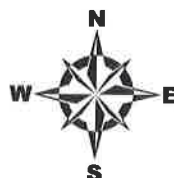


Protest Map

0% Protest Within Notification Area

Map Produced by the City of Norman
Geographic Information System.
The City of Norman assumes no
responsibility for errors or omissions
in the information presented.



0 350 700 Feet

July 10, 2019



Subject Tract



Notification Area



Protest Outside
Notification Area

City Planning Commission

P.O. Box 370

Norman, OK

73070

July 1, 2019

Re: Stop Large Industrial
Marijuana Growing Facility

I am very much opposed to re-zoning for
Large Industrial Marijuana Growing
Facility near West Main Street because:

1. I live at 2516 Butler Drive in the
Normandy Creek Area,
2. I do not want my property to go down
in value because of Marijuana growing
near my home.
3. This does not look good for
Norman City limits.

Please Vote NO to Re-Zoning in that area.

FILED IN THE OFFICE
OF THE CITY CLERK
ON 7/3/19

Charlotte W. Bert
2516 Butler Dr
Norman, OK 73069

1-Jul-19

City of Norman
201 W Gray
Norman, Ok 73069

Dear Planning Commission,

We wish to PROTEST the rezoning of Lot 1, Block 1 of Salyer Addition to the City of Norman, Cleveland County, Oklahoma said tract contains 3.16 acres, more or less. We do not want a Marijuana growing facility in this area.

We did not receive notification of this until July 1, 2019.

Sincerely, *Donald E. Wiggins*
Jo Ann Diggins

Donald E & Jo Ann Wiggins
424 Forest Drive
Norman, Oklahoma 73069

FILED IN THE OFFICE
OF THE CITY CLERK
ON 7/2/2019



EXPLORATION

2416 Palmer Circle
Norman, OK 73069
www.roxexploration.com

July 1, 2019

Norman City Council
201 West Gray Street
Norman, OK 73069

Dear City Council Members,

My purpose in sending this letter is to protest the request of Eviana, LLC for the "rezoning from C-2, General Commercial District, to SPUD, Simpler Planned Unit Development, for property located at 2505 West Main Street." It is my request that this rezoning be denied.

The immediate negative results of this rezoning would be the devaluation of property values both commercial and residential, the offensive sounds and off-putting smells of the industrial manufacture of cannabis, an escalation in crime and deviant behavior, as well as the erosion of safety for individual citizens, families, and patrons of surrounding local businesses.

Beyond the protest of this rezoning, it seems cogent to mention a few of the overwhelmingly negative side effects of cannabis use including a rise in mental disorders¹, such as schizophrenia and suicidal thoughts², as well as increased automobile accidents³ due to DUIC (driving under the influence of cannabis). A community that permits the growth and manufacture of cannabis implicitly supports the destruction of human welfare, dignity, and life.

In light of the negative local effects as well as the general hazards associated with cannabis manufacture and use, please do not grant the request of "rezoning...2505 West Main Street," rather please *deny the request*.

Sincerely yours,

Adam Oxsen

Vice President Corporate Development

FILED IN THE OFFICE
OF THE CITY CLERK
ON 7/3/19

¹ "Is there a link between marijuana use and psychiatric disorders?" National Institute on Drug Abuse. <https://www.drugabuse.gov/publications/research-reports/marijuana/there-link-between-marijuana-use-psychiatric-disorders>

² "Marijuana and Public Health" Centers for Disease Control and Prevention. <https://www.cdc.gov/marijuana/nas/mental-health.html>

³ "The Health Effects of Cannabis and Cannabinoids: The Current State of Evidence and Recommendations for Research (2017)" The National Academies Press. <https://www.nap.edu/read/24625/chapter/11#237>

July 1, 2019

Brenda Hall, Norman City Clerk
201 W. Gray St.
Norman, Oklahoma

Brenda,

We wish to protest the building of a Marijuana Growing Facility on 2505 W. Main Street. Although the person asking for acceptance has the right to build such a place, we do not want to pay for it. By our paying, I mean we would have to put up with the stench of this kind of enterprise, and our property values would certainly drop because of the pollution. It is also a safety issue. Some of the people visiting the place may intimidate customers of local businesses. Also traffic would increase. Many children play in our streets. Some drivers may be in a condition that would be hazardous for the children.

I understand the need for medical marijuana and the good it does, but we do not want it in our neighborhood. Main Street is for commercial businesses, not industrial areas. This person needs to go out in the countryside where his plant will not impact others, and not in our backyards.

Thank you



Nadine Jewell
2426 Brentwood Drive
Norman, Oklahoma 73069
(Resident of Normandy Park, just south of the suggested area.)

FILED IN THE OFFICE
OF THE CITY CLERK
ON 7/2/19

Jack McHughes
2440 Osborne Drive
Norman, OK 73069

July 1, 2019

Norman City Council
201 West Gray Street
Norman, OK 73069
CityClerk@NormanOK.gov

Dear City Council Members,

My purpose in sending this letter is to protest the large scale industrial marijuana going facility being proposed at the Mitsubishi dealership building located at 2505 West Main Street in Norman.

The overall impact will be negative to the community and Norman as a whole. Property values will fall, pollution and odors will arise, the crime rate will increase, and local businesses will be affected.

As a long time resident of Norman, I request that you do not grant the rezoning request of Eviana, L.L.C. for 2505 West Main Street. Please deny the request for rezoning.

Sincerely yours,



Jack McHughes

FILED IN THE OFFICE
OF THE CITY CLERK
ON 7/3/19



July 1, 2019

City of Norman
201 West Gray, Bldg. A
Norman, Oklahoma 73069

Reference: Rezoning for Marijuana growing facility

Planning Commission:

This letter is to advise you of our protest of the rezoning for a marijuana growing facility. We did not receive any letter from the city advising of such a move. Our city would not be well served with this kind of business, because it would be at the heart and entrance to our city. As you well know Main Street is the major hub of the Norman from I-35 and a growing facility such as this should not be allowed. Our neighborhood is located just to the south of the proposed site and we do not want a growing facility near our neighborhood and children.

