

7 County Questions



1. **The proposed use is essential or desirable to the public convenience and not detrimental or injurious to the public health, peace, or safety or to the character of the surrounding neighborhood.**

This proposed use is essential and desirable to the public by producing clean, sun-grown cannabis; this product is tracked, taxed, and legally sold to adults in Washington State, which will help eliminate the black market and focus State police resources on dangerous drug trafficking and other serious crimes. Our farm is totally enclosed by an 8' solid metal fence. State law requires this, but our specific fence, was designed with public health, peace, and safety in mind. We built with green barn metal to match existing buildings, solid material to block all visual distractions, and sturdy enough to safely contain our operation. We comply with all regulated signage, access control limitations, and tracking of our product; the tax dollars our farm contributes will support State determined social and educational programs that benefit our communities.

2. **The proposed use at the proposed location will not be unreasonably detrimental to the economic welfare of the county and that it will not create excessive public cost for facilities and services by finding that**
 1. **The proposed use will be adequately serviced by existing facilities such as highways, roads, police and fire protection, irrigation and drainage structures, refuse disposal, water and sewers, and schools; or**
 2. **The applicant shall provide such facilities; or**
 3. **The proposed use will be of sufficient economic benefit to offset additional public costs or economic detriment.**

Highways, roads, police, fire protection, irrigation, drainage, water, sewer and schools adequately service our facility. No new facilities are required.

If site-specific facilities are needed we will provide.

Above all our operation will not raise the public costs in any meaningful way, but we will add significant economic benefits. First, we will not provide hundreds of jobs, but will provide specialized training to create highly efficient and highly paying jobs. Second, the product we produce will be taxed higher than any other crop in our valley; our farm alone will create hundreds of thousands in tax dollars. Finally, the hundreds of thousands of dollars that my business spends for day-to-day operations are currently spent locally and we will continue to use local businesses. We love our valley and plan to invest significantly, now and in the future.

3. The proposed use complies with relevant development standards and criteria for approval set forth in this title or other applicable provisions of Kittitas County Code.

Our operation is on a 15-acre lot, although only 10 acres is required; our farm is also zoned commercial agriculture when other lesser zoning is available. We will meet and follow all WAC 314.55 and RCW 69.50. We agree to an annual fire inspection and will meet international fire and building code. We have already had our landscape plan approved with the county and our 125% bond has been paid. All of our buildings and operation will comply with the 60' setbacks. Any security lighting will be downward and our water use will be mitigated. We have and plan on following all provisions of Kittitas County Code.

4. The proposed use will mitigate material impacts of the development, whether environmental or otherwise.

Our vegetation screen around our fence is one example of how we are mitigating our impact, but our main plan is to build a very non-invasive operation. Growing outdoors in a very traditional farm sense, we will operate like all of our farming neighbors. If impacts do arise we will do what is necessary to mitigate in the future.

5. The proposed use will ensure compatibility with existing neighboring land uses.

Our operation and our surrounding neighbors land use is agriculture. Our neighbors use their land to grow a variety of crops. We will also use our land to grow our crop. Our neighbors have large hay barns; we have a large fence. Commercial agriculture is zoned to ensure this land is for agriculture; we are here to grow and process in an agricultural way.

6. The proposed use is consistent with the intent and character of the zoning district in which it is located.

We are zoned in commercial agriculture; the intent is to preserve fertile farmland. Our operation intends to grow a new legal crop on this fertile farmland. This is the proper zoning for our operation.

7. For conditional uses outside of Urban Growth Areas, the proposed use:

- 1. Is consistent with the intent, goals, policies, and objectives of the Kittitas County Comprehensive Plan, including the policies of Chapter 8, Rural and Resource Lands;**
 - 2. Preserves "rural character" as defined in the Growth Management Act (RCW 36.70A.030(15));**
 - 3. Requires only rural government services; and**
 - 4. Does not compromise the long-term viability of designated resource lands.**
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1. We are here to grow a very new and regulated crop. After the paper work, we are here to grow our crop and model traditional farming in every way we can. We agree with Ch. 8 of the KCCP, outdoor crop cultivation in rural nature is what we are here to protect.
 2. Our operation will preserve rural character; our operation is agricultural in nature. We are here to grow a new crop on our farmland. Law requires our fence, but our approved vegetation plan will grow and blend things. Our intent is to live and grow in a rural nature and to provide employment in this rural area.
 3. No volatile gases or danger processing will be used at our location. We should only require rural government services.
 4. We agree the long-term use of our county needs to be of agricultural use. Kittitas County has changed crops many times over its history. A new crop should be embraced, not be feared.