

**From:** [Jennifer Verive](#)  
**To:** [Public Comment](#)  
**Subject:** Fwd: Proposed slaughterhouse -- Appeal of Planning Commission's approval of a SUP  
**Date:** Tuesday, January 18, 2022 1:21:14 PM  
**Attachments:** [33 Reasons Why Building a SH in Carson City is a Bad Idea.pdf](#)

---

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

---

Dear Madam Mayor and Supervisors:

As you may know, Bob Buttner and I, as individuals and as members of the Coalition of Citizens for Peaceful Enjoyment (CCPE), have filed to appeal the decision made by the Planning Commission on 12/15/21 to approve a Special Use Permit for a slaughterhouse facility.

We have 33 research-based reasons why the proposed project is a bad idea for our families, neighborhoods, and community. (document attached)

We continue to stand strong. We have nearly 800 signatures on our petitions. About 70% of the public comments submitted to Planning opposed the facility.

We offer these facts:

- The proposed slaughterhouse facility is THREE TIMES the size of Wolf Pack Meats. UNR-run Wolf Pack Meats slaughters 20 animals a week. CVM Inc. proposes to slaughter 60 animals a week. Up to 120 per week during a "special event".
- The proposed slaughterhouse is TOO CLOSE -- unlike Wolf Pack Meats whose closest residence is two miles away (that's over 10,500 feet), the proposed SH will be located within 500 feet of a mobile home park, 1,000 feet of a residential subdivision, 1,000 feet of our beautiful Carson River, and within a 1/2 mile of additional subdivisions, golf courses, ball parks, and tennis courts.

We believe that the proposed slaughterhouse violates the Master Plan and will negatively affect our Quality of Life -- negating much of your hard work to date.

As an award-winning researcher who has published in peer-reviewed journals, I make sure to gather information from all 'sides' of an issue. My research, and that of other CCPE supporters, comes from diverse sources -- including the meat processing industry itself.

As needed as slaughterhouses might be in general, none of the 2,100 pages of research we submitted to our Planning Commission indicate that it's beneficial to locate a slaughterhouse near where people live, work, and recreate. Not one page. Not one data point. Not one source. In fact, people who run slaughterhouses are aghast when we tell them about the proposed location and how close it is to homes, businesses, and recreational areas.

Our research shows that slaughterhouses near places where people live, work, and recreate have harmed people, property values, and the quality of life in the community overall.

Mr. Park's slaughterhouse in Douglas County is a go. Our 4-H youth and few local ranchers will be well-served.

We appreciate the opportunity we will have at the 2/3/22 BOS Meeting to address you directly and 'make sense' of our research and concerns.

We urge you to not accept the Planning commission's recommendation and instead, reject the SUP request for the proposed slaughterhouse.

Thank you for your time and attention to this very serious matter. Thank you for all you do for our City.

Most Sincerely,  
Dr. Jennifer Verive

## Here are 33 Reasons why building a slaughterhouse in Carson City is bad for Neighbors, Businesses, the Carson River, Tourists, and Our Community Overall

The support “for” the proposed SH is support for a “meat processing” plant in general. HOWEVER, the proposal is a request for a Special Use Permit (SUP) to operate such a business on a particular lot in our city. Whether a slaughterhouse is “good” is not relevant. The question at hand is whether a SUP should be granted to put such a business in a particular LOCATION. We assert that there are 33 reasons why a SUP for this particular location should be denied.

