

February 6, 2017

Duane M. & Nancy A. Sanger

51 Silverleaf Road

P.O. Box 833

Newport, Washington 99156

Cannabis Processing Facility Condition Use Permit Application for property located at 74 Silverleaf Road, Newport, Washington 99156.

We object to this property being used as a commercial kitchen to produce baked goods containing cannabis oils.

The proposed site is listed as R5 which is a residential listing and the water supply and septic systems were designed and installed to support a three bedroom home as installed by Ray Trout when he owned the property.

Item B2c states approved filters will be used to control air emissions. This does not take into consideration that preparing baked goods for public consumption requires a high degree of cleanliness. That means the items used to prepare the baked goods must be washed frequently. All uncooked batter and crumbs of baked goods would end up in the septic system then the leach fields then the ground water. We are too close to Newport State Park on Pend Oreille River to allow our ground water to be contaminated with hazardous waste.

We have a slightly larger septic system since ours is a four bedroom house. We have a large bath tub which holds 90 gallons of water each time Nancy takes a bath. She makes homemade bath salts using 2 tablespoons of essential oil for 16 cups of bath salts and she uses 1 cup of bath salts for each bath. Her favorite scent is lavender. Not long after we moved here and several baths had been run, a neighbor about 1/2 mile from our house asked Duane what caused the lavender smell. That means our neighbor was smelling less than 1/8 of a tablespoon essential oil in 90 gallons of water going through our septic system. We don't think the scent of baked goods containing cannabis products can be controlled with air filters. Please do not give them the permit!

In the written description of proposed use, Aracelis Vidal says, "we are proposing operation hours from 7 a.m. to 9 p.m., 7 days a week", but on page 6 of SERPA Item 7b2 she says, "there will be minimal traffic noise from 7 a.m. to 5 p.m." Their applications are inconsistent and are leading us to believe the traffic noise will increase between 5 p.m. and 9 p.m. Nancy Sanger is in congestive heart failure and has been ordered by the doctor to avoid stress. Any commercial operation that is less than 300' of 51 Silverleaf Road house will increase her stress levels considerably and may bring about her death earlier than

necessary. Simply proposing this operation so close to her home has increased her stress and caused her to miss sleep. Would that mean this commercial operation could be considered attempted murder?

Aracelis Vidal also says the facility will be secured by cameras. That makes us wonder who will monitor the cameras and how fast will be the response time if someone tries to break into the building. It also seems necessary for the county to add additional Deputy Sheriffs to cover the demands of this special needs operation. We've been told by the man who put the sign up on the property that cookies and brownies made with cannabis oils were going to be baked here and shipped to Spokane for resale. That means the only income to Pend Oreille County would be from property taxes. There are no income taxes here and no guarantee all the employees will live in or around Pend Oreille County.

None of the current neighbors want to live near a cannabis facility of any kind and our property values would be greatly reduced. For the most part, families with children won't want to live anywhere near this facility. That means we would have to sell our homes at greatly reduced prices and the tax base would be reduced in kind. The taxes on that one property may be larger but I don't believe the overall income to the county would increase. I do believe the overall county costs would go up.

Page 2 of the written description of proposed use, Aracelis Vidal 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. As stated before there is no sewer system at that address, there is a three bedroom house septic system. The septic system was installed based on residential use and not commercial.

Page 5 Item 4c indicates there are no endangered species known to be on or near the site. However, we have seen both bald and golden eagles hunting on the ground and in the air at that property. Deer are frequently seen on that property along with an occasional cougar and bear.

Item 4e indicated no noxious weeds on that property. There is Knap weed growing there.

Page 8 Item 13 c indicates visual awareness. This is too vague and could mean almost anything.

In response to Item 14b, Public transportation does travel Highway 20 and will stop at Silverleaf Road to pick up and drop off passengers if called in advance.

Item 14c does not state whether additional parking spaces will be added after operations begin if the County approves their request to start operations. Please do not give them the permit!

It is our understanding it is a violation of Washington State Law to transport drugs of any kind including cannabis in any form. The Cannabis board only allows the production, processing, and sale of Cannabis on the approved property but not the transportation of product containing cannabis. We were wondering if any and all vehicles leaving Silverleaf Road will then be subject to search by the Deputy Sheriffs. We're very unhappy with this thought. Please do not give them the permit!

Page 9 item 14 d & f, Silverleaf Road is a private Caul d'Sac. The green sign was placed at the entrance so the fire department would know there is a house at the end of the road that cannot be seen from S.R. 20. It is maintained by the two property owners currently living on the road. None of us

considered maintaining the road with commercial/industrial traffic. Having 5 to 10 strangers driving in and out twice a day along with numerous vehicles carting product to market is beyond our financial ability to maintain. Receiving verbal assurances the road will be kept up cannot be relied on by anyone living here. Many times in the past, promises were made by people entering a business expecting success. They had high hopes. But when the business isn't as profitable as expected, the site becomes run down and nothing is done about maintaining the property. In a lowest expectation scenario, the road becomes badly damaged and the business is abandoned leaving the home owners with major repair expenses.

Cookies and brownies laced with cannabis oil is too easy for children to get and eat. They look just like regular cookies and brownies. I don't want this for our community's children!

We would like Aracelis Vidal to build this operation in her own front yard in Liberty Lake and not our front yard. Liberty Lake is closer to Spokane with better highways than Newport.

Please do not allow this operation to be permitted!



CWO Duane M. Sanger, USN, Ret.



Nancy A. Sanger