

WILLIAMS Inga

From: Thompson, Gregg/CVO <Gregg.Thompson@jacobs.com>
Sent: Monday, September 30, 2019 3:41 PM
To: WILLIAMS Inga
Subject: RE: comment on zoning changes

Thank you. I have submitted my comments.

I was unaware that the county was accepting public comment until Friday last week. A few years ago, I participated in a public meeting regarding the growing of marijuana in rural residential zoning. At that time, planning decided not to proceed with allowing production in RR zoning.

I would have liked to have been contacted about this current process much earlier. I feel I was left out of an impactful decision your team is making.

Respectfully,
Gregg
541-602-5421

From: WILLIAMS Inga [mailto:Inga.Williams@Co.Benton.OR.US]
Sent: Monday, September 30, 2019 11:10 AM
To: 'gregg.thompson@ch2m.com' <gregg.thompson@ch2m.com>
Cc: WILLIAMS Inga <Inga.Williams@Co.Benton.OR.US>
Subject: [EXTERNAL] comment on zoning changes

Mr. Thompson,
You can comment on these amendments at this website until 5 pm today. <https://bentoncogov.konveio.com/>
Or, simply send me an email.
Thank you.

Inga Williams, Associate Planner
Benton County Community Development Dept.
360 SW Avery, Ave., Corvallis, OR 97333
(541) 766-6027
www.co.benton.or.us/cd

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WILLIAMS Inga

From: linda <bellaroost@gmail.com>
Sent: Monday, September 30, 2019 3:49 PM
To: WILLIAMS Inga; JARAMILLO Annabelle E; MALONE Patrick; AUGEROT Xanthippe
Subject: comments on marijuana/hemp zoning changes

Greetings,

I am writing to express my opposition to allowing the growth of hemp and marijuana for recreational purposes on property zoned RR. I am a Benton County resident in the Soap Creek area, and my property and that adjacent to me is zoned RR10.

The proposed change would introduce an agricultural practice to this property zone, with its concomitant issues around irrigation, machinery, and land management practices. Unique to the crop are also issues around odor, water consumption, security, and light pollution/high energy costs associated with greenhouse cultivation.

Soap Creek is a unique area, with forested, grazing, and rural land that is available for enjoyment by the citizenry of Corvallis as well as its residents. The nature of this region would be negatively impacted by the introduction of marijuana/hemp fields. I strongly recommend denying this land usage in the rural residential-zoned areas of the county.

Thank you for your consideration.

linda

--

Linda Hardison
27043 Forest Springs Lane
Corvallis, OR 97330-9316
bellaroost@gmail.com
541-745-5770

WILLIAMS Inga

From: BECKY MERJA <bdanger55@msn.com>
Sent: Monday, September 30, 2019 3:15 PM
To: WILLIAMS Inga
Subject: Marijuana Hemp code

Hi Inga, we live in rural Benton County and understand that staff is working on potential code modifications. It is our hope that the current code pertaining to growing Marijuana and Hemp remains the same.

Thank you,
Becky Merja and Larry Le Blanc

Sent from my iPhone

WILLIAMS Inga

From: AUGEROT Xanthippe
Sent: Monday, September 30, 2019 1:33 PM
To: GODWIN Linsey; WILLIAMS Inga
Cc: VERRET Greg J; KERBY Joseph
Subject: FW: No code changes allowing Marijuana and Hemp production/processing in Rural Residential zoning

FYI

From: Patricia Haggerty <pkhaggerty@comcast.net>
Sent: Monday, September 30, 2019 12:36 PM
To: AUGEROT Xanthippe <Xanthippe.Augerot@Co.Benton.OR.US>
Subject: No code changes allowing Marijuana and Hemp production/processing in Rural Residential zoning

Ms. Augerot,

I am a resident of a rural residential zone in Benton County and I strongly oppose any of the proposed changes in the land use code regarding marijuana and hemp production or processing in rural residential zones. As a long time asthma sufferer, and someone who has great concerns about the mismanagement of our water resources, these changes have the potential to profoundly damage our quality of life. I do not understand why Benton County continues to disregard the clearly spoken will of rural residential citizens and propose changes to our existing regulations. We just went through this exercise a few short years ago and yet once again there is an effort to expand these operations into RR zoned lands! The majority of land in Benton County is zoned for agriculture and forestry, let those who wish to have any commercial business in agriculture, do so only on AG zoned lands. How hard is that to understand? Please deny these proposed changes. If the Board continues this effort to expand these operations into RR lands, I hope that Benton County residents look to recall the commissioners as they consistently fail to carry out the will of the citizens and seek only to pacify a small group of hemp/cannabis business interests.