1. **There is NO NEED for this facility.** There is no market data to support the need for meat processing in Carson City. Especially with a facility being built on Buckeye Road in Gardnerville.
2. **The Carson City community does NOT support this facility.** We have over 700 signatures from Carson City residents on our petition to oppose the location of the proposed SH.
3. **Carson City is an URBAN County.** Carson is a designated US Metropolitan Statistical Area and is described by the NNDA as “the regional retail and commercial center for Northwestern Nevada”.
4. **It’s TOO CLOSE to residences and businesses.** It’s ONLY 400 feet from the property line of the proposed facility to the property line of the nearest residential neighborhood.
5. **CVM does NOT have “the right” to build a SH in a GI zone.** This PARTICULAR GI Zone is unsuitable for a slaughterhouse because it is located near places people live, work, and recreate. Those uses were there first.
6. **It Violates Master Plan Principal 9: Stable, Cohesive Neighborhoods Offering a Mix of Housing Types.** The city has set the goal to work to maintain the quality and character of established neighborhoods and ensure that infill and redevelopment is designed in a manner that minimizes impacts on existing neighborhoods
7. **It Violates Master Plan Goal 9.3b: Maintain the quality and character of established neighborhoods.** Any way you measure it...the proposed facility violates the city goal to maintain the quality and character of established neighborhoods. The facility will negatively affect the neighborhoods of Empire Ranch, August Dr./Sunrise Dr., and Villa Sierra Mobile Home Park, as well as 2 major golf courses, several ball fields and tennis courts, and recreating on the Carson River.
8. **It Violates Master Plan Goal 9.3 2.1d: Land Use Friction Zones Discourage rezoning of properties that create “friction zones” between land uses.** The GI zone was designated AFTER neighborhoods were well-established. This GI Zone is not suitable for a slaughterhouse.
9. **It Violates Master Plan Goal 9.3 5.7f: Property Value Retention/Enhancement.** Home and property values in the area will be significantly adversely affected. (Greenfield, Toronto, Zillow Home Database)

10. **It will decrease Tourism as the Slaughterhouse Stigma permeates the Eastern Gateway to our City.** There will be a negative impact on tourists visiting Virginia City, and on people commuting to Dayton, Fallon, and the Tahoe Regional Industrial Center.
11. **It will adversely affect the use and peacefulness of historic sites.** Peaceful enjoyment of Empire Ranch Cemetery and historical markers will be impeded.
12. **It is detrimental to Peaceful Enjoyment: Noxious Odors from living animals. 60 to 120 animals produce, literally, tons of manure.** There is no mitigation of this in an outdoor corral, and no evidence that an indoor corral will prevent or mitigate it. (Minnesota Pollution Control Agency, MIU Extension, RGJ 2021)
13. **It is detrimental to Peaceful Enjoyment: Noxious Odors from animal waste & carcasses.** 60 to 120 animals will produce, literally, tons of blood and disemboweled animal parts. There is no mitigation of this in an outdoor corral, and no evidence that an indoor corral will prevent or mitigate it. (Minnesota Pollution Control Agency, MIU Extension, RGJ 2021)
14. **It is detrimental to Peaceful Enjoyment: Air Pollution.** The application describes NO air filtration system for living animals nor for harvesting activities. There is no mitigation of this in an outdoor corral, and no evidence that an indoor corral will prevent or mitigate it.
15. **It is detrimental to Peaceful Enjoyment: Objectionable Noise from living animals.** Hungry, stressed animals vocalizing loudly – bellowing, bleating, and squealing. There is no mitigation of this in an outdoor corral, and no evidence that an indoor corral will prevent odors, noise, flies, or air pollution
16. **It is detrimental to Peaceful Enjoyment: Objectionable Noise from animals being slaughtered.** Animals “scream” from stress during the harvesting process. The application describes no noise abatement methods.
17. **It is detrimental to Peaceful Enjoyment: Physical Activity.** Noxious odors, noise, and air pollution, and swarms of flies will prohibit or severely curtail river-related recreation
18. **It will create traffic, increase vehicular accidents.** The applicant says that this is a regional issue – thus traffic on Hwy 50 (“Death Hwy”) will significantly increase from all directions.
19. **It will harm the health and general welfare of neighbors and people throughout the County.** *“Meat processing facilities face an enormous risk when it comes to bacterial growth and contamination, as well as pests such as flies and other insects.”* (foodsafedrains.com)
20. **There will be swarms of flies, mice, and coyotes. There is no vermin/pest management control described in the application (other than use of denature after harvest).** *“With all the safety issues and concerns that come with operating a successful meat-processing plant, the last thing a processor wants to worry about is an infestation of the four-or-more-legged variety. Mice, flies, roaches or any other kind of pest can lower the sanitary conditions of a facility, pose a risk to employee and food safety and generally make for an unpleasant working environment.”* (from The National Provisioner website)

