New Term: “Small-scale USDA Slaughterhouse”

New Definition: A Small-scale USDA Slaughterhouse is a slaughterhouse that is subject to USDA oversight through an appointed inspector and USDA inspection and sanitation criteria (found in 9 CFR, Chapter III, Subchapter 16, Part 416.2), which can slaughter animals for the sale of their meat across state lines but is only allowed to handle (insert information about square footage or number of head here).

Staff Comment: This new term and definition are meant to account for both desire of constituents to have another USDA-inspected slaughtering operation, while mitigating any potential future efforts to establish massive slaughterhouses that will be a detriment to the surrounding rural environment and character. The limitations on (square footage or number of head) were determined based on information from USDA compliance inspectors. One recommendation that could work, based on their information, would be to limit the number of head slaughtered per day to 15. This definition should be differentiated somehow from regular “slaughterhouses” which are classified as high impact uses in the SCC and only allowed in heavy industrial areas.

Additions to the Rural and Resource Lands tables:

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<th>Resource Lands, Table 616-1</th>
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<tr>
<td>Agricultural Uses</td>
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Staff Comment: In the resource land zones, both large and small tract agriculture land could support uses that would make having small-scale slaughtering or butchering operations nearby convenient. However, there is no need for slaughtering operations in forest lands. In rural land zones, rural traditional and rural activity centers could all support small-scale slaughtering without negatively impacting other land uses. However, urban reserve land is meant to be reserved for increased densities, and small-scale slaughtering operations allowed in these areas may prevent greater densities from developing there, going against
the zone’s intended purpose. Similarly, rural conservation land would also most likely not be suitable for small-scale slaughtering operations because of the risk a slaughtering operation, regardless of size, might have on the critical areas within this zone. Finally, while there could be areas suitable for this type of development in rural-5 zones, it could also prevent clustering of homes in some cases and is therefore not permitted there.

Conditional Uses (Resource Lands): Standards and Criteria

- Small-scale USDA Slaughterhouses in STA and LTA land shall be located, designed, and operated to not interfere with and to support the continuation of the overall agricultural use of the property and the neighboring properties (taken from SCC 14.616.230[2][a]).
- The parcel shall be no closer than 1/2 mile from any incorporated city or urban growth area boundary (taken from SCC 14.616.240[7]).
- The parcel shall be no closer than 1,000 feet from an existing residence (taken from SCC 14.616.240[7]).
- The parcel shall be located landward of the 100-year flood plain or, in the event such cannot be determined, 300 feet landward of the ordinary high-water mark of all irrigation canals, intermittent streams, lakes, and waterways (taken from SCC 14.616.240[7]).
- The parcel shall be subject to conditions resulting from a recommendation of the USDA NRSC and/or any agency charged with health, air, and water quality protection (taken from SCC 14.616.240[7]).
- Wells used must be a part of a public water system.
- The use shall be subject to restrictions and conditions, as may be imposed by the Hearing Examiner under chapter 14.404 (taken from SCC 14.616.240[7]).
- If the proposed site for a Small-scale USDA Slaughterhouse is within a water district, the code of that water district must be consulted to see whether this type of development is allowed before approval.

Conditional Uses (Rural Lands): Standards and Criteria

- Small-scale USDA Slaughterhouses shall not be allowed on parcels less than 5 acres.
- The parcel shall be located landward of the 100-year flood plain or, in the event such cannot be determined, 300 feet landward of the ordinary high-water mark of all irrigation canals, intermittent streams, lakes, and waterways (taken from SCC 14.616.240[7]).
- The parcel shall be no closer than 1/2 mile from any incorporated city or urban growth area boundary (taken from SCC 14.616.240[7]).
- The parcel shall be subject to conditions resulting from a recommendation of the USDA NRSC and/or any agency charged with health, air, and water quality protection (taken from SCC 14.616.240[7]).
- Small-scale USDA Slaughterhouses cannot be located within 250 feet of a naturally occurring body of water or a well used for domestic or municipal purposes.
- Small-scale USDA Slaughterhouses must be designed to prevent the infiltration of animal byproducts and waste into the groundwater or directly into surface waters.
- Small-scale USDA Slaughterhouses must be at least 1,000 feet away from any residential uses.
- (Insert square footage or head of cattle limitations here)
- Wells used must be a part of a public water system.
- The use shall be subject to restrictions and conditions, as may be imposed by the Hearing Examiner under chapter 14.404.
- If the proposed site for a Small-scale USDA Slaughterhouse is within a water district, the code of that water district must be consulted to see whether this type of development is allowed before approval.

**Staff Comment:**
The above standards and criteria for Small-scale USDA Slaughterhouses were derived from conditional use standards for Benton County and Adams County slaughterhouses, as well as similar CUP conditions for similar land uses that exist in the SCC (feed Lots, etc.). Additional limitations were dictated based on operation information from a USDA Compliance Investigator. Slaughterhouse operations of any size should not be in floodways, floodplains, or anywhere near important groundwater or surface water sources. Because small-scale slaughtering operations may produce odors and fumes, locating them at least 1,000 feet from any residential uses is also prudent.