Patricia Haggerty
6963 NW Cabernet Place
Corvallis, OR 97330

WILLIAMS Inga

From: Jack and Nadette Stang <GLADHEARTFARM1@msn.com>
Sent: Monday, September 30, 2019 12:29 PM
To: WILLIAMS Inga
Subject: Marijuana & Hemp Production Activities by Zone in Benton County

Ms. Williams:

I am submitting my comments in regards to the proposed changes to the Marijuana and Hemp productions zones. Specifically, those to that apply to Rural Residential zones.

As others have mentioned, Hemp and Marijuana poses significant impacts on neighbors including increased traffic (employees, harvesting) and the resulting increase in wear-and-tear on roadways (some of which are repaired through private funds, not county), more dust in the summer months, and safety concerns as non-neighborhood traffic tends to move at excessive speeds endangering children, pets and wildlife.

Odor has been a major concern and would effect property re-sale values (as those who have lived down-wind of the landfill could attest). Water usage for these crops is considerable, and unless there are transferable water-rights to an adjacent river/creek/stream this would mean excessive draw on aquifers.

The potential issue of light pollution should also not be dismissed. Even the larger (ten acre) are small enough that large greenhouses would have a very large impact on the adjacent dwellings as not all acreage has tree-lines (or even trees) that could diffuse the light (not to mention there is no foliage in the winter). Unless the operation was completely shut down, "between dusk and dawn" this will be a continual issue between individuals.

Rural residential zones are not meant to become commercial farmlands--they are first and foremost residential neighborhoods made up of families and friends. The intensity and scale necessary for hemp/marijuana production would have an outsized impact on these areas.

Bernadette Stang
Corvallis, Oregon

WILLIAMS Inga

From: carla@hendrixheating.com
Sent: Monday, September 30, 2019 11:58 AM
To: WILLIAMS Inga
Cc: roger@hendrixheating.com
Subject: Industrial/commercial marijuana and hemp operations

Importance: High

Dear Ms.Williams;

I was advised you are the person we are to contact to voice our opposition to the county's consideration of zoning changes that would allow for growing/producing/processing/extracting hemp and/or marijuana of any scale in RR zoned areas. We completely reject any such action by our county. My husband and I own a home in rural Benton County. Through our business, we have seen customers negatively affected by neighboring property owners farming marijuana/hemp. We have no doubt that this sort of operation would put our home's value in jeopardy on many levels. The need for a constant water supply to sustain such an operation would undoubtedly have an impact on our water supply, because we recently experienced changes in our well with just the addition of residential well(not used for irrigation) on a neighboring property. Something else that would be at risk is the lifestyle those of us with homes in rural communities strive to maintain. This lifestyle is one of being able to enjoy the whole of our properties without offensive odors/noise/commercial operations.

All this to say, we understand the county wanting to capitalize on revenue generated from additional permit revenue, however the detrimental impact to the lifestyle and property value of current owners would be put at risk to say the least. We urge you to do everything within your power to preserve the current RR zoning status.

Sincerely,

Roger and Carla Kaminga
Hendrix Heating & Air Conditioning, Ltd.

Proverbs 3:5-6

WILLIAMS Inga

From: ANDERSON Kristin
Sent: Monday, September 30, 2019 9:21 AM
To: WILLIAMS Inga; GODWIN Linsey
Subject: Webmail: Marijuana code changes, different person

FYI.

-----Original Message-----

Submitted on Monday, September 30, 2019 - 7:24am Submitted by user: Visitor Submitted values are:

First Name: Cynthia

Last Name: Tichinin

Email: CINDY@UNIVERSALSEED.COM

Question/Comment:

Good morning.

I am writing to declare that I REJECT growing/producing/processing/extracting hemp and marijuana on any scale in RR zoning. Three years ago I wrote to you with a list of reasons why this would be detrimental to your citizens living in RR zones. EFU zones have been established for this purpose. If anything, make whatever changes to EFU zoning that might be necessary to facilitate this. Please DO NOT allow this in our neighborhoods.