21. **The application is woefully inadequate: incomplete, vague, and missing key components that address the Findings.** Passing the buck to other City departments is untenable given the well-documented harms attributed to slaughterhouses, even “boutique” ones.
22. **It will likely use over 15,000 gallons of water every “special event” day, and possibly on a regular harvest day as well.** The application appears to use a substandard ratio of gallons of water/pound of animal thereby significantly underestimating its water usage. *“Consider you will be using a lot, and I mean A LOT, of water per carcass.”* (Fuller, 2012, p.9)
23. **It will put a burden on our City sewer system.** There is NO description of wastewater treatment in the application (only casual mention of “detention ponds”). *“Also, make sure that your filters/traps will be able to catch **most** of the blood, hair and fat heading down the drain.”* (Fuller, 2012, p. 10) *“Untreated slaughterhouses waste entering into a municipal sewage purification system may create severe problems, due to the very high biological oxygen demand (BOD) and chemical oxygen demand (COD).”* (Bazrafshan et al. 2012)
24. **It will not bring “economic vitality” or jobs to our area. The application mentions a max of 5 employees.** SH employees have a “tendency towards violence” and self-report a myriad of mental health issues. Arrest rates for sexual assault and family violence are statistically higher in communities with SHs. (Slade & Alleyne, 2021; Fitzgerald et al., 2009)
25. **Wolf Pack Meats (East Reno) is a terrible comparison – we do not want to be like the area around WPM!** There are no residential neighborhoods near WPM. East Reno crime rates are 19% higher than the Reno average and 27% higher than national average. East Reno has nearly twice the number of rapes than the national average. (crimegrade.org; ADT Security; AreaVibes.com)
26. **Having USDA certification does NOT mitigate harms.** The USDA is overworked and unable to adequately provide proper oversight. There is legislation to exempt boutique SHs from USDA oversight. (Bruggers, 2014; Linnekin, 2017).
27. **The proposed site is adjacent to an Earthquake Fault!** There is no description of what, if any, design moderations have been made to accommodate earthquake impact on the building and especially on the drainage structures.
28. **The proposed site is currently classified as a SPECIAL FLOOD HAZARD AREA – HIGH RISK.** The application does not provide detail on how wastewater will be treated nor provide data to support the adequacy of the proposed design given the site being located in a HIGH RISK FLOOD PLAIN.
29. **Unprotected Wetlands will be altered or destroyed.** The proposed plans will change the natural drainage patterns of the land, eliminating or severely altering an unprotected Wetland.
30. **There is inadequate information on Water Pollution Control, and the need for a 404 permit.** A 404 permit requires the FILLING of the wetlands to have a level surface on which to build.

31. **Meats from boutique slaughterhouses costs more; it will not lower meat prices.** In some cities, meat from boutique SHs is twice the cost per pound than meat from the grocery store. (Segerstrom, 2020)
32. **There are no indications that animals will be treated humanely.** Although animal welfare is not specifically addressed in the application, the applicant has stated that they will use “Temple Grandin” methods. However, there is no evidence of such methodology described in the application. The use of an indoor corral is inconsistent with the Grandin methodology. (Grandin, 2005)
33. **A REGIONAL approach to the proposed project may locate a more suitable site.** Best practices include doing a feasibility study to collect data on market, location, and operational needs. A UNR Feasibility study concluded that the best site to build a new slaughterhouse in Northern Nevada would be Silver Springs. Land is available in Silver Springs.

**From:** [Laura Lawrence](#)  
**To:** [Public Comment](#)  
**Subject:** RE: opposition to slaughterhouse  
**Date:** Tuesday, January 18, 2022 4:23:50 PM

---

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

---

Dear Mayor and Board Supervisors, ,

I am writing to oppose the Special Use Permit granted to Carson Valley Meats (CVM) by the Carson City Planning Commission.

The Planning Commission has received numerous data from the opposition as to reasons why the location of the proposed slaughterhouse does not positively service our community, follow the vision of the Carson City Masterplan, or adhere to Guiding Principle 3: Stewardship of the Natural Environment. Yet, despite over 700 resident signatures, health and environmental concerns, and significant quality of life negative implications, they still approved the Special Use Permit albeit with 31 conditions.

I don't understand why the onus is on the residents to "prove" that the proposed slaughterhouse is hazardous and harmful and NOT on the Planning Commissioners to "prove" that it is necessary, safe, and positive for our city.

Considering the large resident opposition, isn't it prudent to conduct feasibility studies that research market demand, operational needs, and location suitability first? Isn't it prudent to have an Environmental Assessment and Environmental Impact Statement prepared as outlined in Nevada Planning Guide 2017?