Respectfully,



Terry and Kay Gibson
2524 Butler Drive
Norman, Oklahoma 73069

FILED IN THE OFFICE
OF THE CITY CLERK
ON 7-1-19

~~This agenda was posted in prominent public
view at the Municipal Building, 201 West
Gray, in Norman, Oklahoma, on:~~

~~DATE: 7/1/19~~

~~TIME: 2:09pm~~

~~SIGNATURE James Meyer~~

~~City Clerk's Office~~

July 2, 2019

City Clerk
City of Norman
P.O. Box 370
Norman, OK 73070

Subject: Re-Zoning 2505 W. Main, Norman, OK To Establish A Marijuana Facility

Please accept this letter as my official objection to rezoning the property located at 2505 West Main, Norman, OK, for the purpose of establishing a marijuana growing and/or processing facility resulting in a final product including testing and packaging.

While I support the use of marijuana for medical purposes and all related business activities in Oklahoma I do not support having the subject location turned into an industrial plant on the main street of Norman, especially at a major entry point to our City. Norman has an Industrial Park for such operations. It is my opinion it would negatively impact both the east and west side of main street on I-35. Oklahoma taxpayers have just spent millions of dollars making the I-35 exit to main street functional and attractive. Let's keep it that way.

I am aware of the difficulty this location has experienced attempting to become a long term commercial business facility. Changing the zoning of this property will not resolve this issue but will potentially jeopardize surrounding businesses and residences while contributing to devaluing this entry corridor of Norman.

Again, count me as a NO for rezoning of 2505 W. Main for the reasons described above.

Respectfully,



Richard C. Hall

416 Terrace Place
Norman, OK 73069
Mobile: (405) 202-4301
E-mail: Rhall83@cox.net

FILED IN THE OFFICE
OF THE CITY CLERK
ON 7/5/19

JUL 08 2019

CC: BH, KW, JH 7/8/19, ap

2 July 2019

2432 Osborne Drive
Norman, OK 73069
405-365-5627

Ms. Mary Rupp
Interim City Manager
City of Norman
201 W. Gray Street
Norman, OK 73069

Dear Ms. Rupp,

Recently I became aware of a proposed industrial marijuana growing facility planned for the former Mitsubishi dealership at 2505 West Main Street. I want to say at the outset that I am not opposed to this operation, even though I live only two blocks south of the proposed location. However, I have two concerns that I would like addressed if the City of Norman approves this zoning revision and grants a permit to Eviana LLC:

- From my research, I understand that one of the primary side effects of such facilities is the significant odor they emit. Property owners in Colorado, Oregon and other states that have legalized marijuana report that the odor resembles a strong skunk smell. While I am no stranger to skunk smells in my neighborhood – since we live only two blocks north of one of Norman's creeks, we have them frequently – I would not want this perpetually without abatement. I ask that if the permit is granted, Eviana LLC be required to install effective odor abatement systems, similar to those designed by Dan Gustafik of HybridTech [<http://hybridtech.us/>] and Geocoris [<http://geocoris.co/>], and described at <https://www.rollingstone.com/culture/culture-features/inside-the-high-tech-solution-for-smelly-smelly-weed-630032/>.
- The other major concern involves electrical power. Because the proposal involves retrofitting the Mitsubishi building for indoor growing, the operation will consume enormous amounts of power to run growing lights, environmental systems, drying facilities, and odor abatement equipment. Aside from the possibility that this significant draw will have an impact on the neighborhood grid, I am concerned about the generation of increased amounts of electricity and that it will add significantly to the carbon footprint of Norman. I want the city to be a leader in green technologies, and so I ask that the City require Eviana LLC to commit to obtaining at least 75% of its electrical power from renewable sources, including the installation of solar panels on the roof of its facility.

As I indicated above, I am not opposed to this facility, and I would welcome the investment in Norman. However, economic development must be regulated by common-sense standards that balance the wellbeing of Norman's residents and the opportunities for business. Thank you for considering these ideas.

Yours sincerely,



Steven J. Livesey

July 3, 2019

Norman Planning Commission
P. O. Box 370
Norman, OK 73070

I am writing this letter to protest a rezoning request you are considering. This is an area zoned C-2 General Commercial District but is being considered for a change to SPUD at 2505 West Main Street.

I live on Butler Drive at 2509. Butler Drive is one block south of Main Street. I have lived on this street, in this house, since 1958 approximately. I have seen many businesses come and go to this area on both sides of Main Street.

For the first time, I am protesting the large marijuana growing facility being planned for 2505 West Main. I'm concerned for the value of my property being affected, the risk of fire, additional traffic, and other concerns. I do not think a "large marijuana growing facility" is in keeping with the businesses already in this area.

Please vote NO for this zoning change.

Thank you,

Jeanne Wheeler
2509 Butler Drive

FILED IN THE OFFICE
OF THE CITY CLERK
ON 7-8-19

To: The City of Norman, Oklahoma and the City Council thereof
July 08, 2019
10:59 am

Protest of Re-zoning

I, Bill Rouse, am asking that the City Council of Norman Oklahoma PLEASE VOTE NO and reject the request by Eviana, LLC to rezone property
Lot 1, Block 1 of Salyer Addition to the City of Norman, Cleveland County, Oklahoma for a Marijuana Growing facility!

I am a property owner at 2627 Trenton Rd., Norman, OK Normandy Creek area. I and the whole neighborhood PROTEST this action!

We further protest that we DID NOT receive adequate notice as you mention was done on June 27, 2019, NOR did we receive notice of your impending deadline for protests by 5:00 pm TODAY!!!!

We vehemently protest for the following and many other reasons: This location on Main street is **ABSOLUTELY THE WRONG LOCATION FOR AN OPERATION OF THIS TYPE. This is the Third worse traffic area in the State.** It is already so congested as to seriously impact the quality of life in Norman. A proposal to add more traffic, trucks and such to this area is unacceptable to your citizens. This would make another enormous nuisance to citizens trying to travel through this intersection, **as it is almost impossible to get through NOW already**, adding noise, pollution, traffic congestion as to make this MAJOR, Major Norman intersection even Worse. In addition, the electricity already goes off in this area on many, many, numerous occasions. Adding an operation of this kind will put a major strain on the electric grid with all the "GROWING LIGHTS", security lights, and such that would be needed. This will affect our property values greatly and cause harm to citizens with added risks of crime and criminals, and added fire risks to the area.

PLEASE STOP THIS RE-ZONE AND REJECT THIS FACILITY AT THIS LOCATION. LET THEM GO ELSEWHERE. THIS IS NOT THE RIGHT PLACE FOR SUCH A THING! VOTE NO, VOTE NO, VOTE NO ON THIS PROPOSAL!