Sincerely,

Cynthia Tichinin

WILLIAMS Inga

From: ANDERSON Kristin
Sent: Monday, September 30, 2019 9:20 AM
To: WILLIAMS Inga; GODWIN Linsey
Subject: Webmail: Marijuana code changes

FYI.

-----Original Message-----

Submitted on Sunday, September 29, 2019 - 8:50pm First Name: Robyn Last Name: Vega
Email: robyn.m.vega@soapcreekent.com

Question/Comment:

I am writing to you concerning the potential updates to language in the Development Code for marijuana and hemp production in zoning districts other than resource zones.

I would like the development code to prohibit all marijuana and hemp production and processing in residential zones, including Rural Residential zones. I request that the rules in rural residential areas be the same as the proposed rules for urban and village residential areas. Specifically:

- Hemp production and processing should be prohibited
- Medical marijuana production and processing should be prohibited
- Recreational marijuana production and processing should be prohibited

The most important concerns I have are regarding water use, the effects on well water availability and property values. Other concerns I have include odor, light pollution, noise, and crime.

My family participated in the listening tour and public comments regarding recreational marijuana operations in 2016 and we are surprised and disappointed that more effort was not made to reach out to rural residents regarding the Marijuana and Hemp Code Update that is being proposed now. Please extend the comment period and send notifications to the residents who live in the affected areas.

There have been many news stories and a study from the Oregon Liquor Control Commission which document the current oversupply of marijuana in Oregon. I do not think that Benton County should rush to participate in the current push to grow hemp. According to this article from the Register-Guard:

<https://www.registerguard.com/news/20190715/oregon-hemp-farmers-seek-stable-marketplace> There are 1,642 registered hemp farmers in Oregon compared to 584 registered last year. According to the ODA, those farmers have registered to plant more than 53,000 acres.

Allowing the growth of marijuana and hemp in rural residential zones in Benton County could result in the residents having less available water, reduced livability and reduced property values.

WILLIAMS Inga

From: AUGEROT Xanthippe
Sent: Monday, September 30, 2019 8:28 AM
To: GODWIN Linsey; WILLIAMS Inga
Cc: VERRET Greg J; KERBY Joseph
Subject: FW: Development Code for marijuana and hemp production

FYI. I have not responded yet.

Xan

From: robyn.m.vega@soapcreekent.com <robyn.m.vega@soapcreekent.com>
Sent: Sunday, September 29, 2019 9:20 PM
To: AUGEROT Xanthippe <Xanthippe.Augerot@Co.Benton.OR.US>
Subject: Development Code for marijuana and hemp production

Dear Commissioner Augerot,

I am writing to you concerning the potential updates to language in the Development Code for marijuana and hemp production.

I would like the development code to prohibit all marijuana and hemp production and processing in residential zones, including Rural Residential zones. I request that the rules in rural residential areas be the same as the proposed rules for urban and village residential areas. Specifically:

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Allowing the production and processing of marijuana and hemp in rural residential zones in Benton County could result in the residents having less available water, reduced livability and reduced property values.

Sincerely,
Robyn Vega

WILLIAMS Inga

From: GODWIN Linsey
Sent: Monday, September 30, 2019 8:06 AM
To: WILLIAMS Inga
Subject: FW: Hemp / Marijuana in RR zoning

From: Martin Schulz <schulz@peak.org>
Sent: Sunday, September 29, 2019 6:58 AM
To: GODWIN Linsey <linsey.godwin@Co.Benton.OR.US>
Subject: Hemp / Marijuana in RR zoning

Hi Linsey,

Consider this a vote in favor of allowing hemp and marijuana growing in rural residential areas.

Thank you,

Marty Schulz
24462 Cardwell Hill Drive
Philomath OR 97370

WILLIAMS Inga

From: GODWIN Linsey
Sent: Monday, September 30, 2019 8:06 AM
To: WILLIAMS Inga
Subject: FW: Development Code for marijuana and hemp production

From: robyn.m.vega@soapcreekent.com <robyn.m.vega@soapcreekent.com>
Sent: Sunday, September 29, 2019 10:11 PM
To: GODWIN Linsey <linsey.godwin@Co.Benton.OR.US>
Subject: Development Code for marijuana and hemp production

Dear Linsey Godwin,

I am writing to you concerning the potential updates to language in the Development Code for marijuana and hemp production.