As residents, we expect the Planning Commissioners to act reasonably. However, granting a Special Use Permit to CVM does not appear to be reasonable considering the lack of research conducted. In fact, it is a failure to act reasonably and carefully resulting in possible injury or harm; it constitutes negligence.

I believe the Planning Commissioners initially were making a decision that they believed was fair and prudent. Since the initial application, numerous caveats have arisen that need to be addressed and this should not be left to the applicant who cannot be unbiased. When I attended the last meeting on December 15<sup>th</sup>, I found the Planning Commissioners responses and body language to be uncompromising and apathetic. It appeared that their decision for approval had been made before the meeting. The new and valid data and comments presented by residents were blatantly disregarded.

We all make decisions that seem reasonable at the time. We all make mistakes though and realize subsequently that our decisions were faulty. Please take a new perspective on this issue, do the necessary research, and take the time to listen to your constituents and revoke the Special Use Permit for Carson Valley Meats to build a slaughterhouse on Detroit Road and Route 50.

Sincerely,  
Laura Lawrence  
1163 W. Fifth Street  
Carson City



**From:** [akaspuds@charter.net](mailto:akaspuds@charter.net)  
**To:** [Public Comment](#)  
**Subject:** Slaughterhouse  
**Date:** Wednesday, January 19, 2022 8:47:42 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 Supervisors

I oppose the Hwy 50 location for the slaughterhouse.

I am a Carson City resident and I live about 1/2 mile as the crow flies from the Hwy 50 location for the proposed slaughterhouse. We just received information that the Supreme Court of Nevada denied the appeal by Carson Valley Meats to allow them in Douglas County.

**The judge had this to say:**

"The (board) received dozens of verbal and written comments from concerned individuals against the meat processing facility that expressed one or more of the following concerns: noise, odors, wastewater disposal, bugs and pests, loss of property value, historical clouding of the area and air quality," the decision filed Thursday said, concluding that substantial evidence supported the decision."

<https://www.recordcourier.com/news/2022/jan/14/supreme-court-panel-upholds-slaughterhouse-denial/>

When this was before our Planning Commission all of these same concerns the residents presented were treated as not valid. Yet the court realized they were, but not our Planning Commission.

As this matter is going to come before you in February 2022, I would like to add my comments. Over 20 years ago the city made a decision to allow a residential mobile home park to be built near this location. Have any of you gone to that location and talked to the residents? You should. I have. You will find it is a Hispanic community and many of them will not even answer their doors. We were able to talk with them as we had a person that was fluent in Spanish, and we had a park resident go with us. This community is 700 feet from the slaughterhouse. Would you support it if it were being built 700 feet from your home? I doubt it. If any of you would like to go to the mobile home park, I would be willing to arrange a time and go over there with you if you want me to. You can see just how close 700 feet is.

I would encourage you watch the recording of the PC meeting. You will see the majority were against the location. Please note almost everyone in favor were from out of town. Some out of state. So why is it that the Carson City residents are pushed aside and the big money developers and ranchers from other areas (not Carson City) are able to get approval over the objections of the residents who live locally and near the site? I have been involved in the Special Use Permit process before and it seems like the same thing happens over and over again. Give weight to the developer and treat the residents like they have no voice. One PC member stated they went to Reno to visit a slaughterhouse there. As he stated nothing was going on that day and he did not take the time to speak with any of the residents. Seems like a wasted trip unless it wasn't going to matter what the

residents had to say.

The exact reasons the court considered denial is the same reasons the Carson City residents gave. Yet we were ignored. 700 feet, really? You as our City leadership have to live with the fact that this small residential community is there. What of the Master Plan? At this point, as I see it, you might as well tear it up. The Master Plan is always used conveniently by the developer under the heading of "Mixed Land Use" while all the other protections for residents in the Master Plan are ignored. The Master Plan says decisions will be made on the compatibility with established neighborhoods. Approving this means a slaughterhouse is compatible with this neighborhood? Would it be compatible with yours? When will the residents input have any meaning? So far, I haven't seen it. Just the developers are heard. In all fairness we did have one PC member agree with us and vote against it. The Master Plan also states: The City will also work to maintain the quality and character of "established neighborhoods". If the Master Plan is used as a complete document, then this location should be denied. Developers and the PC should not pick and choose parts of the Master Plan to use. The entire document should be considered.

