November 5, 2023

AMCO
FNSB Assembly
Patrick Conner

To whom it may concern,

I, April Smurda, object to the limited marijuana cultivation facility license, license #35983, Black Mountain Farms, located at 800 Ridgemont Drive, Fairbanks AK, 99712.

While I completely understand that Black Mountain Farms is a legal business on a parcel that is zoned to support it, I am a believer that just because one can, doesn't mean one should. There are always other considerations to factor in. Else, I wouldn't have this opportunity to object.

I have 2 reasons for objection. My first reason is regarding the potential odor from the facility drifting to my properties, thereby affecting my families daily living. I am a property owner of 2 properties that are near 800 Ridgemont Drive. While our property lines do not align directly, we are very close. Each property and house is approximately 300 yards away, (dependent upon where the facility is placed on the Ridgemont parcel). My property addresses are 900 Cranberry Ridge Drive and 1455 Skyline Drive.

To give some insight into why this is of concern, you must understand that we are an outdoor family that spends a lot of time at home. First and foremost, we homeschool our 3 children and spend a significant amount of their education and learning outdoors. Additionally, we have a small hobby farm so when we aren't schooling we are working the land and caring for our animals outdoors.

To be perfectly honest, I can't tell you if the smell would drift to our backyards. I can only assume based on my research with other communities that have had issues with it. I also can't tell from the public notice and application if it is an "indoor small" or an "outdoor limited" facility. But I can tell you that when our neighbor directly behind us has any sort of camp fire, we feel like we too are camping, because the smell floats right to us. We are on top of the ridge so the airflow pushes directly to us and hangs there. And no, the campfire smoke does not bother us, but the skunk growing/flowering cannabis plants would.

I have been told that special fans/ventilation in the facility is a requirement to reduce the smell but I've also been told by others that lived near a small facility that they were significantly exposed to the smell despite facility set up. And if the plants are growing outside then there is no mitigation at all. Herein lies my dilemma...I don't know what the facility will entail. Therefore, I ask that if the facility license is approved that stringent measures be put in place so as to provide the neighbors with a way to challenge if the smell becomes a problem.

This brings me to my second reason for objection: proximity. For my neighbor. Mr Albrigtsen is the property owner at 790 Ridgemont, adjacent to the proposed facility. He and his family have built their home there and are raising their young child. If you look on a map you will see that the properties are in quite a tight spot as they are at the end of a cul de sac with the driveways maybe 40 feet apart? They are both in GU zoned properties. While Black Mountain Farms is applying for a license in a GU zoned property, in hindsight the growth of this entire subdivision off of Crestline Drive would probably be better served as a RE or RR zoning. And at the same time, I understand that that is a separate issue/concern and follows a different process. I do think it is important to note that on the opposite side of the cul de sac, you will find the property lines for RE lots. So, while Black Mountain Farms is well within its right to apply for a marijuana cultivation facility license in a GU zoned property, it borders residential lots to the South and I ask that you take that into consideration.

In summary, I oppose this facility license application because of the potential for cannabis odor exposure to my family on our neighboring RE properties as well as the significant impact on Mr Albrigtsen and his family that reside on the adjacent lot.

Respectfully,

April D. Smurda

April Smurda

900 Cranberry Ridge Drive

1455 Skyline Drive