THANKS, Bill Rouse
405-535-2568
2627 Trenton Rd., Norman, Oklahoma 73069

FILED IN THE OFFICE
OF THE CITY CLERK
ON 7/8/19

To: The City of Norman, Oklahoma and the City Council thereof
July 08, 2019
10:59 am

Protest of Re-zoning

I, Julia Rouse, am asking that the City Council of Norman Oklahoma PLEASE VOTE NO and reject the request by Eviana, LLC to rezone property
Lot 1, Block 1 of Salyer Addition to the City of Norman, Cleveland County, Oklahoma for a Marijuana Growing facility!

I am a property owner at 2627 Trenton Rd., Norman, OK Normandy Creek area. I and the whole neighborhood PROTEST this action!

We further protest that we DID NOT receive adequate notice as you mention was done on June 27, 2019, NOR did we receive notice of your impending deadline for protests by 5:00 pm TODAY!!!!

We vehemently protest for the following and many other reasons: This location on Main street is ABSOLUTELY THE WRONG LOCATION FOR AN OPERATION OF THIS TYPE. **This is the Third worst traffic area in the State.** It is already so congested as to seriously impact the quality of life in Norman. A proposal to add more traffic, trucks and such to this area is unacceptable to your citizens. This would make another enormous nuisance to citizens trying to travel through this intersection, **as it is almost impossible to get through NOW already**, adding noise, pollution, traffic congestion as to make this MAJOR, Major Norman intersection even Worse. In addition, the electricity already goes off in this area on many, many, numerous occasions. Adding an operation of this kind will put a major strain on the electric grid with all the "GROWING LIGHTS", security lights, and such that would be needed. This will affect our property values greatly and cause harm to citizens with added risks of crime and criminals, and added fire risks to the area.

PLEASE STOP THIS RE-ZONE AND REJECT THIS FACILITY AT THIS LOCATION. LET THEM GO ELSEWHERE. THIS IS NOT THE RIGHT PLACE FOR SUCH A THING! VOTE NO, VOTE NO, VOTE NO ON THIS PROPOSAL!

THANKS, *Julia Rouse*

Julia Rouse
University of Oklahoma
Human Resources Employment Specialist
Talent Acquisitions
Norman Campus, 905 Asp, Room 223
jrouse@ou.edu
405-325-9196

2627 Trenton Rd., Norman, Ok 73069

FILED IN THE OFFICE
OF THE CITY CLERK
ON 7/8/19

I protest the rezoning of the
Marijuana growing facility at
2505 W. Main Street. I am
a homeowner in the Normandy
Creek Addition. I live ~~at~~ 2650
Brentwood Drive.

Jenni Belknap & HAL Belknap
Date: 07/08/2019 8:30 am

I was Not Notified of the Pre-development
meeting and not of July 8th deadline!

FILED IN THE OFFICE
OF THE CITY CLERK
ON 7/8/19

1.2.17

Vermelis 2525



FILED IN THE OFFICE
OF THE CITY CLERK
ON 7/8/19

Osborne Dr.
Norman, OK
73069

Dear City of Norman,

We love our neighborhood. Our children and grandchildren also live in the same neighborhood. It is peaceful and relatively quiet.

Please do not approve the proposed Marijuana Growing Facility at 2505 W. Main. It will increase crime, possible pollution and decrease home

values. Enclosed is an article. This facility will be a target for breakins armed robbery, etc.

Sincerely,

Karen Vermelis

Karen Vermelis

ILGARS VERMELIS

[Signature]

(918) 665-2874 • Fax (918) 665-2366

5129 South 95th East Avenue, Tulsa, Oklahoma 74145

Medical pot dispensary robbery is first in

Josh Wallace

Staff writer

jwallace@oklahoman.com

The armed robbery of a medical marijuana dispensary on Thursday is considered the first such reported robbery in Oklahoma City since medical marijuana was

voted into law last year.

About 11:40 a.m. Thursday, Oklahoma City police were dispatched to The Joint, 3628 NW 50, on the reported robbery.

Store employees told investigators that two men armed with handguns entered the store and forced the employees

to sit in the lobby while they raided the back room. Police said the duo "stole a significant amount of marijuana and an undisclosed amount of cash."

The robbers were described as black men between 25 and 30 years old, and both were wearing

black masks during the robbery. They are thought to have fled the scene in a red Ford Expedition. Representatives with The Joint declined to comment about the incident.

Anyone with information about the incident is asked to call Crime Stoppers at 235-7300.

Rone Tromble

From: Ellen Usry
Sent: Thursday, June 27, 2019 1:45 PM
To: Rone Tromble; Jane Hudson
Subject: FW: EXTERNAL EMAIL : Proposed Marijuana Growing Facility near me.

FYI

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

From: Karen Vermelis <kkkr617@juno.com>
Sent: Thursday, June 27, 2019 1:16 PM
To: _City Clerk <City_Clerk@NormanOK.gov>
Subject: EXTERNAL EMAIL : Proposed Marijuana Growing Facility near me.

Dear City Clerk, We were recently made aware of a Marijuana Growing facility being proposed at 2505 West Main. We have lived at our current location for 35 years, just South of this proposed facility. PLEASE VOTE NO. We love our older neighborhood. Our son's family(my grandchildren) and our daughter-in-law's family all live in the same neighborhood. We believe this facility will cause hazardous pollution, increased crime and decreased property values for everyone in this entire Normandy Acres, Normandy Estates, Normandy Manor, etc. Thank you for listening, Karen and Ilgvars Vermelis,
2525 Osborne Drive

Sent from my iPad

*Protest
No signature*

July 8, 2019

To the Planning Commission

My name is Patricia Appl and I live at 345 Stonehaven Drive, Norman, Oklahoma, 73072. I want to protest the rezoning at 2505 W. Main Street formerly Norman Mitsubishi.

Yours Truly

A handwritten signature in cursive script that reads "Patricia J. Appl".

Patricia Appl.

FILED IN THE OFFICE
OF THE CITY CLERK
ON 7/8/19

Rone Tromble

From: Ellen Usry
Sent: Monday, July 01, 2019 8:33 AM
To: Rone Tromble
Subject: FW: EXTERNAL EMAIL : Rezoning for lot 1 block 1 marijuana growing

Do you inform these people that we need a protest letter, do I need to?

From: cherrie birden <cjbirden64@gmail.com>
Sent: Saturday, June 29, 2019 6:31 PM
To: _City Clerk <City_Clerk@NormanOK.gov>
Subject: EXTERNAL EMAIL : Rezoning for lot 1 block 1 marijuana growing

City council

Please vote no to a marijuana growing facility in norman city limits.

