterior lighting, roadway, and stormwater."

Why aren't the same standards being held for a slaughterhouse as for a car wash? One is inherently clean, and the other is inherently dirty.

Nothing in the 93 page document that covers the slaughterhouse proposal leads me to believe that the slaughterhouse will promote the health, welfare, safety or quality of life, or create quality jobs, or promote recreation and tourism. In fact, it is likely to have the opposite. The slaughterhouse corral will have animals that produce a lot of fecal material. Fecal material from cows, sheep, and the other animals expected to be held for 24 hours and processed at that location will come with significant odors. Remember how much the wildfire smoke has been stinking up Carson City this past few months? To think fecal odors will stay contained on that property and not affect the surrounding community is naive at best. On the occasions when there is a breeze from the east, all those tourism areas are going to smell it. I'm pretty sure tourists aren't going to want to visit Carson City if it stinks like a slaughterhouse.

Blood, guts, decomposing animal body and internal organ parts, animal fur covered with fecal matter (sheep in particular) will all produce odors that will contaminate the air and surrounding residences and business communities.

As for health, welfare, safety, or quality of life, fecal matter in slaughterhouses is well known to be full of e.coli, listeria, salmonella, and many other viruses, bacteria, and protozoas. It won't take much rain, or heaven forbid, the Carson River overflowing or flooding, to spread all those hazardous materials into the community. As floodwaters recede, the contaminated flood water will take it back into the river and spread to more communities along the river. As you may or may not be aware, contaminants

like e. coli, listeria, and salmonella cause food poisoning, kidney failure, and potentially death. Protozoas have been associated with a dementia like disease as well as Parkinson's. Game animals could potentially have the prions that cause chronic wasting disease which could then contaminate more local animals and spread from there.

No quality jobs or quality of life are associated with a slaughterhouse.

No recreation or tourism is associated with a slaughterhouse.

The increase in traffic may adversely affect those in the business community nearby as well as residences in the area. Certainly the noise of the trucks coming in and out of the property will affect those in the area, and the dirt and dust of the parking area, driveway, and corral will produce airborne matter that potentially carries hazardous waste (refer back to the bacteria and viruses commonly found in fecal matter).

Animals being held alive on location for up to 24 hours with six exemptions per year allowing double that does not translate to only one day a week. It would be two at best, and more days when you consider that game animals can be brought in any time.

I am particularly appalled that City staff is recommending approval. City staff did a poor job letting the surrounding communities know about this proposal, and the notice was not Spanish bilingual even though the staff must know there is a significant Spanish speaking population in Carson City. When the notice was posted on NextDoor by one of the few homeowners who actually received a notice -- and this notice only arrived 5 days prior to the Nevada Appeal article -- not one single person in the many NextDoor responses was familiar with this slaughterhouse proposal. This is not an appropriate way for the City nor the Planning Commission to act.

Please OPPOSE this egregious special use permit for a slaughterhouse. A slaughterhouse does not belong in Carson City. There is a reason ranchers aren't putting a slaughterhouse on their own large acreages -- they know how much odor, filth, and disease is associated with slaughterhouses. They should be located far away from communities, not right in the midst of one.

Respectfully,

Rene Pizzo

From: [Dustin Buttner](#)
To: [Planning Department](#)
Subject: Carson City Slaughterhouse
Date: Monday, September 27, 2021 5:17:32 PM

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

To whom it may concern,

I am writing this email in regards to the slaughter house that is planned for the east side of Carson City on highway 50. This is less than a quarter of a mile from my home of residence on August dr. I feel that this a monumentally abhorrent idea. This will have a negative impact on not just my community but the city as a whole. The effect of such a business across the street from a residential area would be unfavorable for not just the property values but also daily life. Please do not allow a business that does not belong in our beautiful area of Carson City to be built.

Very respectful,

Dustin J. Buttner
Sergeant United States Army
Combat Infantryman
Afganistan War Veteran.

From: [Public Comment](#)
To: [Planning Department](#)
Subject: FW: Planning Commission Agenda 9-27-2021
Date: Tuesday, September 28, 2021 8:16:53 AM

Rachael Evanson | Office Specialist
Executive Office | Carson City, A Consolidated Municipality
201 N. Carson Street, Suite 2, Carson City, NV 89701
Direct: 775-283-7125 | Office: 775-887-2100 | Fax: 775-887-2286
<http://www.carson.org>

From: Elizabeth Small <bitaylor3@sbcglobal.net>
Sent: Monday, September 27, 2021 1:31 PM
To: Public Comment <PublicComment@carson.org>
Subject: Planning Commission Agenda 9-27-2021

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I amend my objections to the slaughterhouse:
The business would be too close to the Empire Ranch Golf neighborhood (not Eagle Valley).

Thank you,
Elizabeth Small

From: [Public Comment](#)
To: [Planning Department](#)
Subject: FW: Planning Commission Agenda for 9/29/2021
Date: Tuesday, September 28, 2021 8:16:56 AM

Rachael Evanson | Office Specialist
Executive Office | Carson City, A Consolidated Municipality
201 N. Carson Street, Suite 2, Carson City, NV 89701
Direct: 775-283-7125 | Office: 775-887-2100 | Fax: 775-887-2286
<http://www.carson.org>

From: Elizabeth Small <bitaylor3@sbcglobal.net>
Sent: Monday, September 27, 2021 1:19 PM
To: Public Comment <PublicComment@carson.org>
Subject: Planning Commission Agenda for 9/29/2021

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

Dear Planning Commission Members.

I would like to voice my objections to items on your upcoming agenda via this email.

1. Metro Car Wash - Vote No

We have enough car wash locations in town already. With all the new housing projects, water & sewer demand continues to increase. Metro proposes using more water than other car wash businesses.

2. Carson Valley Meats Slaughterhouse - Vote No

I find this business proposal to be grossly absurd due to:

- *it's demand for water & sewer use
- *lack of jobs created
- *location near Eagle Valley Golf neighborhood which will impact home values negatively
- *meat processing & stockyard odors

Please be reasonable and smart in your consideration of these projects.

Carson City residents deserve better!

Sincerely,
Elizabeth Small

From: [Public Comment](#)
To: [Planning Department](#)
Subject: FW: Proposed slaughterhouse in Carson City
Date: Tuesday, September 28, 2021 8:17:03 AM

Rachael Evanson | Office Specialist
Executive Office | Carson City, A Consolidated Municipality
201 N. Carson Street, Suite 2, Carson City, NV 89701
Direct: 775-283-7125 | Office: 775-887-2100 | Fax: 775-887-2286
<http://www.carson.org>

-----Original Message-----

From: Ray Smedes <raysmedes@sbcglobal.net>
Sent: Monday, September 27, 2021 1:02 PM
To: Public Comment <PublicComment@carson.org>
Subject: Proposed slaughterhouse in Carson City

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

I have concerns about the slaughterhouse that is proposed for Carson City. I do not believe this business should be in Carson City, but would be better located in rural Nevada. Stagecoach or Silver Springs are better locales for this type of business. Douglas County had the good sense to deny this. I do not see why Carson City would approve this prospective business. This is not a business anyone wants in their neighborhood.

