

RECEIVED

March 22, 2016

MAR 24 2016

Okanogan County Planning Commission
123 N. Fifth Ave, Suite 130
Okanogan, WA 98840

OKANOGAN COUNTY
PLANNING & DEVELOPMENT

RE: Zoning Code Change - Marijuana Sites

To Whom It May Concern:

The methods for siting these operations does not work in our County as well as it would elsewhere. The main obstacle is that this County has too many roads that dead end into "oops, how do we get out of here?". And, that is usually after traveling many miles; our roads do not always have dead end signs on them. The other issue is you can end up on private property; again, because of improper signage or lack thereof.

The Attachment I have included is a fine example. If the owners of the marijuana operation placed signs on their fence it would have been seen by very few people. There are two homeowners who live on that road year-round and the first property is 1/3 mile in from the County road Cape LaBelle. However, the effects of this operation will be felt by all the surrounding property owners. Neal Canyon Road from the Cape LaBelle to Timber Wolf is 1-1/2 mile in length.

Two solutions come to my mind. The first is that signs should have been placed at the beginning of each road off Cape LaBelle to notify property owners that this type of business was being considered for the area. They should have been in place for a few months to allow all property owners to be notified.

The other is notification by mail - similar to changing the name of a road. We had to contact 100% of property owners to go ahead with the change back in 2003. A road name change is not even in the same league as a marijuana operation. Changing the name of the road had no effect on property value or the health issues for anyone. Perhaps a combination of the two methods would work. Anything to make it fair to all property owners.

If they do not already do so, then perhaps Inspectors should come and verify that these operations have placed their signs properly.

So how to fix the "location" problem. There are a few that come to mind. It really has to be done on a case by case basis because of the unique qualities of this County. Using the plat maps and Property Search that the County provides gives you a good start.

Density becomes an issue in this. So many operations in so many (and here it would be determined what factor would be used). Again, using the tools mentioned in the preceding paragraph it could be worked out fairly easily. This should have to be a difficult rather than easy decision since it affects so many people and properties.

Why is a Commercial parcel in the middle of 20 and 40 acre Residential parcels? When a business is starting up in a primarily residential area aren't they obliged to notify surrounding property owners.? I thought that was the rule. It would give other owners a chance to air their concerns since it might increase vehicle traffic and cause other issues. If that is not the case, it certainly should be.

Would it be feasible to include a Clause in future Sales Agreements of properties stating that the property will be used in marijuana operations? It would put everything right out there for everyone to see and know.

These sites were given the go ahead way too soon. And I don't think that was by accident but by design. The suppliers of products for these businesses were in a hurry to make their cut and spurred their customers to get things done quickly. How much business has Cannasol in Seattle done over here? It might be appropriate to ask their representative Mr. Moberg.

In our case we knew the property had sold because we saw a small travel trailer on the property and then a well being dug. No alarm bells there; that is the norm for folks gearing up to come live on their property. It wasn't until the fence went up that folks started asking questions amongst themselves. Nobody remembers seeing any signage anywhere. The fence is usually a big red flag and it got everyone talking but the property owners (Phillips) were never around to talk to. The Phillips have a very nice home in Everett (see photo enclosed) and I don't see any evidence of any marijuana operations in their backyard or other backyards. Over here the neighbors don't see each other every day. So when they did run into each other it finally became apparent what was going on there.

By then it was too late to object to this. Or was it? Thanks to the community stepping up and bringing it to the attention of the Commissioners it was at least paused. A Moratorium is exactly what is appropriate and necessary. I believe this Moratorium should stay in place and a thorough investigation into some of these operations should be started. The one on Neal Canyon should definitely be looked into. If it is found that any of them were not completely legal then they should be shut down immediately and forever.

And, about those fences. Those awful fences that are required. You might as well have Klieg lights, balloons and banners announcing "hey, we have something to do with a marijuana operation".

Security cameras are required at these sites. You usually do not need security of any sort unless you expect to have unwanted visitors. So. another unwanted extra that this business brings to our area.

A question arises as to the well on this property. How much water will they require? Keeping in mind our semi-arid terrain. Our water level keeps dropping each year.

It does not seem at this point that the owners will be living on this property. Not enough water?, bad living conditions?, or something else?

The road usage also becomes an issue. Neal Canyon, like any of the roads coming off Cape LaBelle are all hard packed dirt subject to "moon dust" in the summer and muck and mire in the rainy season. Will there be an increase in usage on Neal Canyon? Also, if that is the case, what about Cape LaBelle? It is not the best of roads and a whole lot more traffic might not be so good.

Now, I would like to bring this to the personal part for myself and my husband. We live in 73 Timber Wolf (363016 2010 & 2011) and are in direct line with this particular property both in sight and any odors that may come from this operation. I have a lung condition that requires me to be on oxygen full time. My respiratory is affected by strong smells and perfumes. Being around such causes me to lose my airway. We are in a direct line north of this place and the winds do usually come in from the south. So anything they generate will come to us like it or not. Living here was the safest place for many reasons. So we built our "dream retirement" home and never in our wildest dreams did we think we would be faced with such a situation. I hate to think that we would have to move. Try to find a buyer with that in our backyard.

