

John W. and Margaret (Peggy) J. Cornelis

431441 Highway 20

Newport, WA 99156

(509) 671-0734

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Comments on Cannabis Processing Facility Conditional Use Permit Application from Pend Oreille Partners for property located at 74 Silverleaf Rd. Newport, WA 99156.

First, the property is listed as R5 which is a residential listing and this proposed business does not meet the residential classification. We oppose of the establishment of a business in a residential area especially since it will lower property values and minimize future prospective buyers, especially those who have children. Furthermore, the county would have to re-zone the area in question to make it a commercial classification. This is something we also are opposed to.

Second, Silverleaf Road is a school bus route to pick up and drop off students who live at the end of the road. We have school age grandchildren who visit us frequently, thus a cannabis processing facility does not meet being more than 1000 feet from playgrounds, which in our opinion our lands are playgrounds since children ride horses in the area and play outside our homes.

Third, Item B2c states approved filters will be used to control air emissions. It is requested that frequent testing meeting the requirements of State Liquor and Cannabis Board air quality and odor controls be implemented and the results provided to all of the local residences. Furthermore, air quality will be detrimental to those who have asthma and/or COPD issues, including one of our grandchildren that has serious respiratory issues.

Fourth, in the written description of proposed use, Aracelis Vidal says, "we are proposing operation hours from 7am to 9pm, 7 days a week," but on page 6 of SERPA item 7 b2 she says there will be minimum traffic noise from 7am to 5pm. Does that mean the operational hours will be from 7am to 5pm instead of 9pm or that the noise level will be greater from 5pm to 9pm? She also states that the facility will be secured by cameras. We think a better description of the security system is needed and who will respond to any violation and their expected response time. We would also like to know if their insurance will protect/compensate us from any possible vandalization of our close-by properties due to their product desires from vandals (and other criminals) between 5 or 9pm until 7am when the owner or employees are not on site.

Fifth, on page 2 of the written description of proposed use she says she will have 5 to 10 local employees, but on page 4 of SEPA item 3b2 she says "only" 5 people will be served by the sewer system. This system is not a sewer system at all, but rather a private septic system which is not designed to handle toxic or chemical waste. On page 7 item 8bi it states there will be 5 employees. What is the actual number of employees, and is there the possibility for employee increases in the future without needed county approval?

Sixth, page 5 item 4c indicates there are no endangered species known to be on or near the site. However, there are both golden and bald eagles that are nested nearby and that hunt in this area. We have seen them on the ground and in the air around the Trout estate properties. While the eagle is no longer on the endangered list, both golden and bald eagles are listed on the Migratory Bird Treaty Act and the Bald and Golden Eagle Protection Act. Item 4e indicated no noxious weeds, however this property has many noxious weeds due to non-use, including but not limited to: knapweed, hawkweed, and hounds' tongue. Item 5a states that there are no animals on or near the site. This statement is clearly not true. There are a variety of wildlife that frequent the property, including moose, bear, deer, cougar, woodpeckers, and turkeys. There is also livestock on three sides of the proposed site – horses, mules, cattle, and chickens.

Seventh, page 6 Item 7a indicated there are no environmental health hazards, however the storage of cannabis oil is a health hazard and the proposed process creates the potential to send process waste to the onsite septic system which in turn poses a potential ground system pollution. This in turn would affect all of our drinking water systems especially due to the natural springs that are in the area. What is the guarantee that the proposed business will be able to dispose of their waste products without harming the groundwater?

Eighth, page 8 item 13 c. What does visual awareness mean? Item 14b, there is public transportation on Highway 20 in the form of the Rural Resources van that will stop at Silverleaf Road if requested to pick up and drop off passengers. Item 14 c – what is to prevent additional parking spaces after operation commences?

Ninth, page 9 Item 14 d & f. Although Silverleaf Rd. is not a state or county road it is a private road and is to be maintained by the residences. Therefore if the conditional use permit is approved, it is important that contractual requirements be in place with the current home owners to determine how this facility will handle road maintenance and snow removal in the winter as the commercial facility (in this residential zone) will have much more traffic than ever would be if it were a residence.

Lastly, the county has issued a moratorium on for any facility associated with the retail sale of marijuana/cannabis. Is this proposed site just a processing center or will it include retail? We believe that this proposed facility would fall under the county's moratorium on marijuana/cannabis.

Based on the above comments we oppose the issue of the conditional use permit.



John W. Cornelis



Margaret J. Cornelis