Jane Smedes

Sent from my iPad

From: [Public Comment](#)
To: [Planning Department](#)
Subject: FW: Slaughterhouse
Date: Tuesday, September 28, 2021 8:16:37 AM

Rachael Evanson | Office Specialist
Executive Office | Carson City, A Consolidated Municipality
201 N. Carson Street, Suite 2, Carson City, NV 89701
Direct: 775-283-7125 | Office: 775-887-2100 | Fax: 775-887-2286
<http://www.carson.org>

From: Wilson, Kendra L <Kendra.Wilson@edwardjones.com>
Sent: Monday, September 27, 2021 11:09 AM
To: Public Comment <PublicComment@carson.org>
Subject: Slaughterhouse

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Hi there,

I'm a resident and local business owner in Carson City. I've lived here since the 1st grade. I have a lot of pride in our town, and I want to oppose with the utmost urgency the proposal for a slaughterhouse on Hwy 50. I plan on being at the meeting on Wednesday to voice my concerns. Please consider the tourism and neighborhoods that this slaughterhouse would negatively impact!

Thank you,
Kendra Wilson
775-225-1433

Kendra Wilson
Financial Advisor
Edward Jones
937 Mica Dr Suite 16 A
Carson City, NV 89705-7267
(775) 392-4477
www.edwardjones.com

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From: [Public Comment](#)
To: [Planning Department](#)
Subject: FW: Slaughterhouse
Date: Tuesday, September 28, 2021 8:16:40 AM

Rachael Evanson | Office Specialist
Executive Office | Carson City, A Consolidated Municipality
201 N. Carson Street, Suite 2, Carson City, NV 89701
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<http://www.carson.org>

-----Original Message-----

From: Carol Payne <cepaynenv@gmail.com>
Sent: Monday, September 27, 2021 8:43 PM
To: Public Comment <PublicComment@carson.org>
Subject: Slaughterhouse

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

I do not support a special use permit in the proposed location for a slaughterhouse!
Every stockyard I have visited has stunk of feces and dead animals. None have ever been in an urban setting. Why would anyone who values our community even think about placing that in our City. It belongs in a rural setting where the winds are less likely to smell up the surrounding homes and business.
Please be smart about this. Just say no.

Carol Payne
Carson City Taxpayer for 40 Years

Sent from my iPhone

From: [Mark Estee](#)
To: [Planning Department](#)
Subject: Carson Valley Meats
Date: Tuesday, September 28, 2021 9:14:28 AM

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

Hello,

The facility that Carson Valley Meats is seeking to build is instrumental in getting more local meats into the hands of more local consumers, restaurants and retailers. We have a very economically diverse community here in the Carson area and our ranchers and farmers are some of the most crucial.

Without resources like this they are forced to send their products to other places because we can not process them here locally. In turn that forces us, (local consumers, restaurants and retailers) to bring in products from other areas because we can not process what we have here locally. This creates greater costs, more carbon emissions and lost economic opportunities for the Carson community.

I implore you all to really take a hard look and make the right decision to support this project. Teaching our community, our kids and our customers about where their food comes from has been a mission of our company for 2 decades. PLEASE help us continue and grow this mission for generations to come!

Thank you,
Mark Estee

--

Mark Estee
mestee@renolfg.com
775.203.0122
<https://www.renolfg.com>

September 28, 2021

Dear Carson City Planning Commission,

I became a 4-H member at age 9 in Lyon County and was an active member for the next 10-years. During those years I had the opportunity to visit Wolf Pack Meats on several instances to learn more about meat science, but to specifically see what a carcass on the rail (hanging) looked like. To see what an injection site lesion looked like, a bruise looked like, and what marbling looked like - to learn how to be a better youth producer, so I could provide the best meat to the people who bought my 4-H animals at the youth livestock auctions.

Upon graduating from West Texas A&M University with a PhD in agricultural systems, with an emphasis in meat science, I spent six years with Nebraska Extension. One of the signature programs in the 4-H and youth area was *Animals Inside and Out*. The lessons I taught included eyeball dissection, and my favorite, "organs and their functions". I worked with Den's Country Meats in Tablerock, Nebraska and the Wahoo Meat Locker in Wahoo, Nebraska to get the offal (waste) from animals after harvest. On a long table I would lay out the entire gut and organ system from the esophagus to the stomach(s), to the intestines, with as many of the vital organs as I could get. The youth I taught would put on gloves and could literally hold a pig heart in their hands as we talked about how a pig heart is the same size as a human heart and that components of a pig heart have been used in human medicine, the ultimate lesson in anatomy and physiology! We went through each piece, and while they learned to identify these items and the function, the more important thing is they got to touch, to feel, to smell science! They experienced and learned something they never had before, and I hope that they will always remember what we did on those days.

I understand the concerns that have been raised but having been in packing plants across the entire country, large and small, through previous work with the Beef Carcass Research Center (BCRC) at West Texas A&M University and as a contract employee with other companies, I can tell you that Carson Valley Meats will NOT be the odor and pest-ridden abhorrent facility the opponents say it will be. The testing, standards, and bar have been raised to unbelievable cleanliness and sanitation standards since Upton Sinclair wrote *The Jungle*. Dr. Temple Grandin, world renowned animal scientist and animal behavior expert at Colorado State University collaborated with the North American Meat Institute (NAMI) to give a tour inside meat and poultry processing plants, it is well worth the watch to better understand the process (<https://youtu.be/VMqYYXswono>). I just want to emphasize, that Carson Valley Meats is NOT a big processor like the ones in the videos, but the same concepts apply in regard to animal welfare and care. For example, Carson Valley Meats can harvest up to 60 animals per week at 52 weeks, which is potentially 3,120 animals per year, which is the same number of animals that are harvested in a single day at the big packing plants. The size and scale between these meat packing facilities and Carson Valley Meats cannot even be compared regarding odor, pests, traffic, etc.

I am excited for the numerous opportunities Carson Valley Meats could provide to regional ranchers and farmers. Currently, Nevada only has two USDA inspected facilities in the entire state, which, as COVID-19 showed us was not enough to ensure our food security. While the ability to obtain meat protein has stabilized, the state's meat packing facilities are currently booked out months in advance, making it really challenging for local meat producers to have their animals harvested locally, and in turn sell their producers to local consumers. Additionally, the economic benefits that Carson Valley Meats could bring to Carson City are numerous, which include producers and consumers purchasing, fuel, groceries, grabbing a meal, and more while they are in town.

Finally, I look forward to the education that could occur on the harvest floor, the processing floor, and in various learning environments like others created for me in Nevada as a kid and like I created for hundreds of youth in Nebraska. I look forward to the opportunity to use Carson Valley Meats to help share meat and animal sciences with people that have never had the opportunity to be inside a meat processing facility or that have never seen a spleen or a set of lungs in person. Carson City can bring Carson Valley Meats to our City, what a legacy project to be a part of!

Respectfully,

Lindsay Chichester, Educator and Carson City Community Member

From: [Kathleen Franco Simmons](#)
To: [Planning Department](#)
Cc: [Heather Ferris](#)
Subject: CCPC LU-2021-0308 Slaughterhouse comments 9-29-2021
Date: Tuesday, September 28, 2021 10:10:32 AM

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

Carson City Planning Commission Public Hearing

September 29, 2021, 5:00 P.M.

ITEM 13E: LU-2021-0308 Special Use Permit for a proposed Slaughterhouse located on Highway 50 East and Detroit Road.

Planning Commission,

Please deny the request from Carson Valley Meats for a Special Use Permit for a proposed Slaughterhouse located on Highway 50 East and Detroit Road (LU-2021-0308).