*Protest
No signature
No address*

Rone Tromble

From: Ellen Usry
Sent: Monday, July 01, 2019 8:47 AM
To: Rone Tromble
Subject: FW: EXTERNAL EMAIL : Growing Faculty

From: Jerred Cook <marz74017@gmail.com>
Sent: Monday, July 01, 2019 7:18 AM
To: _City Clerk <City_Clerk@NormanOK.gov>
Subject: EXTERNAL EMAIL : Growing Faculty

Get over your reefer madness.

Norman Planning Commission
201-A West Gray Street
Norman, OK 73069

Re: Application for rezoning of
2505 West Main to SPUD

Dear Commissioner Members:

Please accept this letter as our protest in opposition to the above-referenced Application. The Application states that the purpose in seeking the rezoning to SPUD is to operate a marijuana growing facility, along with a marijuana processing facility and dispensary. It appears, based on a search of records available on the Internet, that the applicant is a subsidiary of an international business based in Canada, Serbia and Israel, which has as its goal to be the world leader in marijuana production. (please see attached).

(2)

We respectfully submit that the Application should be denied for two reasons.

First, the property at 1505 West Main is not eligible for re-zoning to SPUD, regardless of ~~the purpose~~ ^{use} to which it would be put. The SPUD ordinance begins by stating that "the Simple Planned Unit Development referred to as SPUD is a special zoning district that provides an alternate approach to the conventional land use controls and to a PUD, Planned Unit Development, to maximize the unique physical features of a particular site and produce unique, creative, progressive or quality land developments". The Application does not state that there are any "unique physical features" of 1505 West Main street and, indeed, there are no such "unique physical features;" (please see attached).

(3)

It is no different than the other
lots located on West Main
Street, on the north and south
sides, from N.W. 24th Street to
I-35. Since the property at
2505 West Main Street is not
even eligible for rezoning to
SPUD, the Application should
be denied.

Second, the use to which the
property at 2505 West Main
Street would be put, i.e.,
a marijuana growing, processing,
and dispensing facility, is
incompatible with and con-
trary to the purposes of the
Norman Young Ordinance. The
stated "Purpose and Necessity"
of the Norman Young Ordinance is
~~are~~ "to encourage the most appro-
priate uses of land; to maintain
and stabilize the value of
property, and improve public
safety and safeguard public health."
It further states that "The regu-
lations contained herein are

necessary to promote the health, safety, convenience and welfare of the inhabitants by dividing the city into zones and regulating therein the use of the land ... and use of buildings" (please see attached). And the SPUD ordinance states "protecting existing and future surrounding areas in achieving the goals of comprehensive plan of record." It also states that the purpose of a SPUD is to "Encourage efficient, innovative use of land ... and protect the health, safety and welfare of the community." (please see attached).

It is beyond question that a marijuana growing and processing facility produces an overwhelming, constant, powerful and terrible stench. The experience of other states that have legalized marijuana has shown this (please see attached). No amount of

~~lettering~~ can ~~element~~ that
~~stork~~. The Application for
reopening to SPUB would
create a public nuisance
immediately for all of the
residents in the area.

We ~~respectfully~~ submit that
the Application should be denied.

Respectfully,

Bob Anthony
Mary H Anthony



U.S. | 'Dead Skunk' Stench From Marijuana Farms Outrages Californians

The New York Times

'Dead Skunk' Stench From Marijuana Farms Outrages Californians

By **Thomas Fuller**

Dec. 19, 2018

CARPINTERIA, Calif. — They call it fresh skunk, the odor cloud or sometimes just the stink.

Mike Wondolowski often finds himself in the middle of it. He may be on the chaise longue on his patio, at his computer in the house, or tending to his orange and lemon trees in the garden when the powerful, nauseating stench descends on him.

Mr. Wondolowski lives a half-mile away from greenhouses that were originally built to grow daisies and chrysanthemums but now house thousands of marijuana plants, part of a booming — and pungent — business seeking to cash in on recreational cannabis, which has been legal in California since January.

"If someone is saying, 'Is it really that bad?' I'll go find a bunch of skunks and every evening I'll put them outside your window," Mr. Wondolowski said. "It's just brutal."

When Californians voted to legalize recreational marijuana in 2016, there were debates about driving under the influence and keeping it away from children. But lawmakers did not anticipate the uproar that would be generated by the funk of millions of flowering cannabis plants.

As a result of the stench, residents in Sonoma County, north of San Francisco, are suing to ban cannabis operations from their neighborhoods. Mendocino County, farther north, recently created zones banning cannabis cultivation — the sheriff's deputy there says the stink is the No. 1 complaint.



Cannabis buds on plants at New Family Farm in Sebastopol, Calif.
Jim Wilson/The New York Times

In Santa Barbara County, cannabis growers confronting the rage of neighbors are spending hundreds of thousands of dollars installing odor-control systems that were designed for garbage dumps.

The smell from commercial cannabis farms, which brings to mind a mixture of rotting lemons and sulfur, is nothing like the wafting cloud that might hover over a Phish show, pot farm detractors say.

"It's as if a skunk, or multiple skunks in a family, were living under our house," said Grace Guthrie, whose home sits on the site of a former apple orchard outside the town of Sebastopol. Her neighbors grow pot commercially. "It doesn't dissipate," Ms. Guthrie said. "It's beyond anything you would imagine."

When cannabis odors are at their peak, she and her husband, Robert, sometimes wear respirators, the kind one might put on to handle dangerous chemicals. During Labor Day weekend, relatives came to stay at the house, but cut short their visit because they couldn't stand the smell.

"I can't be outside more than 30 minutes," Mr. Guthrie said of peak odor times, when the cannabis buds are flowering and the wind sweeps the smell onto his property. "The windows are constantly closed. We are trapped inside. There's no escape."



Britt Christiansen and her neighbors in Sonoma County banded together and sued the operators of a local pot business over the smell. Jim Wilson/The New York Times

After nearly one year of recreational sales in California, much of the cannabis industry remains underground. Stung by taxes and voluminous paperwork, only around 5 percent of marijuana farmers in the state have licenses, according to Hezekiah Allen, the executive director of the California Growers Association, a marijuana advocacy group. Sales of legal cannabis are expected to exceed \$3 billion this year, only slightly higher than medical marijuana sales from last year. Tax revenues have been lower than expected, and only about one-fifth of California cities allow sales of recreational cannabis. The dream of a fully regulated market seems years off.

