

Lauren Davidson

From: Riverside Printing <db1twisp@gmail.com>
Sent: Wednesday, April 06, 2016 11:49 AM
To: Planning
Cc: Perry Huston
Subject: Cannabis Zoning Input
Attachments: Benson Creek Grow Complex.pdf

Hello Planning Dept.

My name is Jerome Thiel and I live at 102 Benson Creek in Twisp Wa. I did speak at the meeting held on March 28th, but the issue at hand is more involved than 3 minutes could cover. I have attached this 11x17 document to illustrate some of the circumstances that the neighbors of the Benson Creek Complex feel need to be addressed by county officials. Please print this and submit it as my additional comments from the March 28th meeting.

Thank You
Jerome Thiel
509-341-4440

Jerome Thiel
102 Benson Creek Dr.
Twisp, WA. 98856



- 1 Fence construction is visually objective and probably provides little or no theft deterrence. The camera cables are falling down and could easily be cut during a theft attempt. Marijuana is a desirable, high value recreational drug and this poorly built complex is inviting criminal activity into our neighborhood.
- 2 This substantial electrical service and numerous propane tanks do not seem to support the claims that outdoor grow complexes are environmentally friendly. This was the basis for legalizing outdoor grow in WA State and allowing it into Okanogan Co. How many BTUs does it take to heat numerous large plastic hoop houses when it's 15 degrees outside?
- 3 There are thousands of gallons of propane sitting in this complex surrounded by weeds, piles of trash, plastic buildings and wood fences. This brings an elevated risk of fire into our neighborhood.
- 4 There's a constant fluctuation of campers, trailers and tents on and around this complex. Being located in the Methow Valley Review District and normal county zoning shouldn't allow this.
- 5 This complex has 5 permitted growers and 1 that is pending for a total of 6 companies all paying rent on one 20 acre parcel. This is equivalent too or possibly worse than campgrounds, RV parks or nightly rentals. This operates 24 hours a day and apparently 365 days a year. The lights have been on all winter long.



6. The setback distance is not adequate for safe separation between public access areas and a state controlled recreational drug. In urban areas, there is a 1000ft buffer between marijuana locations and places where children are typically present. This photo is taken from the county road where kids use to ride their bikes before this complex was allowed.
7. The smell from this complex is extremely strong for a distance of approximately 1 mile, depending on which way and how hard the wind is blowing.
8. The light pollution at night is very significant from the numerous clear plastic grow houses. The surrounding hills are fully lit and on nights with a low cloud layer you can see the lights glowing from state hwy 153.
9. To the residents of Benson Creek, this is not an agricultural business. It runs 24 hours a day, the smell never goes away and the lights never go off.
10. I ask that the Planning Commission and the County Commissioners set zoning rules that will allow these business to exist in Okanogan Co. without such negative impact on it's citizens and also to require existing businesses to comply with those rules over a short period of time.