I am Kathleen Franco Simmons, a resident of Carson City, writing on behalf of myself and my parents, Diane and George Howard, who live on August Drive, 913 feet from the proposed slaughterhouse property.

Approval of the special use permit can only be done by making all seven FINDINGS listed in the staff report and enumerated and substantiated in the public record. Due to severe time constraints of this process, I will focus my comments on two Findings in this written communication.

FINDING 2: The staff report states: *"The project will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties of the general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity."*

My response: You cannot make Finding 2. The project WILL be detrimental to the use, peaceful enjoyment, economic value, of development of surrounding properties of the general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity.

My parents have lived at 4990 August Drive for 60 years. I was born and raised in Carson City, and I and my siblings grew up at this residence, in this neighborhood. My father was born in Carson City; my grandfather was born in Empire City, which was located in part, where the currently proposed slaughterhouse property is located. My great-grandfather was born at Brunswick Mill several miles east of the proposed slaughterhouse. My grandfather, great-grandfather, and great-great-grandfather are all buried in Empire Cemetery on the hill, 400 feet southeast of the proposed slaughterhouse property. The cemetery was intended to be the final resting place for continuing generations of my family. We are local, native Nevadans and Carson City residents and property-owners.

USE and PEACEFUL ENJOYMENT: The proposal for a slaughterhouse 913 feet from our family home will substantially change the character of the neighborhood. It will impact the use and peaceful enjoyment of our family home. My parents have developed their one-acre property over the past 60 years into a beautiful park-like atmosphere, with green lawns, mature trees, many rosebushes, flower gardens, a long-time vegetable garden, and several statuary gardens reflecting my parents' love of wildlife of Africa, Asia, North and South America. We have a garden bench in a serene spot on which we can sit out in the cool of the day or evening and enjoy birdwatching, listening to the songbirds and crickets, watching the quail and other small creatures who also enjoy the safe and

peaceful setting. Even now in their elder years, my mother continues to hand-water her beloved flowers several days a week herself, as she has done for decades. My father continues to work in his vegetable garden almost daily through the growing season as he has done for most of their 60 years here.

NOISE: A slaughterhouse 913 feet away will disturb the peace and quiet of our family home. It will prevent the peaceful use of our family home with the activities of delivery, unloading, and holding livestock for a minimum of two days a week, and more when there are fairs and special events. The staff report is incorrect where it claims this activity will only be done one day a week. The Carson Valley Meats application clearly states that livestock will be delivered over the course of two days; generally half the day preceding slaughter and half on the day of slaughter. The delivery of cows, pigs, sheep, goats and other livestock 913 feet away into an open-air corral 1/8 acre in size will be a noisy endeavor running from 6 a.m. to 6 p.m. The application and staff report do not mitigate the sounds of the delivery of livestock, many of which will be terrified and in distressed. The application and staff report do not mitigate the sounds of livestock held for 24 hours including overnight in open-air corrals 1/8 acre in size. The application and staff report do not mitigate the sounds of livestock being lead to slaughter in open-air chutes, nor the voices and sounds of the employees herding them. I contend that we will hear these sounds from our family home and property 913 feet away.

The staff report states: *"The project site is located in an industrial area with vacant industrial properties to the north, and east, warehouse uses to the east and south. The nearest residence is approximately 900 feet west of the project site with additional homes being located as close as approximately ¼ mile to the northwest, across Hwy 50 E."* The application states: *"Animals will be in the outdoor corral area for 24 hours +/- each week (the day before harvesting) with an average time on site being less than or equal to 24 hours. All harvesting and processing activities will be inside the facility, thus containing any associated noises to the confines of the building."*

My response: The staff report is inaccurate/incorrect. My parent's house and property are 913 feet from the proposed slaughterhouse property, a measurement I received from the Planning Division. This is .17 mile, or 1/5 of a mile, not ¼ mile as stated in the staff report. Other homes in the neighborhood are even closer to the proposed slaughterhouse. The staff report and the application fail to mitigate the NOISE, or sounds of livestock delivery, unloading, holding in open-air corrals, and herding through chutes to slaughter. Additionally, there will be an impact to neighboring property-owners by the sounds of the tractor shoveling manure and waste into a truck for hauling off-site.

The staff report neglects to include the close proximity of Empire Cemetery to the proposed slaughterhouse property. The cemetery is approximately 400 feet to the southeast of the proposed slaughterhouse property. The application and staff report neglects to provide any mitigations to noise that will be experienced by visitors to the cemetery.

ODORS: The staff report states: *"Odors will be controlled with manure and waste material being removed from the corral area weekly, within 24 hours of harvesting. Unusable portions of the animals will be sprayed with denature to eliminate the potential for odors and removed from the site on the day of the harvest and properly handled by a rendering company. After harvesting the animals, all meat will be stored in the on-site freezer to remove the potential odor from spoiling."* The application states: *"Manure and waste will be cleaned from the corral area weekly. A tractor will shovel the waste and load it into a truck to haul it off-site."*

My response: The staff report states manure and waste material will be removed weekly, within 24 hours of harvesting, while the application states only that manure and waste removal will be done weekly. Which is it? If manure and waste are removed weekly as part of a process that occurs every week, this means that there will be manure and waste continually.

The staff report and application fail to provide information or mitigation regarding flies and other pests.

FUMES: The staff report states: *"Unusable portions of the animals will be sprayed with denature to eliminate the potential for odors and removed from the site on the day of the harvest and properly"*

handled by a rendering company.”

My response: What is “denature”? What is the environmental, health and safety labeling of this product or type of product? The staff report and application neglect to provide this information. Are there other products that will be used for cleaning, spraying, disinfecting areas? What are the labeling on them? Will they waft on the breezes or blow in the winds to any of the neighboring properties?

Several members of our family have serious lung conditions and must be careful about environmental exposure to fumes and dust. We are concerned about exposure to hazardous chemicals in fumes from a slaughterhouse and open-air holding corrals.

DUST: The staff report and application fail to adequately provide information regarding mitigation of dust from the open-air corrals and roads to neighboring properties. Language used in the report does not specifically state the access roads and property will be paved.

ECONOMIC VALUE: All of the above will have an impact to the economic value of our property, the neighborhood, and surrounding property owners. I have spoken with a local realtor who believes the property values in this area will decrease.

FINDING 4: The staff report states the project: *“Will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public improvements.”*

TRAFFIC: The application states there will be an Average Daily Trip (ADT) generation of 53 vehicles, including 25 ADT for up to 8 employees and general business operations, 13 ADT for the retail business, and for one day a week for pickups with trailers to deliver animals 10 +/- trucks a week.

My response: What does “10 +/-” mean? 11? 15? 20?

The application estimate of ADT neglects to include the tractor and dump truck(s) to haul manure off-site.

The application states: *“Primary access to the project will be off Brick Road, ... with access from Sheep Drive.”*

My response: The staff report and application neglect to include impacts to the use of Sheep Drive, which is also the access road to Empire Cemetery.

WATER: The application states typical water usage is expected to be a maximum 4,000 gallons per day on a typical harvest day and 8,000 gallons per day on a fair/event week harvest day.

My response: The city does not have capacity for large uses of water. My parents are under strict water conservation restrictions during the summer. The water pressure on their property is already very low. A typical watering day for my parents can take up to 4 hours due to the slow output of water.

