

**Lauren Davidson**

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**From:** Perry Huston  
**Sent:** Monday, April 04, 2016 3:48 PM  
**To:** Angela Hubbard; Lauren Davidson  
**Subject:** FW: Marijuana grows  
**Attachments:** To Planning Director Perry Huston and to Whom this may concern.docx

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**From:** Billie Attwood [<mailto:billieattwood@hotmail.com>]  
**Sent:** Monday, April 04, 2016 3:08 PM  
**To:** Perry Huston  
**Subject:** Marijuana grows

To Planning Director Perry Huston and to Whom this may concern,

I am writing this letter to voice my concern and opposition on how this County has thus far dealt with the ever growing Marijuana industry. I have looked at an article that was written in the Chronicle newspaper dated December 11, 2013 in which our commissioners decided to forgo any permit process for marijuana. According to the article the commissioners heard from six people who all asked the board not to require conditional use permits. It sounds as if Jim Detro agreed that he is against over-regulation and all three commissioner followed suit. In the same article You, Mr Huston decided to uphold the current code and deem marijuana crops to be "identical to agriculture." Fast forward to the current situation we find ourselves in. I read that the commissioners put a moratorium on new marijuana grows. A meeting was then held in which the growers showed up in high numbers and the concerned local citizens were few. There was not enough room so a new meeting is being held for people to speak on how they feel. I hope I have this correct. I intend to be present at the next meeting.

I have spent some time reading Adams County and Spokane County zoning codes. I have made phone calls to the Washington State liquor control board. I have found a few very interesting things. In Adams County I found under Marijuana Land Use Regulations that the Board of County Commissioners adopted amendments to the Developments Standards and Regulations to allow retail marijuana stores, retail cultivation facilities, and testing facilities. The Board of County Commissioners also adopted a cap of 10 marijuana establishments in order to ensure that these new businesses integrate in a controlled and coordinated manner, to the benefit of all member of the Adams County community. Over 1600 applications were submitted for the available 10 slots. The winning tickets were chosen January 27, 2015. Only those with a winning ticket are eligible to operate a marijuana establishment. These winners must also obtain a state license as well as a local license through Adams County prior to operation.

I called and talked to Jim Milegard at Spokane County Planning dept. The commissioners there in Spokane County had the same feeling as our Okanogan County commissioners. They wanted the marijuana grows to be treated the same as agriculture. What has happened since according to Mr. Milegard in Planning Department is they had to revisit this issue because of complaints of neighbors, mostly related to the smell of the marijuana. Spokane County has now required setbacks in their Zoning code. The code is 100 feet from any front property line, 50 feet from any side and flanking or rear property line and 300 feet from any primary residence on an adjacent property.

What I have seen in this County is that a grower who is licensed with the Wa. Liquor control board can buy land and put in a grow without much thought, concern or care as to the neighbors. Also, unlike Adams County there was no cap put on how many grows would be allowed. Here is what I see has happened because of the lack of foresight on the part of our Commissioners and Planning Department. Driving up Highway 97 a grow was put in directly on the fence line of the Shawn and Maricela Bensing family. I mean right on the fence of their property. Mr Herriman who put in the grow and his partner Cassie Pruitt have since moved from the house in front of the grow. Leaving their neighbors to deal with the visual effects, the smell and the intrusion and loss of property value. One neighbor has moved already besides the persons who put in the grow. I drive up North Pine Creek where two Pastors live on

a hill. They have built the homes they would like to retire and spend their golden years in on this hill. The view was beautiful. Now there are so many grows below them at last count I got 8 fenced grows. Not only has this visibly affected their dream homes, and the smell is overbearing, what about if they want to resale. When a potential buyer comes in the house, the view is pot farms. The value is diminished greatly. Continuing up the hill you find the Bolich family. They have a 4 children in the home. Paul Bolich built their dream home on this spot. A marijuana grow went in right in front of them. The land behind them was for sale and another grow was rumored to go in so they were forced to buy the land behind them. My friends Pat and Jody Davisson live off of Hwy 7 going North on Rooster Flats. A few beautiful homes have gone in this area of development. Recently a piece of property sold right below the development to a pot grow. Now all their dreams of having beautiful views are ruined. They see pot farm. They will be dealing with the smell and loss of property value also.

These are just a few of the friends and families I know and share my community with. We are peaceful people who live here because we choose to live in a rural community with all the wonderful assets that it has to offer. We raise families, build businesses and take part in our community. We are now dealing with Marijuana grows that have had no zoning setbacks and codes imposed. The grows have been built on fence lines, in neighborhoods and in many people's views. We are dealing with smell that is most relatable to that of a skunk spray. We are dealing with loss of our lovely peaceful views, we are dealing with intrusion of our privacy on fence lines. We are also in the beginning of loss of property value to many homes.

I would beg the Planning department to take action on behalf of the peaceful citizens of this great County. I would hope the Planning Department would do what Spokane County has done and revisit the issue on behalf of the people near the new grows. Require setbacks from all sides of the property lines. Also I believe the commissioners need to put a cap on the amount of growers in our county as did Adams County in order to ensure that these new businesses integrate in a controlled and coordinated manner, to the benefit of all members of the community.

A good number of the pot growers do not live in this valley but come into our County and grow and profit and then leave us to deal with the effects of living near the grow. The people I know who are complaining are business owners who are not needing financial help from these grows. We beg you to reconsider zoning these grows on behalf of us, the citizens who live here and love our county year around.

Sincerely,

Billie Kay Attwood

Business co-owner of Attwood LLC, and Rafter 12 Ranch