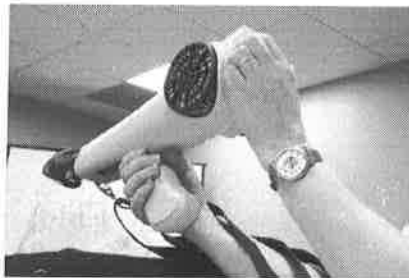
The ballot measure legalizing recreational marijuana passed in 2016 with a comfortable majority of 57 percent. Many of those complaining about cannabis odors say they were among those who supported it. They just don't want it stinking up their property, they say.

"Just because you like bacon doesn't mean you want to live next to a pig farm," said Lynda Hopkins, a member of the Sonoma County Board of Supervisors, whose office has been inundated with complaints about the smell.

The odor question is also roiling local politics.

Marijuana businesses in Carpinteria recently donated \$28,000 worth of lab equipment to Carpinteria High School, according to Philip Greene, the chief of operations for Ever-Bloom, a cannabis producer that helped coordinate the donation. The high school is flanked by cannabis greenhouses that have sent odors wafting in. In the past two years, students have complained of headaches, parents have grown angry and the high school has had to warn visiting sports teams that they might encounter the odor.

The donation has not yet been made public, but is seen by some as an effort to offset the damage done by the stench. In an interview, Maureen Foley Claffey, a member of the Carpinteria School Board, said it would send a "confusing and problematic" message to students to accept it. Ms. Claffey lashed out at the superintendent, Diana Rigby, for soliciting donations from the cannabis industry at a time when members of the community are battling the stink.



A Nasal Ranger, a device that measures the odors in the air. It is in use in Colorado, the first state to legalize recreational marijuana.
Dave Kolpack/Associated Press

"Are we that desperate for cash that we are willing to take it from anyone without regard to the source and the message?" she said. "I guess money talks."

Ms. Rigby, the superintendent, did not return phone calls or email requesting comment.

In Sonoma County, hearings on cannabis ordinances at the board of supervisors overflow with representatives from the cannabis industry, who wear green, and angry residents, who wear red.

Of the more than 730 complaints Sonoma County has received about cannabis this year, around 65 percent are related to odor, according to Tim Ricard, the county's cannabis program manager.

"There's been a tremendous amount of tension in the community," said Ms. Hopkins, the Sonoma supervisor. "If I had to name an ice-cream flavor for cannabis implementation it would definitely be rocky road."

Cannabis executives recognize that pot grows can be odorous, but say their industry is no different from others that produce smells.



Dennis Hunter, right, a co-founder of CannaCraft, a marijuana business in Santa Rosa in Sonoma County, watching Matt Kulczycki filling a mold with cannabis-infused dark chocolate. Jim Wilson/The New York Times

"You have a smell issue that sometimes can't be completely mitigated," said Dennis Hunter, a co-founder of CannaCraft, a large marijuana business based in Santa Rosa in Sonoma County. "But we have dairy farms here in the area or crush season for the vineyards — there's agricultural crops, and a lot of them have smells."

Britt Christiansen, a registered nurse who lives among the dairy farms of Sonoma County, acknowledges that her neighborhood smells of manure, known locally as the Sonoma aroma.

But she says she made the choice to live next to a dairy farm and prefers that smell to the odor that drifted over from the marijuana farm next door to her house.

"We opened the door and the smell kicked us in the face," Ms. Christiansen said. Her neighbors banded together in October and sued the operators of the pot business; the case is ongoing.

One problem for local governments trying to legislate cannabis odors is that there is no objective standard for smells. A company in Minnesota, St. Croix Sensory, has developed a device called the Nasal Ranger, which looks like a cross between a hair dryer and a radar gun. Users place the instrument on their nose and turn a filter dial to rate the potency on a numerical scale. Charles McGinley, the inventor of the device, says a Level 7 is the equivalent of "sniffing someone's armpit without the deodorant — or maybe someone's feet — a nuisance certainly."



U.S. | 'Dead Skunk' Stench From Marijuana Farms Outrages Californians



Lawmakers did not anticipate the uproar that would be generated by the funk of millions of flowering cannabis plants. Jim Wilson/The New York Times

A Level 4, he said, is the equivalent of a neighbor's freshly cut grass. "It could still be a nuisance, but it wouldn't drive you away from your front porch," Mr. McGinley said.

Standing next to a flowering cannabis bud, the smell would easily be a Level 7, Mr. McGinley said.

The Nasal Ranger is in use in Colorado, the first state to legalize recreational marijuana, but California counties and cities are still struggling with the notion that smells are subjective.

Ever-Bloom in Carpinteria is one of a number of marijuana businesses that have invested hundreds of thousands of dollars to mitigate the stink. Two previous systems failed, but the current one, modeled on devices used to mask the smell of garbage dumps, sprays a curtain of vapor around the perimeter of the greenhouses. The vapor, which is made up of essential oils, gives off a menthol smell resembling Bengay.

Dennis Bozanich, a Santa Barbara County official charged with cannabis implementation who has become known as the cannabis czar, says the essential oil odor control has been largely successful. But not every grower can afford to install it.

On weekends, Mr. Bozanich becomes a cannabis odor sleuth, riding his bicycle through Carpinteria sniffing the air for pot plants. He recently drove through the area with a reporter, rolling down the windows on a stretch of road with cannabis greenhouses. He slowed the car and puzzled over where a cannabis odor was coming from.