The staff report and application neglect to provide information regarding distances from the proposed slaughterhouse to the Carson River, or to fully address historic flooding issues.

The staff report states the site’s slopes are between 4 to 8%, but neglects to describe which direction the slope faces. Does it face the Carson River? The trailer park? The highway? What mitigations will be needed for runoff?

The staff report states that there is fill being place within the special flood hazard area. Which direction will the runoff flow once that has been done?

The staff report states that the water table is greater than 80 inches. This converts to 6 and 1/3 feet. This is a very high water table and must be addressed.

SEWER: The application states the project will use an existing 8” sewer pipe that is less than 1% full. The staff report states that the 8” sewer main is approximately 10% full.

My response: Which is it? 1% full or 10% full?

How are possible breaks or leaks from the sewer main in these areas going to be mitigated? What is the maintenance, repair and replacement schedule for the sewer main, containing 4,000 gallons of water, blood, urine, manure and hazardous chemicals? What is the age of that 8-inch pipe and the connecting joints?

STORMWATER: The staff report states the storm drain crosses Highway 50 to a 24-inch corrugated metal pipe.

My response is: This is within several hundred feet of our property, and within tens of feet from neighboring residential property. How are possible breaks or leaks from the storm drain in these areas going to be mitigated? What is the maintenance, repair and replacement schedule for the section of storm drain on the north side of Highway 50 where the proposed slaughterhouse sewage? What is the age of that 24-inch corrugated metal pipe and the connecting joints?

CONCLUSION:

You cannot make Finding 2. The project WILL be detrimental to the use, peaceful enjoyment, economic value, of development of surrounding properties of the general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity.

You cannot make Finding 4 as there are many disputable or unsubstantiated statements made in the staff report and the application.

Additionally, the staff report and the application neglect to provide significant information regarding impacts or mitigations to:

- A. **Empire Cemetery**
- B. **Access via Sheep Drive to Empire Cemetery**
- C. **Carson River**
- D. **The site of the historic city of Empire**
- E. **Archaeological remains**
- F. **Future expansion**

Please vote no on the request for the special use permit to allow a slaughterhouse on Highway 50 and Detroit Road.

ALTERNATIVE PROPOSED MOTION: "I move to deny special use permit LU-2021-0308 based on the inability to make the findings contained in the staff report and the public testimony received by written and oral communication before and during the public hearing of September 29, 2021."

Respectfully submitted,

Kathleen Franco Simmons
2108 Utah Street
Carson City, NV 89701

From: [Kevin Hill](#)
To: [Planning Department](#)
Subject: comments
Date: Tuesday, September 28, 2021 11:23:14 AM

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Att: Carson city planning commission ::

After reviewing notice of Public Hearing on the slaughterhouse , I DO Not Approve the project .

Not enough time was allowed to evaluate the following Issues.

Possible impact on **PROPERTY VALUES** /?

the property is in a **Flood Plain** /?

The Impact on the type and number of business that might be interested in Utilizing my property/?

The Odors , dust & noise generated by this type of business/?

There seems to be some ambiguities in the 93 page staff report concerning the actual animal processing procedure/?

The very short notice the impacted community has been given to consider and respond to this proposal /?

KVH Properties LLC
5049 us hwy 50 east
Kevin D. Hill

From: [Diane Howard](#)
To: [Planning Department](#)
Cc: [Heather Ferris](#)
Subject: LU-2021-0308 (Slaughterhouse)
Date: Tuesday, September 28, 2021 11:52:39 AM

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Planning Commission:

We have lived in our home for the past 60 years. We have spent those 60 years making our yard a place of peace and beauty with flowers, trees, and garden. It is only a few hundred feet away from this proposed slaughterhouse.

In the section titled Findings, #2 states that this slaughterhouse "Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties of the general neighborhood; and is compatible with and preserves the character and integrity of adjacent development and neighborhoods or includes improvements or modifications either on-site or within the public right-of-way to mitigate development related to adverse impacts such as noise, vibrations, fumes, odors, dust, glare, or physical activity."

That statement in Findings, # 2, is absolutely incorrect. The dust raised by big trucks frequenting that location, the odors associated with animals corralled and the waste associated with them while alive and the even worse odors of dead animals, and the sounds of animals in distress have no place near any residences, or for that matter, businesses.

Our home maps out as being a three minute walk from that property, and there are many more homes less than three minutes walking distance from that property.

Please OPPOSE this request for a Special Use Permit for a slaughterhouse. It will definitely impact our peaceful enjoyment of our property. It will definitely impact the economic value of our property and all the surrounding general neighborhoods. A slaughterhouse has no business being anywhere near anyone's residential or business neighborhood and should never have been seriously considered in this location.

Respectfully,
Diane Howard
4990 August Drive
Carson City, NV 89706

From: [Diane Buttner](#)
To: [Planning Department](#)
Subject: Slaughterhouse/stockyard
Date: Tuesday, September 28, 2021 12:37:36 PM

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

Dear Commissioners.

I have a big concern about the proposed slaughterhouse and stockyard across the highway from my home. I grew up on a small ranch, but even in our community there was not a slaughterhouse near any homes. I'm concerned because of the noise that the distressed animals make, the smells and odors and the pests that it will attract. I'm concerned about the pesticides used to control the pests and all of these contaminates leaching into the land, ground water,, and the river.

We live in a nice quiet neighborhood, we know our neighbors, and watch out for each other, and I watch my grandchildren in this home. I do not want my grandchildren exposed to all this.

Having grown up on a small ranch I know and understand the behavior of farm animals, the loud sounds they make and how pets, like dogs, respond to those sounds. Every dog in the neighborhood will bark all night at the times there are animals in the stockyard.

Next issue I have is the predators that the stockyard will lure into the area. Coyotes, Bobcats and Mountain lions will hear and smell these distressed animals for miles around. Because both the slaughterhouse/stockyard and neighborhoods are on the edge of large open space areas these same predators will certainly venture into our neighborhoods in search of pet cats and small dogs once they find the hunting at the stockyard unsuccessful.

I do not believe the proposed water usage is accurate, and in our current drought condition, businesses that use large quantities of water need to be considered carefully.

That all said, this type of business does not belong in town.

Respectfully,

Diane L. Buttner

From: [Rick A Leiser](#)
To: [Planning Department](#)
Cc: [Rick A Leiser](#)
Subject: Proposed approval for a slaughterhouse facility
Date: Tuesday, September 28, 2021 12:46:37 PM

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Good afternoon.

I am very disappointed that the planning commission appears ready to approve this potential business. I am very concerned about the use of our very limited water resources to run this facility. Which agency will have over-site on the running of this proposed business? Federal? State? Local government? Why is it being considered since Douglas County approved a permit for Park Ranch Holdings on Buckeye Road in Douglas County this past July? And finally is this really an appropriate business for a state capital?

Thanks for taking my comments.

Anita Habberfield
611 Marsh Road
Carson City

From: [Robert Buttner](#)
To: [Planning Department](#)
Cc: [Jennifer Verive](#)
Subject: Opposition to slaughterhouse letter
Date: Tuesday, September 28, 2021 1:07:18 PM
Attachments: [Coalition Opposition Letter 9.28.21 FINAL \(2\).docx](#)

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

Dear Planning -- attached is a letter from our neighborhood coalition in opposition to the proposed slaughterhouse on the Planning Commission agenda tomorrow evening. I'm assuming it's Ok to attach a file but if you need it directly in an email, let us know - it's 1:05 PM and we know the deadline for public comment is 3 PM.

