

Planning Commission Chairman
144 N. Binkley
Soldotna, AK 99669

This comment is regarding Steve Duprey's application for a commercial marijuana cultivation license on parcel number 05528239, at the address 48235 Miracle Avenue; Soldotna, AK.

We would like to start by stating that we are not opposed to the marijuana industry. We are opposed to the smell that coincides with its cultivation. The plants begin to have an odor starting just a few weeks after germination and it only increases in potency over the next several weeks to months until harvest. We have worked hard to make our yard a wonderful place to recreate, and we do not want to smell flowering marijuana while we are in that space.

We would be willing to compromise if adequate carbon filters are installed prior to start-up, scaled appropriately for the size of the operation, and there are set repercussions or motivating fines for non-compliance regarding smell pollution.

In addition to the smell pollution, the water disposal from a large hydroponics grow needs to be taken into consideration. The addition of substantial amounts of discarded nutrients are a concern to the local water table that all the surrounding neighbors use as a source for drinking water. That water should be disposed of safely, with set supervision and repercussions for non-compliance.

The letter states the application is only for the cultivation of marijuana, but it does mention a retail store license as well. Purchasing land in an area zoned residential was a huge part of our decision process 10 years ago, when we bought and started developing our property. We are not interested in the subdivision industrializing or becoming an off the highway area for business. We recently had to write in to oppose a large area Northwest of us attempting to rezone from residential to rural, in order to avoid the laws that are in place to protect residential areas. We often take walks and ride bikes throughout the year, and our road is busy enough without the increased traffic from any type of business, be it storefront, cultivation facility or other industrialization.

I do not desire to be an unsupportive neighbor, but I have the love of my own space and property values to consider. I wish Steve Duprey all the best regarding his business, but I strongly prefer he take it elsewhere.

Thank you for your time and consideration,

Chris & Maria McCaughey
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