

Lauren Davidson

From: Robert Johansen <robert.j.johansen@gmail.com>
Sent: Wednesday, May 11, 2016 11:04 AM
To: Planning; Perry Huston; Jim DeTro; Sheilah Kennedy; Ray L. Campbell
Cc: jack Denison; kerwinco@comcast.net
Subject: Marijuana Grow Facility Tour feedback - 3 Rolling Hills Drive, Tonasket WA

05/11/16

TO: Planning Committee and Okanogan Count Commissioners
CC: Todd Kerwin, Jack Denison
FR: Robert Johansen, Tonasket WA

I represent the Windy Flats / Rolling Hills Drive and North Pine Creek neighborhood of concerned citizens. On behalf of them, I had previously sent a communication letter and photos for concerns to our local marijuana grow at 3 Rolling Hills Drive. I entered this communication with a slight disdain for a larger grow operation on North Pine Creek, but had a sense of appreciation for the professional appearance of the grow operation at the end of my driveway.

They responded quickly, invited me for a tour of the “ongoing” construction at their facility, and began researching, educating, addressing and reassuring our neighbors regarding the concerns raised and communicated.

Today, I sit here impressed. Their operation is “top notch” and they did not feed me the typical rhetoric I have witnessed by the pro-pot lobby at the planning committee meetings. These folks were professional, did not once try to slip in “farming” or “agriculture” and presented their operation for what it was – An industrial grow operation for the purpose of manufacturing the highest quality product through precise temperature moderation and hydration.

I have asked them to consider inviting the Planning Committee Members and County Commissioners to tour their facility... This would require their boss’s approvals. They would like to finish their construction (icing on

the cake) – *but I think what they are doing now would provide you the best insight to what your zoning or Okanogan County Code considerations should be as they have set a high bar to meet.*

If you want to bring an industry to Okanogan County, hold them to the standards and vision presented to me by my neighborhoods marijuana grow. Personally speaking, I believe it to be a shining star and operation to be proud of!

Who they Are.

Mr. Nice Seedbank at 3 Rolling Hills Drive, Tonasket WA purchased the seed rights from a larger corporation of the same name which the internet shows is located at PO Box 191 / 6911 Campione Ditalia, Switzerland. Their focus is on medicinal cannaboid (CBD) products and not recreational marijuana (THC). Speaking personally, I am a medical provider and I agree with their medical marijuana statements of medicinal benefit regarding the medical conditions such as glaucoma, epilepsy, rheumatoid arthritis, anorexia, cancer and chronic pain management.

The businesses attached to that geographical grow location include GRW Agriculture of Bellevue, MNS-PNP of Bellevue and Mr. Greenthumb of Seattle.

Their point man and on site project manager is Todd Kerwin of Kerwin Construction of Renton WA. He has made it a point to hire local labor in the construction of this facility. In comparison, other operations are less professional or otherwise outsourced providing no benefit to local companies or laborers. I recommend and challenge that you contact him to request / coordinate a personal tour of his construction project... His contact info is Ph.# 206-6501146 or email kerwinco@comcast.net

The site administrator is Lynnette Peterson. Like Todd, she is committed to hiring locals. Her vision is to make Mr. Nice Seedbank a positive influence in the county and City of Tonasket discussing youth sports sponsorships and community enhancement pending production profits. She confirms that there are L&I and Federal withholdings from the employees. In contrast, other operations rely on migrant or undocumented labor.

- ***This is my personal statement on medical marijuana and how it was used as a loop hole to bypass the illicit use of marijuana when it was illegal in the State of Washington: I was a chronic pain management provider in a pain clinic (2012-2014) and I continue to manage chronic pain patients in my family practice. I have personal knowledge into the medical marijuana “prescription mill circuit” within North Central Washington. I am familiar with the WAC criteria to prescribe marijuana in the***

*State of Washington. These are shady, fly by night CASH-ONLY operations. A "Doctor" as recognized by the State of Washington Medical Board does not need an active practice or even a nurse to see patients. There are often no vital signs taken, no physical exams, no request for records from a primary care provider to confirm medical diagnosis or other medications contraindicated with cannabinoids (like controlled substances such as opiate/narcotics or benzodiazepines) and there is no documentation of the encounter to justify the use or medical necessity for marijuana prescribing. These "Doctors" are a black eye to the medical community. They reserve rooms at hotels and advertise via word of mouth in an underground community. For \$200-400, a "patient" can go to the Peppertree Inn in Omak to see a "Doctor" with a complaint of pain, anxiety or no appetite or say they have cancer or glaucoma and walk out with a medical marijuana certificate. **THAT SAID, I do not believe Mr. Nice Seedbank to be a party to that type of operation.***

Lighting.