Thank you.

Bob

September 28, 2021

Dear Planning Commissioners,

We are writing to comment on Item 13.3 LU-2021-0308 on the Agenda for the Planning Commission Meeting on 9/29/21. We are a group of Carson City citizens that have formed a neighborhood coalition to oppose the location of the proposed slaughterhouse. We respectfully ask you to DENY the special use permit.

Key issues we'd like to bring to your attention:

- The water usage expectations on p.234 fail to use proper industry standards for such calculations and thus may significantly underestimate the amount of water that will be needed to properly process the meat. **Our calculations show that daily water usage on a 'typical' harvest day is likely to exceed 10,000 gallons and may exceed 18,000 gallons on a "local event" harvest day. These estimates, like those in the application, do not include the water usage needed to process wild game, which, we have been informed is typically around 500 deer annually.** Given our community's drought conditions, we believe closer scrutiny of the calculations provided in the application is needed.
- The hydrology report regarding flood drainage provided in the application fails to use historic data. Thus, any conclusions about the adequacy of the proposed drainage facilities are not fully informed. We would like the opportunity to have our own water expert review the proposed drainage system.
- David Parks' slaughterhouse facility on Buckeye Road has been approved by Douglas County. This local facility can meet the demand for local services. The proposed facility will not additionally benefit the community.

1) Please DENY the request for a special use permit because the verbiage describing "additional conditions" is vague and as thus directly threatens public safety, health, and welfare.

A. Additional Condition #20 says, "A maximum of six times per year, additional animals may be processed to serve the needs of local events. To accommodate these events, harvesting may occur a maximum of 3 consecutive days with a maximum of 120 animals on-site at any one-time." This Condition allows Carson Valley Meats to **double** the number of animals they are holding on-site and to **triple** the number of harvest days.

- The application fails to define “local”. Is that Carson City? Douglas County? Lyon County? Churchill County? Washoe County?
- The application fails to define “event”. The phrase “local events such as fairs” is used in the application (p.233):
 - Is “event” limited to “fairs”?
 - Does the word “fairs” denote County Fairs? If so, which County’s fairs?
 - What other “local events” would qualify here? There are dozens of “local events” every month in Carson City and surrounding counties.
- There is no specification of frequency other than a “maximum of 6 times per year”:
 - If a “fair” or “event” runs for several days or longer, does that count as “1 event”? For example, the Reno Rodeo runs 10 days.
 - If there are multiple “fairs” or “events” running at the same time, does that count as “1 event” or “2 events”?
 - If events overlap but just slightly, such that they are designated as separate events, will harvest days also be separated, or may the harvesting occur on 3 consecutive days for Event #1 and then the next 3 consecutive days for Event #2, resulting in harvesting six consecutive days in a row?
 - Is it possible to have consecutive “events” such that there are weeks in a row where harvesting is occurring 3 days a week?

CONCLUSION: The vague verbiage of “local event” provides a loophole to the applicant to operate their facility at full capacity in a way not intended by the Staff Report.

B. Additional Condition #22 states that, “Manure shall be hauled off-site and disposed of properly”. The application states, “A tractor will shovel the waste and load it into a truck to haul it off-site.”

- What does it mean to dispose of the manure “properly”?
- Where are all these tons of manure going to go?
- Is it possible that tons of manure will be hauled to the Carson City dump?
- Given the thousands of ‘stable flies’ that will birth on the manure, won’t that be a health hazard to employees at the dump, the citizens who use the dump, and the citizens who live and recreate near the slaughterhouse?
 - Pedestrian trails and picnic areas along the river are only 1,035 feet from the facility.
 - There are residences within a mere 900 feet of the facility.

- Stable flies live for 7 to 10 days, and one female may lay up to 800 eggs in her lifetime.
- Stable flies bite and have been known to attack humans. They carry disease and resistant strains of pathogens, as well as parasites.
- The application fails to include measures to mitigate stable flies.

CONCLUSION: More information is needed to fully understand how manure will be removed and how the stable fly nuisance will be mitigated.

2) **Please DENY the request for a special use permit because it does NOT meet Finding 1** – Will be consistent with the master plan elements.

A. The application states that the proposed project provides another service option to better serve the Carson City residents as well as the regional population. (1.2)

- **David Parks’ slaughterhouse facility on Buckeye Road has been approved by Douglas County.**
- Douglas County was the applicant’s first choice in the Tri-County area for their facility. With Parks’ facility, the benefits described on p.233 of the application become moot; they will already exist. The already-approved Buckeye Road facility will:
 - Provide local ranchers and livestock producers an opportunity to process locally.
 - Enable meat to come directly from a local producer.
 - Reduce the stress of long-distance transportation on livestock.
 - Reduce environmental and financial impacts of long-distance transportation.
 - Be able to continue processing meat, even when the large-scale facilities are impacted by nationwide events.

CONCLUSION: With the Buckeye Road facility scheduled to meet all local meat processing needs, another service option is not needed.

B. The application states that the proposed project incorporates and minimizes impact to **floodplain** in its vicinity. (1.3)

- Kevin Hill, the owner of land adjacent to the proposed facility, has experienced flooding and drainage problems. He submitted a letter for public comment on this matter.

- Historical data show that at least one of the floodplains has flooded in the past.
- The application provides a Conceptual Drainage Study by Manhard Consulting.
 - There is no indication in this report that historical data were considered.
 - It is unclear how the report concludes, “There are no existing drainage problems for the proposed project site.”

CONCLUSION: The Conceptual Drainage Study seems to be incomplete as it appears that no historical data on drainage issues were analyzed or considered for this report. We would like the opportunity to have our own hydrology expert review the proposed project.

- C. The application states that the proposed project adds to the **economic vitality** of Carson City by providing local employment.
- Slaughterhouse employment per se has not generally been found to add to the “economic vitality” of the communities in which they are located. All the existing research on slaughterhouse employment has found a link between such employment and increased crime.
 - One critique of these studies is that they are done on large slaughterhouses with tens of thousands of employees.
 - There are no studies demonstrating that slaughterhouse employees that work in small slaughterhouses are different than those who work in large facilities.

CONCLUSION: There is no support nor evidence provided in the application for the assertion that slaughterhouse employment adds to economic vitality.

- D. The application states that the proposed project provides a unique and in-demand service along a major corridor. (3.0)
- David Parks’ slaughterhouse facility on Buckeye Road has been approved by Douglas County. This facility provides the same services of the proposed slaughterhouse rendering those services non-unique.
 - There is no evidence provided in the application supporting the assertion that the proposed services are “in-demand”.

CONCLUSION: The proposed project does not appear to provide a unique service nor an in-demand service.

- 3) **Please DENY the request for a special use permit because it does NOT meet Finding 2** – Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity.

Pedestrian trails and picnic areas along the river are only 1,035 feet from the facility. The nearest residence to the proposed facility is a mere 900 feet away. As there is no evidence in the application supporting these distances as a ‘safeguard’, we believe that these distances do not adequately protect residents from the determinantal effects of the proposed slaughterhouse. Research shows harmful effects up to three miles from such facilities.

The application states that the main reason why there will be no objectionable Noise or Odor is because there will ‘only’ be a maximum of 60 animals on-site. The idea appears to be that ‘only’ 60 animals won’t make that much noise or produce that much manure such that there will be objectional odor and dust.