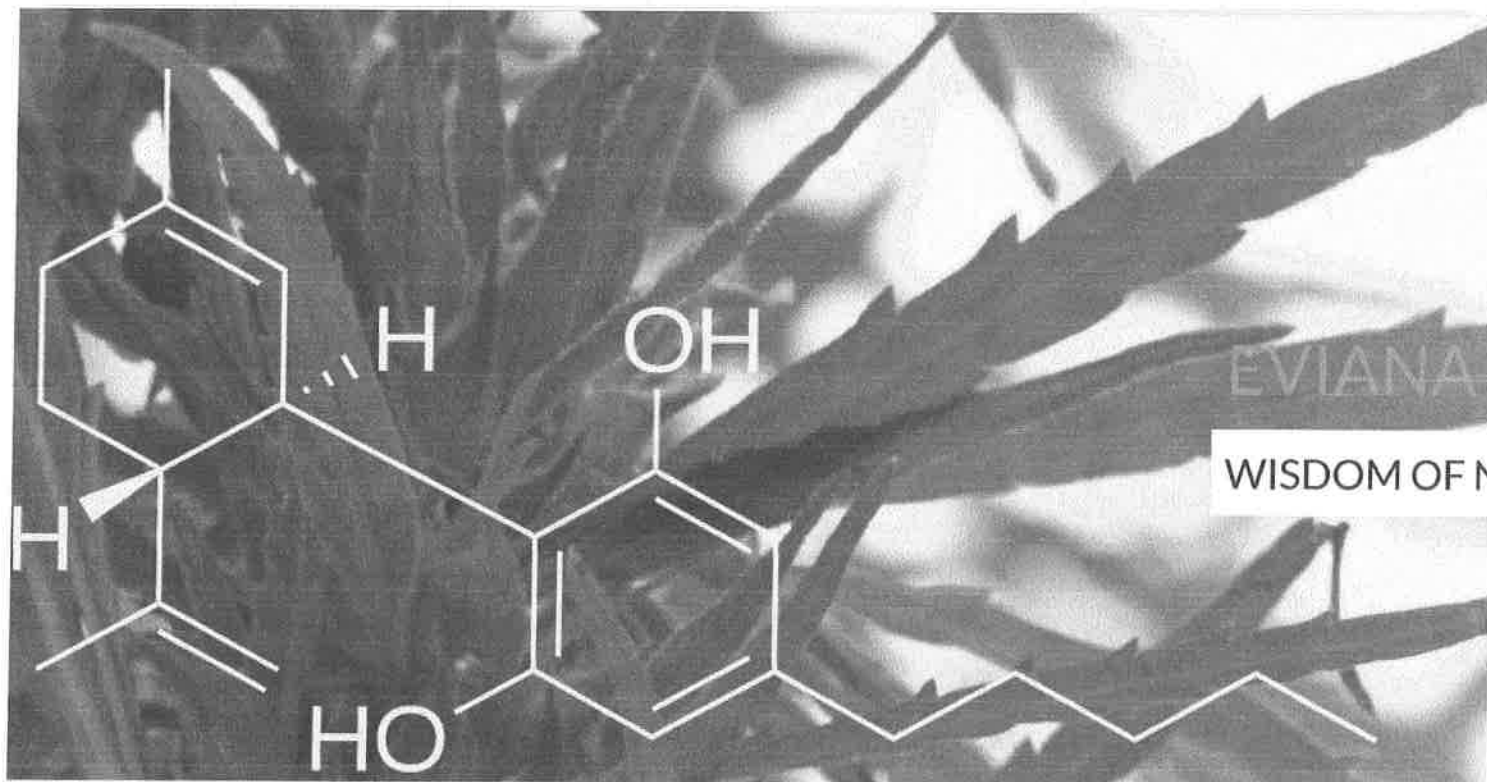
"I've got one stinky location right here and I can't quite figure it out," he said.

His description of the stink?

"Dead skunk."

A version of this article appears in print on Dec. 21, 2018, on Page A13 of the New York edition with the headline: Lucrative and Legal, But, Whew, It Stinks To High Heaven

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Vision

To be the world leader in providing the highest quality, organic, sustainable CBD and a recognized authority on the benefits and values CBD brings to our health, and well-being. We will also be a model of the new frontier of conscious business; creating generous profits, while contributing to the health of our planet and the enrichment of our communities.



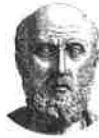
Mission

We use the "Wisdom of Nature" to make the world a better place, ensuring people live healthier and happier lives. We believe that the healing attributes of CBD will cause a disruptive change in medication, comparable to the impact of antibiotics.



Core Values

Respect For People
Support Our Planet
Sustainable Profits
Forward Thinking
Innovation
Integrity
Diversity



≈ TOP FIVE REASONS FOR EVIANA

1. Serbian license to grow hemp on 100 hectares of Europe's most fertile agricultural land
2. Eviana operates a vertically integrated business model
3. Exponential growth in demand for high quality, organic CBD
4. Ease of access to European markets
5. Strong connection to North American markets through parent company

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October 20, 2017

October 18, 2017 Press Release

EVIANA HEALTH CORPORATION 5728 E.
Boulevard Vancouver, BC, V6M 4M4 FOR
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Business Highlights

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Eviana Business Highlights

- In the process of obtaining HACCP certification to extract hemp oil including CBD for the production pharmaceutical, nutraceutical and cosmeceutical products.
- In the process of harvesting its 100 Hectares of leased outdoor industrial hemp/cannabis crop in the Republic of Serbia. The high CBD concentration will provide an additional business opportunity for a pharmaceutical-based topical cream for pain relief.
- Hemp strains used are strictly an outdoor crop grown in farmland located in the Republic of Serbia minimizing on energy costs (one of the largest expenses in growing other forms of cannabis for marijuana vs industrial hemp varieties of cannabis).
- Expertise and experience in the extraction of plant oils, CBDs, and other active ingredients through a proprietary process with internal staff, external advisors, and consultants, and upon obtaining an extraction license in respect of CBD it will be well positioned to begin extracting CBD for use in cosmeceuticals, nutraceutical, and topical pharmaceuticals.
- Access to a team of highly specialized scientists with the intellectual properties and knowledge to grow high quality industrial hemp and extract superior grade CBDs.
- Has installed two cold press machines to press oils from the hemp seed in inventory. The oil can be sold or used in three ways: 1) sold as an oil for the cosmeceutical industry or used directly by Eviana to be made into hemp based cosmetics, creams or shampoos; 2) as an edible product to be used in salads and for cooking; and 3) sold as a nutritional supplement oil, as the hemp seed oil is extremely rich in Omega 3-6-9 essential fatty acids, alpha linolenic acid, linoleic acid and oleic acid.

Eviana, Harvesting and Inventory

- Has two years (2015 & 2016) of successful hemp growing and currently has the following stock for processing: Flowers & Trim production of 8 metric-tons from 2016 hemp harvest 4 metric tons of certified organic and 4 metric tons of non-certified organic production in inventory Hemp Seed: 82 metric-tons of hemp seed production in inventory.
- Expects to obtain the high yield inventory from the 2017 harvest

Processing and International Facilities

- In Serbia, has two processing facilities: (i) a leased 22,000 sq. ft. facility which it intends to be used for CBD extraction and laboratory, and upon installation of equipment and receipt of extraction license will enable it to extract CBD from flowers and leaves/trim; and (ii) own 40,000 sq. ft. facility that is under the process of HACCP certification for food processing, to process all cold press hemp oil stock.
- In Tel Aviv, Israel, through its local representative, has established communication with individuals and companies with access to research, technology, and equipment.
- In Canada, it has access to final processing facilities to mix the oils and package products. The Issuer intends to set up its own mixing and packaging facilities in Belgrade, Serbia in fiscal 2018.