I would ask that you deny this permit based off the Master Plan protections offered established neighborhoods and for all the concerns the "residents" have as stated above by the judge.

Sincerely,  
Glenn Conant  
Empire Ranch  
775-430-6455

**From:** [Kathleen Franco Simmons](#)  
**To:** [Public Comment](#)  
**Cc:** [CCEO](#)  
**Subject:** BoS Agenda 1-20-2022 - Items 27.E and 27.F - Master Plan and Title 18 amendments  
**Date:** Wednesday, January 19, 2022 11:25:29 AM

---

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

---

January 19, 2022

Carson City Mayor and Board of Supervisors,

**Items 27.E and 27.F** of the January 20, 2022, Board of Supervisors Agenda relating to the Carson City Master Plan annual report and Title 18 amendments includes recommendations for rezoning Empire Cemetery.

I have addressed both the Board of Supervisors and the Planning Commission in the past few months regarding my family's concerns about several issues with Empire Cemetery. Three or four successive generations of my family are buried at Empire Cemetery, and several living members of two succeeding generations have an expectation of being buried there. We would like to see Carson City make every effort to protect Empire Cemetery in perpetuity.

I support and applaud the staff recommendation of changing the Master Plan designation to Open Space, and the rezoning away from General Industrial (GI). However, I am disappointed in the staff recommendation for the zoning change to Conservation Reserve (CR). I would like to request consideration of rezoning Empire Cemetery to match the zoning designation given to Lone Mountain Cemetery.

Conservation Reserve (CR) (18.04.165) is described as follows: *"The purpose of the CR district is to identify the outlying lands that may be developed in the future when water supply, roads, schools, sewer and other public facilities and services are provided for potential development and lands with environmental constraints."*

Lone Mountain Cemetery is zoned Public Regional (PR) (18.04.185), which is described as: *"PR means Federal, state and city facilities and uses whose main purpose is to sustain wide regional needs."* Some of the conditional uses permitted in the PR District include Archaeological heritage/cultural resource, Cemetery, Historical site, Open space, Wilderness area, Wildlife park/preserves/habitat area.

**Please consider rezoning Empire Cemetery to the same zoning map designation that applies to Lone Mountain Cemetery to ensure protection of this historic and meaningful cemetery in perpetuity.**

Respectfully,

Kathleen Franco Simmons  
2108 Utah Street  
Carson City, NV 89701

**From:** [Jennifer Verive](#)  
**To:** [CCEO](#); [Public Comment](#); [Lori Bagwell](#)  
**Cc:** [Bob Buttner](#); [Kathleen Franco Simmons](#); [Doreen Mack](#)  
**Subject:** Public Comment for 1/20/22 BOS meeting  
**Date:** Wednesday, January 19, 2022 1:34:34 PM  
**Attachments:** [The Case to Support Removing SH from Title 18.pdf](#)

---

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

---

Hello Madam Mayor and Supervisors:

I am writing to urge you to remove "slaughterhouses" and meat processing facilities in general as a conditional use for GI Zones in Title 18 or our Carson City Municipal Code.

This is needed because most GI zones in our city are located close to residential subdivisions that pre-date the current code or have already been granted exceptions from the code -- because housing is crucial to our economic vitality.

Meat processing facilities have well-known negative impacts on the public's health and general welfare, and on the peaceful enjoyment of their neighbor's properties. They have a negative impact on tourism. They use a tremendous amount of water.

Additionally, and perhaps most importantly, Carson City residents, taxpayers, home-owners, and visitors do not want such a facility located near people's homes. We have nearly 800 signatures on our petitions attesting to this sentiment.

Best Practices for building such a facility involve doing in-depth feasibility studies to gather ample objective data about the impacts the location, design, and operations of these facilities will have on neighbors and the community overall. These data are then used by decision-makers. For example, one such study was done by UNR and resulted in the decision to not expand Wolf Pack Meats, the current small slaughterhouse (slaughtering 20 animals per week) and instead develop a robust mobile slaughter operation. Additional studies for the UNR Mobile Slaughter Project are currently being conducted by Staci Emm, Professor and Extension Educator, with a report issued in March 2021.

Please see the attached document for the case to support removing slaughterhouses as a conditional use from our CCMC, along with citations and web links. Also included is an overview of the negative impacts of slaughterhouses and a Table of Contents page from a feasibility study done for a meat processing co-op in Vermont.