The application suggests that dust (filled with fecal matter from the manure) will not be objectionable because manure will be “removed” from the coral area weekly, and the setbacks allow for some natural barriers.

ODOR & DUST

- Manure is the primary factor that causes odor and dust related to animal operations.
- Arid, dry weather such as that in Carson City facilitates the spread of manure-based dust.
- 60 animals produce about .765 tons of manure in 1 day.
 - Research shows that “one hog excretes nearly three gallons of waste per day or 2.5 times the average human’s daily total.” (Hopey, 2003). One gallon of animal waste weighs about 8.5 lbs (Livestock and Poultry Environmental Learning Community Administration, 2019). Let’s do the math: 1 gallon of waste = 8.5 lbs, 3 gallons of waste/day for ONE hog = 25.5 lbs a day; 60 sows = 25.5lbs x 60 = 1,530 lbs = .765 tons – almost 1 TON of manure in ONE DAY!
- During the “local events” there will be up to 120 animals. 120 animals produce 1.53 tons of manure in 1 day. That is 4.59 tons in 3 days.
- Animals will be producing this manure while housed in the outside corral.

- Average wind speeds in Carson City range from 5.3 mph to 6.3 mph. with a varied average hourly wind direction.
 - Setbacks do not consider wind direction and are therefore an inadequate mitigating measure of odor.
- Distance does not mitigate odors within 1,200 feet from animal operations (Heber, 1997).
 - There are pedestrian trails and picnic areas along the river are only 1,035 feet from the facility.
 - There are residences within a mere 900 feet of the facility.

CONCLUSION: Having ‘only’ 60 animals is not a sufficient mitigation measure to prevent objectional odor and dust. Further, this mitigation measure is rendered useless whenever there are more than 60 animals in the outside corral.

Given that 60 to 120 animals will be housed in an outside corral, where manure is only removed once a week, it is highly likely that Carson City citizens will experience the “stench” and polluted dust typically associated with slaughterhouses, while in their homes and as they recreate along the river.

NOISE

- When held before slaughter, animals are given water but not food. They are hungry and in unfamiliar surroundings. They bellow and vocalize loudly.
 - Research on medium-sized slaughterhouses found decibel levels up to 103 dbs. This db level is in the “Very Loud” range which is “dangerous for over 30 minutes”.
 - Hearing loss is a common problem with agricultural workers who work with cows.
 - The application does not provide any noise mitigation measures for when the animals are in the outside corral.
 - There is no specific mention of noise mitigation measure for when the animals are inside the building. It appears that the building itself is supposed to mitigate the noise.
 - The application specifies that sustainable materials will be used, but otherwise doesn’t specify of what materials the building will be made.
 - Some building materials can amplify sound.
 - There are pedestrian trails and picnic areas along the river are only 1,035 feet from the facility.

- There are residences within a mere 900 feet of the facility.

CONCLUSION: Having 'only' 60 animals is an inadequate measure to mitigate objectional noise. Carson City citizens are likely to be exposed to extremely objectionable noise on a regular basis while they are in their homes and/or recreating near the river.

4) **Please DENY the request for a special use permit because it does NOT meet Finding 3** - Will have little or no detrimental effect on vehicular or pedestrian traffic.

The application states on p.238 that "one day per week pickup trucks with trailers deliver animals to site".

- There is no mention of what types of trucks will be used to dispose of the manure.
- There is no mention of how many trucks will go to the site during "local events".
- There is no mention of what types of trucks will go to the site during "local events".
- There is no mention of how much traffic is expected for people accessing their retail space, the on-site custom butchering, and the wild game processing.

CONCLUSION: More information is needed to accurately determine the impact the proposed facility will have on vehicular traffic.

5) **Please DENY the request for a special use permit because it does NOT meet Finding 4** – Will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public improvements.

We are concerned about the amount of water that will be used. Carson City is in a drought. It is highly likely that new water management plans will be put in place to ensure that Carson City continues to have access to water.

We are concerned about the water calculations on p.234 of the application.

- The application says that a max of 4,000 gallons of water will be used on a typical harvest day. (20 cattle, 40 other animals)
- The application says that a max of 8,000 gallons of water will be used during a "local event" (40 cattle, 80 other animals) that has 3 days of harvest.
 - If 4,000 gallons are used on 1 day, then it follows that 12,000 gallons would be used in 3 days.

- There is no explanation in the application as to why it will take only 2 days' worth of water for 3 days of harvesting.
- The application states that 100 gallons of water is sufficient to process 1 cow. (p.234)
 - The application fails to provide evidence supporting the use of this ratio.
 - The application fails to provide an estimation of the probable volume of liquid waste that will be generated.
 - Typical industry standards state that to process meat one needs 355 gallons of water for every 1,000 lbs. BW (body weight) (Ziara, 2015). A typical cow weighs 1,200 lbs. Thus, one cow would need 426 gallons of water.
 - **Using calculations based on typical industry standards, the proposed facility would require 8,520 gallons of water to process 20 cattle. This is twice the amount specified in the application.**
 - A normal hog weighs between 300 and 700 pounds.
 - A normal sheep weighs between 150 and 175 pounds.
 - A normal goat weighs between 44 and 310 pounds.
 - There is no explanation in the application for how these non-cattle animals, who have extremely varied weights, can be processed with only 50 gallons of water each. Using the industry standard of 355 gallons per 1,000 lbs BW:
 - 4,260 gallons of water per day would be required to process 40 hogs each weighing 300 pounds
 - 2,130 gallons of water per day would be required to process 40 sheep each weighing 150 pounds
 - 625 gallons of water per day would be required to process 40 goats each weighing 44 pounds
 - **According to industry standards, the proposed facility would likely require between 9,145 to 12,780 gallons of water EACH 'regular' harvest day. This is up to 3 times the amount of daily water usage estimated in the application.**
 - The application states that twice the amount of water will be used during "local event" harvests. Using this (apparently non-industry) standard, **18,290 to 25,560 gallons of water will likely be needed for each of the three "local event" harvest days.**
 - The application fails to account for the water usage needed to process **wild game** and to estimate how much game is expected to be processed.

- A normal elk weighs between 700 and 1,100 pounds.
 - 248 gallons of water would be needed to process 1 elk weighing 700 pounds.
- A normal deer weighs between 125 and 300 pounds.
 - 44 gallons of water would be needed to process 1 female deer weighing 125 pounds.
- A local Carson City butcher informed us that they process about 500 animals a year. We assume that some of that business will go to the proposed facility. If the proposed facility harvested half that number, and they were all female deer, then they **would need 11,094 gallons of water to harvest 250 deer weighing 125 pounds each.**

CONCLUSION: There is insufficient information in the application about the number and type of animals that will be processed at the proposed facility. From what we can gather, the calculations in the application for the “typical water usage” do not follow industry standards and appear to significantly underestimate the amount of water that will be needed to properly process the meat. The proposed facility will likely require much more water than is claimed. Given the drought our community is experiencing, these calculations must be examined more closely.

6) **Please DENY the request for a special use permit because it does NOT meet Finding 6** – Will not be detrimental to the public health, safety, convenience, and welfare.

We hope after reading the above information that is clear that this facility is highly likely to be detrimental to public health, safety, convenience, and welfare in a myriad of ways.

