

14.300.100 Definitions

Small-scale slaughterhouse: A facility operating as a small business or cooperative, subject to state and federal regulations, for slaughtering and processing animals and the refining of their byproducts.

Slaughtering: means the killing and processing of animals for human consumption.

Staff Comment:

These new terms and definitions are meant to address constituents’ desires to have USDA-inspected slaughtering operations and create standards and criteria that will mitigate any potential future efforts to establish slaughtering operations of a larger scale, as these would more likely be detrimental to the rural character and environment of Spokane County. The size of these small-scale slaughtering operations will be mitigated by a conditional use that keeps these operations separate from feed lots, which should prevent large-scale slaughtering operations from existing cost-effectively. This definition is differentiated from regular “slaughterhouses,” classified as high-impact uses in the SCC and not allowed anywhere in Spokane County.

Additions to the Rural and Resource Lands tables:

14.616.220 Resource Lands Matrix

Resource Lands, Table 616-1			
Agricultural Uses	Large Tract Agricultural	Small Tract Agricultural	Forest Lands
Small-scale Slaughterhouse	CU	CU	N

14.618.220 Rural Zones Matrix

Rural Lands, Table 618-1					
Agricultural Uses	Rural-5	Rural Traditional	Rural Activity Center	Urban Reserve	Rural Conservation
Small-scale Slaughterhouse	N	CU	N	N	N

Staff Comment:

In the resource land zones, both large and small tract agriculture lands could support uses that would make having small-scale slaughtering or butchering operations nearby convenient. However, there is no need for slaughtering operations on forest lands. In rural land zones, rural traditional could 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. Rural Activity Centers are meant to provide a place for various commercial uses to exist in closer proximity in rural areas. However, because of the high-impact nature of even small-scale slaughterhouses, this land use should not be allowed in 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.

14.616.240 Conditional Uses (LTA, STA): Standards and Criteria

- Small-scale Slaughterhouses on 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.
- 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, wetlands, and waterways. Carcasses should be rendered, buried several feet down, or burned in an appropriate and safe manner. Local restrictions should be followed before any burning occurs.
- A carcass pit should be at least 8 feet deep and completely enclosed with fencing (using woven wire, electric fence, fladry, or some other method) that discourages scavengers. The parcel shall be no closer than 1/2 mile from any incorporated city or urban growth area boundary.
- Small-scale Slaughterhouses must be designed to prevent the infiltration of animal byproducts and waste into the groundwater or directly into surface waters.
- Small-scale 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 Slaughterhouses must be designed to prevent the infiltration of animal byproducts and waste into the groundwater or directly into surface waters.
- Small-scale Slaughterhouses must be at least 1,000 feet away from any residential uses.
- Any building and/or structure housing large and/or small animals and any yard, runway, pen, or manure pile shall be no closer than 100 feet, or, in the case of swine, 300 feet, from any occupied structure other than the dwelling unit of the occupant of the premises. Manure and animal biproduct storage structure should be covered with a roof or tarp, located at least 200 feet from AHCA's, wetlands, or water features, and surrounded by a 50-foot or greater fully vegetated buffer.
- Small-scale slaughterhouses are prohibited from having an attached feed lot.
- 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.
- The use shall be subject to restrictions and conditions, as may be imposed by the Hearing Examiner under Chapter 14.404.

14.618.240 Conditional Uses (RT): Standards and Criteria

- Small-scale Slaughterhouses on RT 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.
- 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, wetlands, and waterways.
- Carcasses should be rendered, buried several feet down, or burned in an appropriate and safe manner. Local restrictions should be followed before any burning occurs.
- A carcass pit should be at least 8 feet deep and completely enclosed with fencing (using woven wire, electric fence, fladry, or some other method) that discourages scavengers.
- The parcel shall be no closer than 1/2 mile from any urban growth area boundary.
- Small-scale 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 Slaughterhouses must be designed to prevent the infiltration of animal byproducts and waste into the groundwater or directly into surface waters.
- Small-scale Slaughterhouses must be at least 1,000 feet away from any residential uses.
- Any building and/or structure housing large and/or small animals and any yard, runway, pen, or manure pile shall be no closer than 100 feet, or, in the case of swine, 300 feet, from any occupied structure other than the dwelling unit of the occupant of the premises. Manure and animal biproduct storage structure should be covered with a roof or tarp, located at least 200 feet from AHCA's, wetlands, or water features, and surrounded by a 50-foot or greater fully vegetated buffer.
- Small-scale slaughterhouses are prohibited from having an attached feed lot.
- 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.
- The use shall be subject to restrictions and conditions, as may be imposed by the Hearing Examiner under Chapter 14.404.

Staff Comment:

The above standards and criteria for Small-scale Slaughterhouses were derived from conditional use standards for Benton County and Adams County slaughterhouses, as well as similar Conditional Use standards and criteria for similar land uses that exist in the SCC (feed lots, animal raising and keeping, etc.). Additional limitations were dictated based on operation information and public comments from local farmers. Finally, the Washington State Department of Fish and Wildlife also provided feedback on what should be included in the Conditional Use Permit standards and criteria in the form of an agency comment responding to the circulated SEPA determination. 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 and at least half a mile from any UGA is also prudent.