Mr. Nice Seedbank was recently visited by LC&CB this last week and was given a glowing report from LC&CB Officer Steve Moorehead. They maintain that their 8' fence "is sufficient" and that "a standard chain link fence with privacy screens" was approved by the LCB investigator. *It is aesthetic and fits within the character of our neighborhood. They project using shrubbery and landscaping to further obscure line of sight into their operation.*

Their "hoop houses" (what I mistakenly referred to as green houses) are temporary structures that had been emitting excessive light. Since communicating our initial concern for light emissions, they have moderated the amount of time they are on during prime-time hours. Having toured their indoor facility, it will be 1 of 3 self contained indoor grow operations that ***will have absolutely no light emissions from the buildings*** when completed

In my opinion, as a residential neighbor to the Mr. Nice Seedbank at 3 Rolling Hills Drive, Tonasket - They have set a standard for your county / zoning considerations that should apply to ALL marijuana grow operations with residential neighbors within ¼ mile line of sight.

There are, however, many grow operations on North Pine Creek that are less considerate of their residential neighbors with no intentions of self improvements as Mr. Nice Seedbank has outlined above.

- LC&CB website says: *Outdoor production may take place in non-rigid greenhouses, other structures, or an expanse of open or cleared ground fully enclosed by a physical barrier. To **obscure** public view of the premises, outdoor production must be enclosed by a sight obscure wall or fence at least eight feet high. Outdoor producers must meet security requirements described in WAC 314-55-083.*

- The definition of OBSCURE from Webster’s Dictionary is: Not discovered or known about; uncertain. *Synonyms: unclear, uncertain, unknown, doubtful, dubious, mysterious, hazy, vague, indeterminate, concealed, hidden.*
- OCC 17A-290.070 – **LIGHTING** *“All outdoor lighting, including but not limited to security lighting and elimination of signs shall be downcast and shielded from neighboring properties”*
- OCC 17A.290.080 – **NEIGHBORHOOD CHARACTER** *“Marijuana operations shall be compatible with the character of the surrounding neighborhood. Factors upon which compatibility will be evaluated include but are not limited to noise, traffic, light and glare. Dilated and verified complaints from neighbors may be considered as possible reasons for revocation of a permanent, or modification of the permitted conditions of approval.”*
- OCC 17A-290.060 – **OTHER PERMITS** *All other associated permits must be obtained and maintained in good standing throughout the duration of the project. Associated permits include but are not limited to building permits, zoning or critical areas per minutes, access permits etc.*

All in all, I would say we, as neighbors, were able to communicate effectively with our residential marijuana grow operation – Mr. Nice Seedbank. They in turn were receptive to that feedback and did initiate some changes in regards to our concerns. A tour of their facility speaks for itself and answers many questions regarding the future of our little neighbor and their effect on it (which will be minimal, if not better in the long run per their beautification plans).

Our Windy Flats/Rolling Hills Drive neighbors still have great concern for the Marijuana Grow Association current lobby to change the verbiage of the Okanogan County Code to eliminate those things neighborhood residents may take offense to. WE, as “neighborhood residents” understand the concerns for folks residing next to any of these other marijuana grow operations. WE HERE ON WINDY FLATS/ROLLING HILLS DRIVE ARE FORTUNATE. We ask that you continue the current verbiage for our less fortunate Okanogan County residents and continue to protect their voice for their neighborhoods; specifically:

17A-290.060 – OTHER PERMITS

All other associated permits must be obtained and maintained in good standing throughout the duration of the project. Associated permits include but are not limited to building permits, zoning or critical areas per minutes, access permits etc.

17A-290.070 – LIGHTING

All outdoor lighting, including but not limited to security lighting and elimination of signs shall be downcast and shielded from neighboring properties.

17A.290.080 – NEIGHBORHOOD CHARACTER

Marijuana operations shall be compatible with the character of the surrounding neighborhood. Factors upon which compatibility will be evaluated include but are not limited to noise, traffic, **light and glare**. Dilated and verified complaints from neighbors may be considered as possible reasons for revocation of a permanent, or modification of the permitted conditions of approval.

Sincerely;

Robert Johansen

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