- The closest residence is a mere 900 feet away from the facility – there is no evidence provided in the Staff Report or the application to suggest that this short distance will mitigate the objectionable odor, dust, and noise.
 - Odor is caused by the hydrogen sulfide in the manure. It is detectable at a very tiny amount (1 part per billion). More than 50 parts per billion of hydrogen sulfide can cause headaches, nausea, vomiting and diarrhea. The application fails to estimate the intensity, duration, and frequency that objectionable odor will be present.
- Harvesting a maximum of 60 animals a day, the main public health and welfare safeguard described in the application, is an inadequate measure for mitigating the harmful physical and mental effects of the odor, noise, and dust.
- The “local event” loophole enables the applicant, at their whim, to double the number of animals on-site and triple the number of days the animals are

harvested. Thus, it is likely the proposed for-profit facility will run at full capacity often (i.e., 120 animals, 3 days of harvest).

- 60 animals produce 1.5 tons of waste daily. The public will be exposed to objectional odor and airborne fecal matter every day that it is not removed. This exposure will be significantly longer when the facility runs at full capacity, which may be quite often given the high number of “local events” in the Tri-County and Washoe County areas.
- Tons of daily waste will attract thousands of stable flies and other insects – which breed quickly. These flies bite and carry disease and resistant strains of pathogens, as well as parasites.
- The dust from slaughterhouses has been linked to physical illnesses such as “headache, runny nose, sore throat, excessive coughing, diarrhea, burning eyes...increases in eye and upper respiratory infections...and acute and chronic respiratory disease...”. The mitigation measures of 900 feet away from the nearest residence is inadequate as these effects have been found within 3 miles of slaughterhouses. The mitigation measure of ‘only’ 60 animals is inadequate.
- The application does not provide any noise mitigation measures for when the animals are in the outside corral.
- Apparently, the flood drainage system study failed to utilize historical data for a site that is known to flood. It is likely that the site will flood and that wastewater with nitrogen and phosphorus pollution, pathogens and other contaminants will be released into our water table and the adjacent Carson River.
- The location of the proposed facility is at the only Eastern Gateway to our City. The objectionable odor, dust, and noise will likely deter tourists and motivate locals to avoid the area. Local businesses will likely have fewer customers.
- Property values may decrease by 26% to 88% for properties within 3 miles of the facility.

CONCLUSION: Carson City and its citizens are likely to suffer greatly if the proposed facility is built. Public health, safety, convenience, and welfare will significantly decline.

7) Please DENY the request for a special use permit because it does NOT meet Finding 7 – Will not result in material damage or prejudice to other property in the vicinity.

- The closest residence is a mere 900 feet away from the facility – there is no evidence provided in the Staff Report or the application to suggest that this short distance will in any way mitigate the objectionable odor, dust, and noise.

- Harvesting a maximum of 60 animals a day, the main public health and welfare safeguard described in the application, is an inadequate measure for mitigating the harmful physical and mental effects of the odor, noise, and dust.
- The “local event” loophole enables the applicant, at their whim, to double the number of animals on-site and triple the number of days the animals are harvested. Thus, it is likely the proposed for-profit facility will run at full capacity often (i.e., 120 animals, 3 days of harvest).
- 60 animals produce 1.5 tons of waste daily. The public will be exposed to objectional odor and airborne fecal matter every day that it is not removed. This exposure will be significantly longer when the facility runs at full capacity, which may be quite often given the high number of “local events” in the Tri-County and Washoe County areas.
- Tons of daily waste will attract thousands of flies and other insects – which breed quickly. These flies bite and carry disease and resistant strains of pathogens, as well as parasites.
- The dust from slaughterhouses has been linked to physical illnesses such as “headache, runny nose, sore throat, excessive coughing, diarrhea, burning eyes...increases in eye and upper respiratory infections...and acute and chronic respiratory disease...”. The mitigation measures of 900 feet away from the nearest residence is insufficient as these effects have been found within 3 miles of slaughterhouses. The mitigation measure of ‘only’ 60 animals is insufficient.
- The application does not provide any noise mitigation measures for when the animals are in the outside corral.
- Apparently, the flood drainage system study failed to utilize historical data for a site that is known to flood. It is likely that the site will flood and that wastewater with nitrogen and phosphorus pollution, pathogens and other contaminants will be released into our water table and the Carson River.
- The location of the proposed facility is at the Eastern Gateway to our City. The objectionable odor, dust, and noise will likely deter tourists and motivate locals to avoid the area. Local businesses will likely have fewer customers.
- Property values may decrease by 26% to 88% for properties within 3 miles of the facility.

CONCLUSION: The proposed facility will result in significant material damage or prejudice to other property in the vicinity.

For all these reasons, we urge you to DENY this special use permit.

Research shows that a proper location for this type of facility is at least 3 to 4 miles from where citizens live, work, and recreate. We are willing to sit on a committee to help the applicant find a more suitable location. We value cooperation.

Respectfully submitted,

The Coalition of Citizens for Peaceful Enjoyment

Robert R. Buttner, Capt. Reno Police Dept. (ret.)

Diane L. Buttner

Jeremiah Fred

Luann James

Jennifer Verive Ph.,D.,

Anthony J. Verive, Professor Emeritus, College of the Desert

Lina Wilson

From: ddday5051@gmail.com
To: [Planning Department](#)
Subject: Carson Valley Meats
Date: Tuesday, September 28, 2021 1:22:33 PM

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

My name is Diane Day, I live in Carson City.

I am 100% in support of this business and feel that it is an essential part of our local area. Knowing that I can go to an actual meat market that buys and processes it's meats from local ranches is extremely important to the health of my family and supporting our local ranches and businesses is very important to me.

I have read all the information that has been provided. According to what I have read, and know about having a business like this in the area, has been researched by the company and they have taken every step to assure this business will not interfere with any other local area, including housing and citizen areas.

Thank you for your time and consideration for this very important company for our area.

Diane Day
ddday5051@gmail.com

Sent from my iPhone

Dear Commissioners,

After reading the article, *Proposed car wash, slaughterhouse up for discussion*, in the Nevada Appeal, I have to ask, “Are you kidding?” The most egregious things about a slaughterhouse, the ODOR and the POLLUTION, are not addressed at all in the staff report. It’s no wonder Douglas County did not want it.

If there is indeed a desire and need for a slaughterhouse from ranchers and “producers” (whoever they are), they cannot be from Carson City, as there are virtually NO ranches left in Carson City. I wonder where this clamor is coming from, other than the mind of the applicant.

The staff report does not mention animal feces, urine, or emesis. There is no mention of flies and other pests that will come with storing live animals in a corral at the slaughterhouse. If there will be 60 animals each week, all present on one day of the week, how will the animals and their crowding affect the area? When overpopulated animals are starving, as animals scheduled for slaughter probably will be, their innate survival instincts cause them to break through fences and wander into unnatural places in search of food. In many cases, overpopulated animals will wander into areas populated by humans. The outcome is animals killed on the highway, property damage and human injury. The odors and other hazards generated by 60 animals in a small space are inappropriate for a facility within city limits.

How will animal wastes, their smell and pollution, be controlled? They can try to clean it up and cart it away, but there are no guarantees that this will be done effectively or at all. Animals poop at night and during snowstorms, too. There is no mention of how the aforementioned conditions, including no animals overnight, will be enforced. The city will have to increase staffing for enforcement at the expense of taxpayers who do not want this facility in the first place.

