

Lauren Davidson

From: Angela Hubbard
Sent: Wednesday, March 16, 2016 3:22 PM
To: Lauren Davidson
Subject: FW: Proposed zoning changes / I-502 operations
Attachments: Letter-Okanogan Co. Board of Comm-14mar16.pdf

*Angie Hubbard
Natural Resource Planner II
Okanogan County Office of Planning and Development
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ahubbard@co.okanogan.wa.us*

From: Perry Huston
Sent: Wednesday, March 16, 2016 1:28 PM
To: Angela Hubbard
Subject: FW: Proposed zoning changes / I-502 operations

From: david senna [<mailto:jdsenna@yahoo.com>]
Sent: Monday, March 14, 2016 5:19 PM
To: Sheilah Kennedy; Ray L. Campbell; Jim DeTro
Cc: Perry Huston
Subject: Proposed zoning changes / I-502 operations

Dear Board Commissioners,

Please find the attached letter for your review.

Mr. Huston, can you please confirm receipt of this email. Thank you!

regards,
David Senna
360-742-9955

March 14, 2016

Okanogan County Board of Commissioners
Sheilah Kennedy via email: skennedy@co.okanogan.wa.us
Ray Campbell via email: rcampbell@co.okanogan.wa.us
Jim DeTro via email: jdetro@co.okanogan.wa.us

Re: Proposed zoning code changes

Dear Commissioners,

As a current owner and operator of a Tier 3 producer/processor license in Riverside, Okanogan County, I'm writing to express my deep concern regarding the proposed zoning code changes by the planning commission as well as the recent moratorium enacted last week.

As indicated in Resolution 17, the commissioners are rightfully concerned about the controlled growth of the I-502 operations in the county. As with any growth industry there should be appropriate and fair requirements and/or regulations that allow continued growth while addressing the concerns of all interested parties. However, when implementing these resolutions and regulations, it is imperative to have ALL interested parties involved in the process. Since I was unaware of the drafting of the proposed zoning code changes and the potential idea of a moratorium, I feel left out of this process and without a voice. In addition, by not being an active participant in the drafting of the proposed zoning code changes, particularly as it might affect the I-502 operations, I'm left wondering if any input on my part will be considered.

For background purpose, I am leasing the land and was required to submit a letter to the commissioners regarding my grow operation. In addition, numerous consultations were made at the county building and land use department pertaining to the development of my operations. Based on these approvals to move forward, I began construction in May 2015 and grow operations in late July 2015. I've invested hundreds of thousands of dollars to get this operation off the ground and running. The majority of that money has gone back to the community through wages, services and fees. Multiply those dollars by all the growers in Okanogan County and the result is probably several million dollars into the local economy. Although we had a successful harvest, we are still being challenged in an ever-changing market/industry to get our product sold at a reasonable price.

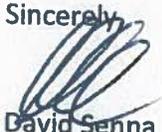
In reviewing the proposed zoning changes and if I'm reading it correctly, I feel my business is under attack by changing the zoning from AG-2 to LDR (R1) and the requirement for a Conditional Use permit. Much of the language written in the code, including being retroactive, is ambiguous and threatening to my existing operation. It makes it very difficult to operate and continue to invest with so much

uncertainty hanging over this process. I haven't consulted my attorney, but I believe if the intent is to remove my operation from my existing location, I should be properly compensated for my investment.

I strongly urge the planning department and commissioners to adopt zoning area(s) and related code language that specifically allows for I-502 grow operations. Our area off of Greenacres Road is rural in nature yet has multiple growers in a relatively dense area. It would make a lot of sense to make this area a permitted zoned area. I feel confident we can address any concerns such as smell and lighting that the relatively few neighbors might have.

Thank you for your consideration in this matter.

Sincerely,



David Senna
Skye High LLC
Manager Member
jdsenna@yahoo.com
360-742-9955

CC: Perry Huston, Director Planning Department
via email: phuston@co.okanogan.wa.us