Entity Summary Information

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EVIANA, L.L.C.

Details

Filing Number: 3512390042
Name Type: Legal Name
Status: In Existence ⓘ
Corp type: Domestic Limited Liability Company
Jurisdiction: Oklahoma
Formation Date: 28 Jan 2013

Registered Agent Information

Name: MCAFEE & TAFT A PROFESSIONAL CORPORATION
Effective: 7 Oct 2018
Address: C/O RON SHINN, 211 N. ROBINSON,
10TH FL, TWO LEADERSHIP SQUARE,
City, State , ZipCode: OKLAHOMA CITY OK 73102

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SEC. 420.05 - SIMPLE PLANNED UNIT DEVELOPMENTS

(Ord. No. O-1718-14 – December 28, 2017; O-1718-47 – July 26, 2018; O-1718-51 – August 23, 2018)

1. General Description. The Simple Planned Unit Development referred to as SPUD, is a special zoning district that provides an alternate approach to the conventional land use controls and to a PUD, Planned Unit Development to maximize the unique physical features of a particular site and produce unique, creative, progressive, or quality land developments.

The SPUD may be used for particular tracts or parcels of land that are to be developed, according to a SPUD Narrative and a Development Plan Map and contains less than five (5) acres.

The SPUD is subject to review procedures by Planning Commission and adoption by City Council.

2. Statement of Purpose. It is the intent of this section to encourage developments with a superior built environment brought about through unified development and to provide for the application of design ingenuity in such developments while protecting existing and future surrounding areas in achieving the goals of comprehensive plan of record. In addition the SPUD provides for the following:

Encourage efficient, innovative use of land in the placement and/or clustering of buildings in a development and protect the health, safety and welfare of the community.

Contribute to the revitalization and/or redevelopment of areas where decline of any type has occurred. Promote infill development that is compatible and harmonious with adjacent uses and would otherwise not be an area that could physically be redeveloped under conventional zoning.

Maintain consistency with the City's Zoning Ordinance, and other applicable plans, policies, standards and regulations on record.

Approval of a zone change to a SPUD adopts the Master Plan prepared by the applicant and reviewed as a part of the application. The SPUD establishes new and specific requirements for the amount and type of land use, residential densities, if appropriate, development regulations and location of specific elements of the development, such as open space and screening.

3. Uses Permitted. In addition to zoning districts established elsewhere in this chapter, a Simple Planned Unit Development zoning district is established and shall be designated on the Zoning District Map, upon application of the landowner and approval by the City Council. There are no specifically prescribed uses which are permitted within the boundaries of a Simple Planned Unit Development. The developer shall be responsible for preparation of a list of permitted uses within the specific Simple Planned Unit Development requested.

4. Master Plan.

(a) The basis for review and approval of a SPUD application shall be the SPUD Narrative and SPUD Development Plan Map, which shall be adopted as a part of the ordinance for rezoning in conformance with the requirements described in the regulations.

(b) The SPUD Master Plan shall consist of two (2) elements:

SPUD Narrative, and

The Site Development Plan Map

The SPUD Narrative and Development Plan Map establishes residential densities, if appropriate, as well as the amount, type and general location of all land uses; the SPUD Narrative and Development Plan Map shall serve as the basis for review and approval of all subdivision plats and building permits within the SPUD.

5. Criteria for Review and Approval. The applicant should be prepared to provide amenities and services that may not be required or possible under the current conventional zoning. Review and approval of a SPUD is therefore a process of negotiation between the city government and the applicant to achieve the intent and purpose of the regulations of the comprehensive plan of record while maintaining/establishing compatible uses abutting one another.

The following factors should be specifically included as review criteria for the evaluation of a SPUD application. Other factors not listed herein may also be considered in the review process in order to respond to specific design and land use proposals.

- (a) The proposed SPUD shall be designed to provide for the unified development of the area in accordance with the spirit and purpose of the adopted comprehensive plan of record and the land uses and zoning districts adjacent to said proposal.
- (b) Density, land use, and intensity will be based on the SPUD Narrative and Development Plan Map and be in conformance with the comprehensive plan of record.
- (c) Location and type of housing shall be established in a general pattern and shown on the Development Plan Map and outlined in the Narrative as supporting documentation.
- (d) Minimum design and construction standards for streets and alleys shall meet the requirements adopted in the Subdivision Regulations or other policies on record.

6. Standards of Development.

- (a) The Site Development Plan shall include the following: north arrow, all property lines, all adjacent street and alley rights-of-way, show the centerline of each and any street names, the location of driveway approaches both on-site and across the street.
 - (1) Identify the uses to be allowed in the district
 - (2) Maximum height of all buildings
 - (3) Maximum number of buildings
 - (4) Designating on the Development Plan the front, side and rear of the lot(s), with setbacks (if any)
 - (5) Description of the sight-proof screening requirements
 - (6) Description of all outdoor/exterior lighting to be regulated on site
 - (7) Master sign plan for the site is required
 - (8) The applicant must show how drainage/storm water management methods will be addressed so as to not impact adjacent property owners

- (9) A description of the architecture of all buildings including exterior building materials
- (10) A statement indicating the percentage of open space for the site
- (11) A detail of the parking area must be shown on the Site Development Plan
- (b) Within the Central Core Area of Norman (see map exhibit to Sec. 431.7), any two-family (duplex) structure with four or more bedrooms per unit is required to be sprinkled per the requirement in Section P2904 of the International Residential Code (IRC) or NFPA 13D, or as these documents are amended. (O-1718-47)
- (c) A theater, including one that sells alcoholic beverages in compliance with state law, may be incorporated into appropriate Simple Planned Unit Developments. (O-1718-51)

7. General Design and Development Guidelines.

- (a) Amenities. Amenities should be considered as an important justification for development and city approval of a SPUD. The applicant should be prepared to provide amenities and services that may not be required or possible in a conventional development such as additional landscaping, usable open space fencing, limiting curb cuts, limits of no access, sidewalks and pedestrian ways where it is necessary to provide for public safety, minimal signage to provide development compatible with adjacent developments and neighborhoods.
- (b) Land Area. The land area allowed under a SPUD is less than five (5) acres in size.
- (c) Off-Street Parking, Loading and Access. All uses should contain adequate parking on private property to provide parking, loading and maneuvering of vehicles in accordance with the regulations established in Section 431.5 – Off-Street Parking Requirements of the Zoning Ordinance. The applicant may request a parking variance within the SPUD Narrative.
- (d) Relationship to Abutting Uses. The Master Development Plan Map should show graphically the treatment, what will be employed to separate the SPUD uses from abutting properties, including commitments to landscaping, screening, earthen berms or similar techniques.