As a municipality, we don’t want marijuana growing because of the odor. Yet staff is considering approving a slaughterhouse? I don’t understand this at all. City staff claims to be, worried about exterior lighting. That is the least of the issues with a slaughterhouse.

In addition, this slaughterhouse is too close to residences and our precious Carson River (see map below – residential is marked in yellow and the Carson River is shown blue). It should be located FAR, FAR away from people and natural resources that we value. This slaughterhouse will be at a higher altitude than the Carson River. Animal wastes that seep into the ground will leach through the soil and pollute our city and river.

This slaughterhouse is NOT appropriate for a capital city like Carson City. The Planning Commission and the Board of Supervisors should DISAPPROVE this project. If Ms. Sinclair wants to build it, let her build it next door to her own home.

Maxine Nietz

Homeowner, citizen, voter, community volunteer and activist



From: [lina w](#)
To: [Planning Department](#)
Subject: Slaughterhouse and stockyard in my neighborhood!
Date: Tuesday, September 28, 2021 1:42:34 PM

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

Dear planning commission,

I was notified by a neighbor on Friday , sept 24th, that you are planning on allowing the building of a slaughterhouse stockyard very close to our home. I live at 14 milliman way Carson city I live with my family and my granddaughter in a nice, clean, peaceful, quiet neighborhood. We are right across the street from the ball park, golf course some small quiet businesses Our neighborhood is a nice little neighborhood and we love living here and we love our neighbors. Some people have lived here their whole lives, it's a good little place. A stockyard slaughterhouse has no place in our neighborhood. It is out of place. I'm very concerned about the noise, the smell, the inevitable insects. I'm also concerned about the extra traffic of big trucks hwy 50 is the street we have to turn on and off off to get from our neighborhood, it is already a very dangerous road, with more than average amount of traffic and bad accidents. Adding that amount of extra traffic and big trucks in our neighborhood is going to make it just that much more congested and dangerous. Where do you live? Would you want that slaughterhouse and stockyard right in your neighborhood? Within a couple blocks, where you could smell it and see it? I know that there is a much more appropriate location to put this business. It's not nessesary to put it in our peaceful, happy, healthy little neighborhood. Please consider putting it in a place that is appropriate, and not cause such a disturbance.

Thank you,
Lina Willson
14 milliman way
Carson city nv 89706

[Sent from Yahoo Mail for iPhone](#)

From: [jeff herrick](#)
To: [Planning Department](#)
Subject: Meat processing plant
Date: Tuesday, September 28, 2021 2:31:01 PM

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

Hello, my name is Jeff Herrick, owner of BlackRockBison. We are out of Minden, NV and would like to support the effort to have a processing plant in Carson City. We currently haul our Bison to Oregon to have them processed. This is the closest facility that will process bison. We would prefer to support a local USDA facility and i know many of my cattle friends would support it also. The Carson valley is in need of a local processing plant and this would keep the money local Please count my vote as "Yes" on the process plant

Jeff Herrick
BlackRockBison
775 742 4346

From: [Jana Azar](#)
To: [Planning Department](#)
Cc: [Heather Ferris](#)
Subject: PROPOSED SLAUGHTERHOUSE ON HWY 50 in Carson City
Date: Tuesday, September 28, 2021 2:34:07 PM

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

In regards to 13.E LU-2021-0308 PROPOSED SLAUGHTERHOUSE IN CARSON CITY

The proposed slaughter house in Carson City at Highway 50 & Deer Run is an outrageously terrible idea. I am heartily against it. As an owner of 3 residential properties in NE Carson City, I hereby voice my opinion and I VOTE NO ON THE PROPOSED SLAUGHTERHOUSE!!

This slaughterhouse should not even be considered so close to residential neighborhoods, parks and golf course. In addition, the proposed slaughterhouse will consume huge amounts of public water supplies, already in short supply with our terrible drought. Also, huge amounts of sewage from blood, urine, feces and unwanted animal body parts will be produced. And so very close to our treasured and highly valued Carson River.

This proposed slaughterhouse will produce only the very minimal amount of jobs. The plain truth is that slaughterhouse workers have horrible jobs of cruelty and anguish. And pressure to keep killing and cutting as fast as possible. Plant workers often suffer PSD BEFORE, DURING AND AFTER WORKING AT THESE PLANTS.

Also, there would be a large increase of truck trailer traffic on Highway 50 from animals shipped from nearby farms and also farther farms. This increase in traffic will be in addition to the already highly traveled highway that traffic has increased dramatically with the development of Dayton and Carson City. To be profitable, the slaughterhouse will need to operate continuously, causing an increase in noise, traffic and pollution.

Carson City has made tremendous steps to become not only a great tourist destination with Lake Tahoe and the Sierras being so close, but also a very desirable place to live and raise a family. PLEASE, PLEASE, DO NOT RUIN ALL OUR GIANT STRIDES BY PUTTING A SLAUGHTERHOUSE IN ON ONE OF OUR MAIN ENTRANCES TO OUR LOVELY CITY!!

Concerned Citizen and Taxpayer
Jana Azar

From: [Lorri Cervantes](#)
To: [Planning Department](#)
Subject: Opposition to slaughterhouse
Date: Tuesday, September 28, 2021 2:52:36 PM

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

Planning Commission,

I am writing this letter in opposition to the proposed slaughterhouse located on Highway 50 East.

I am asking that you please DENY the request from Carson Valley Meats for a special use permit for said slaughterhouse.

My parents, George and Diane Howard, and sisters, Kathleen Franco Simmons and Rene Pizzo, have submitted detailed letters in opposition to the proposed slaughterhouse and I am in full agreement with them. Again, I ask that you please vote to deny the special use permit to allow a slaughterhouse next to our neighborhood.

I, and my siblings were born in Carson City and raised in the home in which our parents still reside, 4990 August Drive, which is 913 feet from proposed slaughterhouse. Our father was born and raised in Carson City also. Our parents have made a beautiful park-like setting with their yard, which as my dad says, didn't happen overnight. It took 60 years to become the lovely, peaceful home it is today. If this slaughterhouse is to happen, it would totally destroy the wonderful nature of their home. Just to name a few; horrid smell, the unhealthy, unsanitary conditions it would create in residential neighborhoods, disturbing noise of the animals in distress, excess traffic and noise, the definite probability of property values decreasing, the sight of such a place within view from the family home, the disturbance of peace for our parents, who have lived in their home for over 60 years. Not to mention the many neighbors, the mobile home park next to the proposed slaughterhouse, the peaceful Empire cemetery within 50 feet feet of proposed slaughterhouse (which is resting place of many of our Howard ancestors, going back for generations).

I can't stress enough how badly this proposed slaughterhouse would impact the peace, happiness and well-being of my parents, my family and our neighbors.

Please vote to deny the special use permit for the proposed slaughterhouse on Highway 50 East.

Respectfully,

Lorri J. Cervantes
39 Granite Way
Carson City, Nevada 89706

Sent from my iPhone

From: [Cathie Bundesen](#)
To: [Heather Ferris](#)
Subject: Slaughterhouse
Date: Tuesday, September 28, 2021 2:04:47 PM

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

Good morning! I am writing to state my opposition to the proposed slaughterhouse on Hiway 50. The property is not optimal due to the nearness of the neighbors with families. The odor on hot day will be horrible. Please find a place in a more remote area. We have plenty of those.

Thank you!

Cathie Bundesen
[Sent from Yahoo Mail for iPhone](#)