

Planning Commission Chairman
144 N. Binkley
Soldotna, AK 99669
regarding parcel 165-113-19, "Alaska Off Grid Cannabis Co."

9 September 2021

Greetings,

As members of the neighborhood in close proximity to the proposed "Alaska Off Grid Cannabis Co." farm operation, we would like to first and foremost express that we have no moral conflict with the growing of cannabis, but rather with the concept of a large, corporate, commercial business entering our residential neighborhood, and how that may affect us. Since we know very little details of the intentions of this new endeavor, we would like to take this opportunity to share a few of our concerns in hopes of finding common ground and amicable solutions to current conflicts, as well as any possible issues that may arise should the proposition be accepted.

SAFETY: Of utmost importance is the safety and security of our families. We did experience a fire scare in the spring of this year originating on the property in question, and we'd just like to be sure that all precautions are being taken to avoid any future incidents. It was indeed a scary reminder to us all just how dry conditions can be amidst the dead grasses and shrubs in the area, and especially for an off-grid community where many residents don't have wells and ample water for dousing. We ask that great care and attention be taken with fires large and small. Additionally, and of extreme gravity, there has been very serious concern about the discharging of firearms from the property towards the road and residences. As a hunting and subsistence community, we do deeply value our right to bear arms, and so of course we have no problem whatsoever with safe target practice. Truly, we don't want to tell anyone what they can and can't do on their own property; but because we have witnessed a person on the property shooting at a dirt pile toward the road where children often play, and in the direction of a home, and because the property is surrounded on all sides by residences, we would remind the property and business owners that "State law prohibits shooting on, from or across a road. As a matter of safety and courtesy, hunters should not discharge firearms except well away from roads." (alaskacenters.gov) Further, the NRA reminds us to "Know your target and what is beyond...[and to]never fire in a direction in which there are people or any other potential for mishap." (gunsafetyrules.nra.org) Every time we hear shooting from the property we are terrified that one of us or one of our animals will be accidentally struck, and there have been instances when we have waited until the firing has ceased before heading out to the

road because we cannot trust that the operator is aimed in a safe direction. Again, we are not trying to sew discord, but instead are trying to impress upon the owners how fearful we are for the safety of our loved ones, our animals, and **especially** for our children playing on the road and in their yards. We all have the right to feel safe on our own property and in our own homes and neighborhoods. We please ask the owners to address this ongoing conflict and would like assurances that this issue will be taken seriously as gun safety is a life and death matter. We are extremely alarmed by the lack of common sense we have observed, and by the lack of respect we have received so far regarding this issue.

INDUSTRIAL NOISE: Sound travels far in our neighborhood. As an off grid, homesteading community it is common to hear children playing, roosters crowing and goats bleating, and the low hum of peoples' generators in the distance. Most people in the community have something of a farm, and so "Alaska Off Grid Cannabis Co." should fit right in. We don't know the energy plan for the intended farm, however, and so we are apprehensive that there could be one or many industrial-sized generators screaming day and night in order to run a larger-scale operation. As the owners move forward with their plan, we'd like to ask them to please address the possibility of industrial noise, and to consider what it might be like for residents living out in the general quiet of the Caribou Hills to be met with the growl of a large generator (or multiple generators) for an extended amount of time. We understand that for the owners the property is a business asset, but we ask them to consider that for us this is our home and our lifestyle, and we appreciate the relative serenity of our surroundings. Please remember that we eat, sleep, relax, and play here.

AGRICULTURAL CONTAMINATION: We would like the owners to address water usage and its affect, if any, on the water table, as well as its affect on any neighbors with wells drawing from the same aquifer. Further, we are concerned by the possibility of soil and water contamination from agricultural run off carrying chemicals and soil amendments including pesticides, herbicides, nitrogen and phosphorous, etc. During spring break up, every resident of the area is acutely aware of vast amounts of water running down hill from the property in question, along side Kostino Road and directly into the KPB managed, anadromous, unnamed creek that empties into the Chakok River, which in turn empties into the Anchor River. We would like to feel confident that the water and soil in the area will not be depleted and/or contaminated by chemicals and fertilizers which may adversely affect our immediate environment, as well as nearby waterways and downstream from them. We ask that "Alaska Off Grid Cannabis Co." be mindful and protective of the

soil and water that we all share, and to use best practices. Please help to keep our environment clean and healthy.

ROAD DAMAGE: Kostino Road is the main and only road into and out of our neighborhood, and it is private and unmaintained except by local residents. It is a single lane, dirt road and includes a small single lane bridge. The road is, to put it mildly, rough on vehicles. In the spring it is riddled with impassible mud holes, and in the winter it is a menacing ice hill. Multiple residents need to be pulled out of the mud, snowbank, ditch, or helped up the hill every year. There is concern that the addition of a business property has already increased traffic to the area, and may bring more vehicles as the business grows, further affecting an already abominable road. Currently, residents take it upon themselves to plow and sand in the winter and to repair the road as needed throughout the spring and summer, adding gravel loads and using personal equipment at their own time and expense. We would ask that the owners consider their own impact on the road, and to act accordingly when maintenance is needed. We are all responsible for pitching in and keeping the road in repair.

In conclusion, we hope that thoughtful, empathetic, cooperative, and respectful consideration be taken to our trepidations. We want to proceed as a community who cares for the needs and well being of us all and the environment around us whether it be a residence or business. Ultimately, we are worried that the success of "Alaska Off Grid Cannabis Co." will come at the expense of our safety, health, and happiness, and we hope that there is room for us all to thrive without impeding on each others' rights and freedoms. Please do the right thing and be a good neighbor.

Thank you so much for your time, attention, and courtesy.

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