Slaughterhouses as a conditional use within a GI Zone is no longer acceptable for our City. Meat processing facilities do not belong near places where people live, work, and recreate.

Sincerely,  
Dr. Jennifer Verive

--  
Jennifer M. Verive, Ph.D.

Mobile: 775.315.4748

<https://www.linkedin.com/in/jenniferiverie>

\*she/her/hers

# **The Case to Support Excluding Slaughterhouses as Conditional Uses of GI Zones in Carson City**

## **1. The community does not support such a facility.**

At the 12/15/21 Planning Commission meeting 70% of the public comments were in opposition to such a facility proposed for a GI zone in East Carson. We have over 800 signatures on our petitions – the majority from Carson City residents, with many from locals (nearby counties) and tourists.

## **2. Such facilities are better located in an agricultural areas.**

Locating such a facility in an agricultural zone will put less constraint on water usage, move product closer to market source, reduce stress for the animals, and significantly reduce the factors contributing to objectional noise, odors, dust, and physical activity.

Slaughterhouses are not compatible with our current and planned City development goals. Carson City is the third largest metropolitan center in the state of Nevada, a designated U.S. Metropolitan Statistical Area (MSA), and described by the Northern Nevada Development Authority as “the regional retail and commercial center for Northwestern Nevada”.

## **3. In our city today, GI zones are too close to residential and recreational areas.**

Building this type of facility in a GI zone violates Master Plan Goal 9.3 – to maintain the quality and character of established neighborhoods. For example, the proposed facility approved by our Planning Commission is with 400 feet of the nearest residences, 1,000 feet from a major subdivision, and within a half mile of multiple golf courses, tennis courts, and ball fields. It's less than 200 feet from popular Carson River recreational areas.

## **4. In our city today, many GI zones are along major traffic corridors. Allowing a slaughterhouse facility will negatively impact Tourism & Hospitality – key desirable Carson City industries.**

## **5. City Staff in the departments which would review slaughterhouse designs and SUP requests are not experts in slaughterhouse design, operations, or known adverse impacts.**

## **6. Courts across the country have acknowledged the evidence-based negative impacts of such facilities, such as objectionable noise, odors, and fumes, and a decrease in property values.**

- **Nevada High Court Panel OKs Slaughterhouse Denial**

<https://www.nevadaappeal.com/news/2022/jan/14/supreme-court-panel-upholds-slaughterhouse-denial/>

- **Judge rules against chicken slaughterhouse in Paterson neighborhood**

<https://www.northjersey.com/story/news/paterson-press/2021/09/14/proposed-paterson-nj-slaughterhouse-approvals-nullified-lawsuit/8319510002/>

- **Franklin residents opposing Strauss Brands proposed slaughterhouse get a win.** A judge ordered a new Common Council hearing on the plan.

<https://www.jsonline.com/story/money/real-estate/commercial/2021/11/17/franklin-residents-fighting-strauss-brands-slaughterhouse-get-win/8655149002/>

- **Developer drops plans to build slaughterhouse in Big Rock.**

<https://www.audacy.com/wbbm780/news/local/developer-drops-plans-to-build-slaughterhouse-in-big-rock>

7. **Such facilities take “a lot of water, and I mean A LOT, of water per carcass”.**

[From:<https://www.meatchris.com/blog/2012/8/20/five-mistakes-to-avoid-in-your-meat-processing-business-open.html>, p.9]

8. **Best practices are to do a feasibility study to understand market and operational needs. This is what communities across the country now do.**

There are consultants that do this well. One such study done for UNR indicated that the best place for a REGIONAL slaughterhouse would be Silver Springs.

- The UNR citation: Cowee, M., Curtis, K., Harris, T., and Lewis, S., 2008, Financial Potential for Livestock Slaughter and Processing in Nevada, University of Nevada Cooperative Extension
- For examples of such reports & communities:  
<https://www.nichemeatprocessing.org/meat-processing-feasibility-studies/>

## **Industry-Known Harmful Effects of Any Sizes Slaughterhouses**

### **Property Values will be adversely affected:**

- Research shows that property values decline when they are located near SHs – from 26% to 80% for adjunct properties.
- Rents in a Toronto neighborhood were 10 to 20% lower because there was an SH in the area.
- Residential property values near Wolf Pack Meats are lower than the average Carson City East Side home value

### **There will be no “peaceful enjoyment” of homes, properties, and outdoor recreation.**

- There will be substantial air pollution from tons of manure and tons of blood and animal waste (50% of a cow is waste) -- the air will be filled with fecal matter, blood and animal bits.
- There will be substantial and objectionable noise 24/7 from to-be-harvested animals bellowing, neighborhood dogs barking in response, and the noise of animals being harvested.
- There will be increased flies, rodent infestations, and predators.
- Flies normally do not stay inside slaughter-house buildings but tend to congregate on nearby vegetation.