I would like the development code to prohibit all marijuana and hemp production and processing in residential zones, including Rural Residential zones. I request that the rules in rural residential areas be the same as the proposed rules for urban and village residential areas. Specifically:

- Hemp production and processing should be prohibited
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Allowing the production and processing of marijuana and hemp in rural residential zones in Benton County could result in the residents having less available water, reduced livability and reduced property values.

Sincerely,

Robyn Vega

WILLIAMS Inga

From: robyn.m.vega@soapcreekent.com
Sent: Sunday, September 29, 2019 10:08 PM
To: WILLIAMS Inga
Subject: Development Code for marijuana and hemp production

Dear Inga Williams,

I am writing to you concerning the potential updates to language in the Development Code for marijuana and hemp production.

I would like the development code to prohibit all marijuana and hemp production and processing in residential zones, including Rural Residential zones. I request that the rules in rural residential areas be the same as the proposed rules for urban and village residential areas. Specifically:

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Allowing the production and processing of marijuana and hemp in rural residential zones in Benton County could result in the residents having less available water, reduced livability and reduced property values.

Sincerely,

Robyn Vega

WILLIAMS Inga

From: Carolyn Webb <carolynleewebb76@gmail.com>
Sent: Saturday, September 28, 2019 11:17 PM
To: WILLIAMS Inga
Subject: hemp

Inga

I had trouble logging in to the K site. I just want you to know that I don't want any kind of marijuana or hemp grown in the Rural Residential area. I have written a letter to the county and I will be attending the October 9th meeting.

WILLIAMS Inga

From: Jerry & Arden <ardenr@proaxis.com>
Sent: Friday, September 27, 2019 7:59 AM
To: WILLIAMS Inga; GODWIN Linsey
Subject: Konveio

Good Morning,

For the second time I have had to call Konveio to be admitted to the site. With just three days left to comment, using the Support button is too slow. I am struck by the low number of comments posted by others. I believe they are having similar issues getting on the site. Until this is resolved, I'm going to send comments directly to you:

If Benton County permits hemp and marijuana grows in the Rural Residential zone by Planner-Approved Conditional Use, it will be permitting more firearms as well. Licensed or not, concealed and open carry will be commonplace as growers protect their properties and transport their currency. As surrounding homeowners see strangers moving in and out day and night, their guns may well come off locking mechanisms and out of locked closets. No one will be safe outside in his own neighborhood. Children will not be safe outside or inside.

STOP THIS INSANITY BEFORE IT STARTS! WE DON'T WANT MORE GUNS OUT AROUND OUR CHILDREN!

Arden Ray

WILLIAMS Inga

From: Marvin Higgins <mjhiggins@proaxis.com>
Sent: Saturday, September 7, 2019 12:23 PM
To: WILLIAMS Inga; Marvin
Subject: New code for growing marijuana and hemp

I wanted to comment on county new code, presumably including when it may be grown and perhaps sold. The Details on the web site is far too complicated for me to dig into, so I am writing this short email. I hope it will be considered by you and other appropriate people.

Since marijuana and hemp are now legal, we must all agree where growing and selling is acceptable and reasonable. We think that either activity, growing or selling, should not be in a residential area, rural or urban.

Some people have mentioned that where these crops are grown and processes have a bad odor. I do not know. If it is true then special consideration needs to take this into account. Some elements of that odor is more than the aesthetics. Is there an adverse biological reaction to the odor (allergic, perhaps something like some have to some perfumes. Is this akin to smoking or otherwise ingesting the hallucinogenic material?) These may be difficult question to answer at this time but I believe not addressing them may lead to future problems.

I think it is obvious that any retail or wholesale selling must be in a suitable commercial area, not in residential or near schools or parks,...

These are some of my thoughts. I hope they will be considered and that they will be helpful in determining a good long term solution.

Marvin Higgins

Corvallis, Or

WILLIAMS Inga

From: Patti Haggerty <pkhaggerty@comcast.net>
Sent: Saturday, September 7, 2019 8:18 AM
To: WILLIAMS Inga
Subject: Marijuana code changes comment format

Hello,

I looked at the format for the public comment on proposed marijuana code changes. While I appreciate the concept which allows a citizen to review the actual text, I think it is also important that the county make available a document or website page that summarizes in clear and non legalese format what the proposed changes entail. It seems like it is easy to mask significant changes within a densely written legal code and obscure important items relevant to county residents.

