

Please consider the following comments in regards to the proposed conditional use permit for NMF Enterprises (CU 14 00002) applied for by Michael Graham, authorized agent for Sean Graham, landowner.

The proposed marijuana production and processing at this location are on the minimum 10 acres currently required by Kittitas County. This location is bordered by two hay growers, both of whom grow and export timothy hay. The other neighboring properties are small acreage residential homes on 1 to 3 acre lots, all in the Agriculture 20 Zone.

Marijuana production and processing are not compatible neighbors for either the hay growers or the small acreage residential owners.

I am concerned that the residential neighbors are at risk of trespassers attempting to steal the marijuana crop because they are closest to the fenced enclosure.

The conditional use application states that this location is 8.9 miles from the Kittitas County Sheriff's Office. It needs to be taken into consideration that Sheriff's Deputies are not generally sitting in the office waiting for a call. They have a large coverage area, from Vantage to Snoqualmie Pass, which can often put them much further away from this location in the event of an emergency.

I am concerned that the hay growers are at risk of bad perception from overseas buyers and local exporters being located adjacent to a marijuana production and processing facility and the associated chemicals and contaminants. It does not matter to the overseas buyers or local exporters if there is a real risk, they can go elsewhere to buy, putting the hay growers in the position of having to sell at a lower price because of their neighbor.

Kittitas County has issues with protecting the rural character and if there is anything that can be clearly identified as not conducive to rural character, it is the growing and processing of marijuana. Many residents of Kittitas County have spoken against it in writing and at public meetings. The only people that appear to be in favor of it are the growers, processors, retailers and users.

The subject property has a domestic water well and irrigation water rights from Kittitas Reclamation District (KRD). The US Bureau of Reclamation has directed that federally-funded irrigation projects shall not provide irrigation for marijuana production and processing facilities. Will Kittitas County allow this property to utilize our over-extended aquifer to irrigate this production facility at the expense of the surrounding properties?

Kittitas County has stated again and again that any zoning must be legally defensible. Is it legally defensible to negatively affect surrounding property values by allowing a marijuana production and processing facility on this property? Is it legally defensible to leave the neighbors at risk of criminal activity from those who want to steal the crop or processed goods instead of buying it? Is it legally defensible to negatively impact the largest cash crop of Kittitas County, timothy hay?

I am greatly concerned about the "let's see how this plays out" attitude with the "I hope we get some revenue by allowing this in Kittitas County" and "we'll consider adding restrictions if needed". I don't believe we know enough about the risks and impacts associated with the legal production and processing of marijuana in Washington State. I am concerned about the legal ramifications of allowing

this use when so little is known. Instead of worrying about the legal ramifications of not allowing it, consider the legal ramifications of allowing it. This is a very concerning social experiment.

Washington State Liquor Control Board continues to modify the rules, Kittitas County Commissioners appear to be recognizing the need to modify the rules. I am not aware of any budget changes to allow increased hiring for local law enforcement or local code enforcement. I strongly feel that this is an inappropriate use of the land and with quickly changing rules, this should not be allowed at this time. Kittitas County is not ready for this use and this location is sized too small.

Please consider that while the current grow applications have been reduced in size and quantity, I believe they will allowed to increase in size and quantity as more growers drop out, so this should have been considered when zoning changes were applied, that while this appears to be a small grow operation, it has the ability to be much larger in the near future.

Respectfully,

Julie Coppock

Kittitas County Resident