Money in the General Fund does nothing for this side of the State. Don't let them treat our area like it is trash and not worthy of protecting. We have a beautiful County and I refuse to let them come in and spoil it with the blight that is marijuana operations.

In years past, Aeneas Valley had a really bad reputation for "pot growers" and through the years that has been reversed. A lot of people came in and invested in nice homes and have contributed a great deal to this County. Don't let this element send us backwards. And don't throw us to the wolves for a few dollars.

Have you considered what would happen if you had a mass exodus of homeowners and all you had as a tax base were marijuana operations? It could happen and it would be a sad day for this County if it did.

The people going on about being held back and unable to start up right away in this type of business got along just great without it and so they will again without it.

In closing, I would appeal to you to look closely at what your are allowing to come into our County. Does the harm really outweigh the good? Your obligation is to the welfare of the residents of this County. The proponents would have us believe that there is

Page 4
Zarzycki

great money in this and it would benefit our County. Let them prove it by allocating a large percentage of the funds generated by these "crops" to stay in the County where they are grown. Faced with this they may show their true colors and you will have your answer. Let them take this endeavor to the other Counties in the State.

Thank you for taking the time to consider our concerns.

Sincerely,

John A. Zarzycki
Charyn J. Zarzycki

John & Charyn Zarzycki
PO Box 709
Tonasket, WA 98855
509 486 0413

Attachment: 2

363016

20	21	22	23	24	25	26
						0002
						0004
28	1			29	2006	
30				31	2007	
32	3010			33	2009	
34				35	2010	2011
	4005	4008		7010		1014
	4006			1007		1015
	4009	4010		1012		1009
	4007	4011		1013		1006
	3005	3006		2008		2005
	3012	3007		2007		2006
	3010	3008				

363021

FULL TIME RESIDENT

NEAL CANYON RD

PART TIME RESIDENT WITH STRUCTURE

TIMBER WOLF RD

MARIJUANA PRODUCER TIER 2

Buy & Sell Real Estate Agents Tools

SE

4

\$311,799

Redfin Estimate

Unknown

Last Sold Price

3

Beds

2

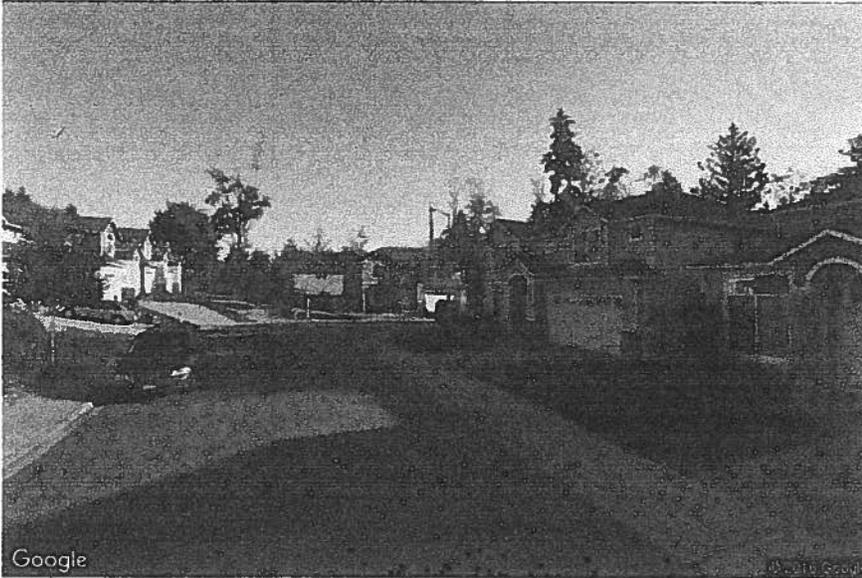
Baths

1,801 Sq. Ft.

\$173 / Sq. Ft.

Status: Sale Source: Public Records

Built: 1965 Lot Size: 1.93 Acres



Google



9824 32nd Dr SE is a house in Everett, WA 98208. This 1,801 square foot house sits on a 1.93 acre lot and features 3 bedrooms and 2 bathrooms. This property was built in 1965. Based on Redfin's Everett data, we estimate the home's value is \$311,799. Comparable nearby homes include 3204 96th Place SE, 9822 31st Ave SE, and 9908 30th Dr SE. Nearby schools include Valley View Christian School, Eisenhower Middle School and Monroe Elementary School. The closest grocery stores are Puritan Food Services, WinCo Foods and Safeway. Nearby coffee shops include Steamers Espresso, Cafe Coffee Day and Rubi Kiosk. Nearby restaurants include AMPM, BURGER KING® and Alf's Pizza. This address can also be written as 9824 32nd Drive Southeast, Everett, Washington 98208.

Map Nearby Homes Print This Listing

Problem?