If such a summary document or presentation exists on this topic, I have missed it and would appreciate a link to it.

regards,

Patti Haggerty
6963 NW Cabernet Place
Corvallis, OR 97330

WILLIAMS Inga

From: jeff@pmsinstrument.com
Sent: Wednesday, September 4, 2019 3:00 PM
To: WILLIAMS Inga
Cc: 'Amy'; 'Quinton Hamel'; 'Amy'; 'Mikaela Hamel'; 'Gabriela Hamel';
seth@pmsinstrument.com; 'Danita Hamel'
Subject: RE: New Code Amendments - Please Comment - Marijuana/ Hemp/ CBD/ Oil/ Cannabis

Inga Williams
Benton County Community Development,

I want to thank you for sending this to me. I personally lack the time to make a full review of what the county is trying to accomplish with the Hemp/Marijuana issue.

I have lived in Benton County or owned property here for my whole life (52 years). The livability of this county has been degraded by an influx of many people who no longer care for the community any longer. I call this area “home” as that is what it has been for my whole life.

I realize many think the answers lie within the small plant of Marijuana. I would be in great doubt that many problems will be solved with this little controversial plant. I work in the plant physiology community and farming for over 25 years. Not many people are helped with this product. There are many proponents of drugs and those are the people who are for a large part causing problems in my community. I know many might debate it, but I doubt they have the years of experience here locally to disprove it.

So to keep my comment very simple. I am personally opposed to “Cannabis”, “Marijuana”, “Hemp”, “CBD”, “OILS” or whatever you derive from pot plants to be grown commercially in my community. I am a high proponent of liberty and would support the laws that allow for personal use of the product if people so desire to use this in their bodies.

However, commercial production is not needed. From those who I know who are in this industry there appears to be a “glut in the market”. Some people are saying that we are producing about 10 times what is consumed. Where is the rest going?

Please count me and my extended family in as a “no vote” for further encouragement of weed growing in Benton County.

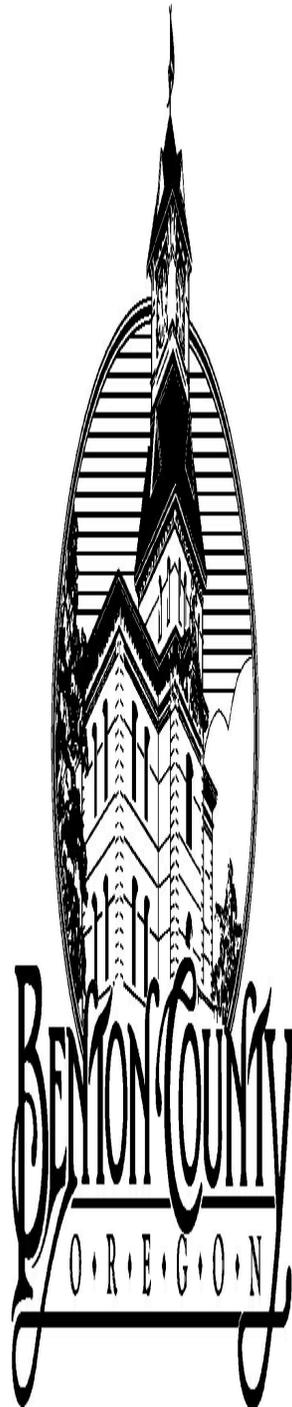
Sincerely yours,

Jeff Hamel
5255 NW Winn Dr.
Albany OR 97321
T. 541-602-1999

From: Benton County Community Development <inga.williams@co.benton.or.us>
Sent: Wednesday, September 4, 2019 11:26 AM

To: jeff@pmsinstrument.com

Subject: New Code Amendments - Please Comment





Public Comments Requested

Marijuana and Hemp Code Amendments

Benton County Planning Division is using Konveio, an interactive public engagement website, to solicit public input about proposed changes made to the County's Development Code, specifically addressing marijuana and hemp. All you need to do is click on the image above and sign up and you will be able to make comments within the documents.

The commenting period will close on September 30th at 5pm.

If you have any questions please contact Inga Williams at 541-766-6819 or inga.williams@co.benton.or.us.

Benton County Planning Division | 541-766-6819

[Unsubscribe_jeff@pmsinstrument.com](mailto:unsubscribe_jeff@pmsinstrument.com)

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Sent by inga.williams@co.benton.or.us in collaboration with



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