

Lauren Davidson

From: Arthur OBrien <okanogansungrown@gmail.com>
Sent: Wednesday, March 16, 2016 7:46 PM
To: Planning
Cc: Kelli Johnson
Subject: Marijuana Issue

To Whom it may Concern:

As a producer and processor that has been in Okanogan County for the past year and a half I appreciate your working with us on the issues that we both face in the coming weeks and years. This is a new industry and we are all learning as we grow. Over the past year and a half I have been acutely aware that as an industry we have to be a good neighbors and stewards to our community. We are no different than the cattle rancher, orchard company, farmer or forest industry enterprises. We all have smells, use chemicals to feed our crops or process our products, light the sky's in the early morning and into the early evening and all rely on the hard working people of the community. We share the bounty of the land and people. And we all need sound regulation to preserve our future for the next generation.

To this end I understand the need for good planning at the county level. It is important that such planning not stifle the opportunity before it and promote the job creation we bring to the county which is sorely needed. From an industry point of view we need a sense stability and security coming from the county planning department that fosters continued investment in the community. I for one have been cautious about investing to heavily in the industry because of the risk factors from government oversight at the Federal and State levels, adding county planning uncertainly adds to risks we already take to our capital investment so I welcome sound planning.

I support a reasonable approach to smell abatement such as filtration of the air during the drying process. I support reasonable regulation for light pollution based on normal business practices. Most business and governmental agencies produce light pollution as well as sound pollution, but they are regulated by hours of operations which are normally from 7:00 am in the morning to 10:00 pm in the evening which I believe our industry could operate within. Our farm is located near the Canadian border close to the Oroville customs port of entry which is light up 24 hours a day so it is not just our industry contributing to light pollution. So I think that there should be a lumen standard set that is acceptable should light be on after hours for security purposes or other purposed that is based on an acceptable standard lumen level at the nearest residence to the farm. So if your farm for example is a thousand feet from the closest residence the standard is not based on the light emitted at the farm but the light exposure to the closest residence. This is no different than a street light or port of entry lighting. It is also no different than standards set for the maximum sound decibels for after hour operations customary to industries and residential communities.

My primary concern at this time is the implementation of a conditional use permit for the industry. I do not support an approach by the county that places our industry under zoning rules that require conditional use permits. The uncertainty that a conditional use permit environment bring the industry and the risks from an investment point of view will stifle grow and jobs. In addition I am a firm believer in zoning laws that are certain and dependable. I do not see the benefit to the county or the industry of zoning rule that are subject to change at any moment. Conditional use permits are not imposed on other farmers in the community and should not be imposed on our industry. If the county believes that the industry is not suited for the people of the county, phase our industry out over a few years but don't sit on the fence and make it conditional until the county officials can make up their minds. This reflects poor leadership skills and will discourage investment. In addition this sets up an environment in which the industry will only invest in temporary

structures (steel containers and mobile offices) instead of permeant structures (warehouses and barns) which are much more pleasant to the community.

Regarding fencing I support the approach that would require landscaping be place around the fencing in order to not make it an eye sore to the surround community. The fencing issue was dictated by the state and could certainly use improvement.

Thank you for your understanding and consideration.

Arthur O'Brien
Alon LLC



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