### **The health and welfare of citizens is adversely impacted by the air and water pollution.**

- Slaughterhouse wastes are “a potential reservoir of bacterial, viral, prion and parasitic pathogens, capable of infecting both animals and humans.” (Franke-Whittle & Insam, 2013).
- Leading health authorities, including the WHO and CDC, are sounding the alarm that emerging zoonotic pandemics, caused by meat processing, is beyond and far worse than COVID-19.
- Slaughterhouses commonly violate nuisance, sanitation, zoning, environmental and public health laws.
- Denature chemicals are toxic; the proposed location is on a Flood Plain.
- SH employees have a “tendency towards violence” and self-report a myriad of mental health issues.
- Arrest rates for sexual assault and family violence are statistically higher in communities with SHs. (Fitzgerald)
- East Reno, where Wolf Pack Meats is located, has violent crime rates that are 97% higher than national average.



## **Animals are often not ethically and humanely treated.**

- The applicants have verbally indicated that they will use “Temple Grandin” methods, yet there is no evidence of such methodology described in the application.
- The applicant voluntarily offered to enclose the holding corral; this is at odds with the “Temple Grandin” methodology.
- In 2019 the USDA shut down Wolf Pack Meats in Reno for a short time due to “an egregious act of inhumane handling of animals in connection with slaughter”
- The manager of Wolf Pack Meats states that “human error” resulting in inhumane handling is commonplace in the industry.

**SOURCES:** Environmental Integrity Project, 2018; Kirkpatrick, 2015; Indiana Business Research Center, 2008; Easton Courier, 2021; Center for Biological Diversity, 2019; White, 2020; Killough, 2020; Murray, 2017; Fitzgerald et al., 2009; Toronto news report, 2012; Carapetian, 2018; Ghandi, 2017; Harris, 2021; Sinclair Farms Newsletter, 2013; Northern Nevada Development Authority website; Cities Index; Nevada’s Plan for Recovery & Resilience from the Governor’s website; Penrose, 2019; KTVN, 2021; Franke-Whittle & Insam, 2013; Pestman website; Walker & Stachecki; Guide to Designing a Small Red Meat Plant; Standard Plans for a Small Abattoir and Meat Market; Slade & Alleyne, 2021; Food Northwest; Standard Plans; Fuller 2012; USGS; crimegrade.org; ADT Security; AreaVibes.com; Zillow Home Values database; Jones, 2016; Bruggers, 2014; Gazdziak, 2007; Bah et al., 2013; Grandin, 2005; The Counter.org, 2017.

This is an example of the kinds of data collected by a Feasibility Study. This is a best practice followed by most communities.

**SLAUGHTERHOUSE FEASIBILITY REPORT / Page iii TABLE OF CONTENTS**

Executive Summary.....i

Acknowledgements.....ii

Background.....1

Project Parameters.....1

Criteria.....1

Regulatory Issues.....3

Food Safety and Labeling.....3

Water Supply.....4

Environmental Considerations.....4

Mobile Facilities.....5

Business Feasibility.....6

Mission.....6

Business Description.....6

Products and Services.....6

Market.....6

Existing Facilities and Competition.....9

General Environment.....9

Existing Facilities.....9

Operational Challenges.....11

Potential Options.....11

Purchasing Brault’s or another slaughterhouse.....12

Build a new facility.....12

Build a mobile facility.....12

Develop commercial fabrication facility.....13

Contract for services.....14

Join with Vermont Quality Meats.....15

Recommendations.....21

Appendix A – Resources Consulted.....22

Appendix B – Washington Mobile Slaughtering Unit Info.....24

Appendix C – Sample Layout of Cut Shop.....25

Appendix D – Processing Facility Capital Budget.....26

Appendix E – Sample Operating Budget.....28