It is appropriate to specifically establish areas with height limitations where a transition to more intense uses is proposed or where a higher intensity development is proposed to abut a lower intensive area.

The applicant may request a variance to the landscaping requirements established in Section 431.8 – Landscaping Requirements for Off-Street Parking Facilities within the SPUD Narrative.

- (e) Common Access. In office, commercial or industrial developments, the SPUD Development Plan should establish specific standards and locations for common access driveways both within the development and abutting arterial streets.

8. Application Procedures. The application procedures for the SPUD shall follow the procedures listed in Section 420(4) of this Ordinance.

420.05 (SPUD)

9. Submission Requirements. The submission requirements for the SPUD shall follow the requirements listed in Section 420(5) of this Ordinance.

10. Revocation. The revocation of a SPUD shall follow the procedure listed in Section 420(6) of this Ordinance.

11. Administration. The Planning Director shall be permitted to approve minor amendments and adjustments to the SPUD Narrative or Site Development Plan Map, provided the following conditions are satisfied:

- (a) The project boundaries are not altered.
- (b) Uses other than those specifically approved in the SPUD are not added. Percentage of area devoted to specific uses may not be increased or decreased by more than 20 percent of the area devoted to the specific use. Uses may be deleted, but not to the extent that the character of the project is substantially altered.
- (c) The allocation of land to particular uses, or the relationship of uses within the project, is not substantially altered.
- (d) The density of housing is not increased by more than 20 percent or decreased by more than 20 percent.
- (e) The land area allocated to non-residential uses is not increased or decreased by more than 20 percent.
- (f) Floor area, if prescribed, is not increased or decreased by more than 20 percent.
- (g) Floor area ratios, if prescribed, are not increased.
- (h) Open space areas or ratios, if prescribed, are not decreased.
- (i) Screening and fencing requirements, provided amendments shall not substantially alter the SPUD.
- (j) Height restrictions, yard requirements, lot coverage restrictions, and other area, height and bulk requirements prescribed in the SPUD are not altered by more than 20 percent.
- (k) The circulation system is not substantially altered in design, configuration or location, and has the approval of the Public Works Department.
- (l) The design and location of access points to the project are not substantially altered, either in design or capacity and have the approval of the Public Works Department.

The Director shall determine if proposed amendments to an approved SPUD satisfy the above criteria. If the Director finds that these criteria are not satisfied, an amended SPUD shall be submitted for full review and approval by Planning Commission and City Council.

ARTICLE X. GENERAL PROVISIONS

Sec. 411 - CITATION

This Ordinance is adopted in pursuance of the authority granted by The Charter of the City of Norman, Article XIX, Sections 1, 2, 3, and 4 and is in exercise of that authority. It is founded upon and implements the NORMAN 2025 Land Use and Transportation Plan as amended and shall be construed in connection therewith. It shall be known as the Zoning Ordinance of Norman, and may be so cited.

Sec. 412 - PURPOSE AND NECESSITY

The regulations contained herein are necessary to encourage the most appropriate uses of land; to maintain and stabilize the value of property; to reduce fire hazards and improve public safety and safeguard the public health; to decrease traffic congestion and its accompanying hazards; to prevent undue concentration of population, and to create a comprehensive and stable pattern of land uses upon which to plan for transportation, water supply, sewerage, schools, parks, public utilities, and other facilities. (Ord. 884, Art. I, Sec. 2.)

SEC. 413 - NATURE OF ZONING PLAN

This Ordinance classifies and regulates the use of land, buildings, and structures within the city limits of the City of Norman, State of Oklahoma, as hereinafter set forth. The regulations contained herein are necessary to promote the health, safety, convenience, and welfare of the inhabitants by dividing the city into zones and regulating therein the use of the land as to height and number of stories of buildings, coverage of the land by buildings, size of yards and open spaces, density of population and location and use of buildings. (Ord. 884, Art. I, Sec. 3.)

SEC. 414 - REGULATION OF USE, HEIGHT, AREA, YARDS AND OPEN SPACES

Except as hereinafter otherwise provided, no land shall be used and no building, structure, or improvement shall be made, erected, constructed, moved, altered, enlarged, or rebuilt which is designed, arranged or intended to be used or maintained for any purpose or in any manner except in accordance with the use, height, area, yard and space requirements established in the district in which such land, building, structure, or improvement is located, and in accordance with the provisions of the articles contained herein relating to any or all districts. (Ord. 884, Art. I, Sec. 4)

SEC. 415 - ZONES

1. Zoning Map. The City of Norman is hereby divided into zones as shown on the Zoning Map (Map No. 1, dated July 13, 1954) filed with the City Clerk, and as recorded by description in Article XV hereinafter. The map and all explanatory material thereon is hereby made a part of this Ordinance.

2. Districts. Zones shall be designated as follows:

Planned Unit Developments (O-9091-40)
A-1, General Agricultural District (O-1225)
A-2, Rural Agricultural District (O-1255)
RE, Residential Estate Dwelling District (O-1371)
R-1, Single Family Dwelling District

2505 West Main Street

Norman, Oklahoma

Eviana, LLC

Owner

**A SIMPLIFIED PLANNED UNIT DEVELOPMENT – SPUD
APPLICATION FOR REZONING**

Submitted July 2, 2019

I. INTRODUCTION

This Simplified Planned Unit Development is for 2505 West Main Street. The Property is on the north side of Main Street, east of North Interstate Drive. Legal description is Lot 1, Block 1 of Salyer Addition, Cleveland County, State of Oklahoma.

The site is approximately 3.16 acres containing a structure approximately 38,900 square feet. The structure currently houses automobile and motorcycle service and parts, as well as, and automotive repair and detail facility.

The Property is currently zoned C-2, General Commercial. The intent of this SPUD is to continue the C-2, General Commercial uses as well as to add marijuana grow and processing as permitted uses. The intent of the Applicant is to operate, grow and process medical cannabis, as well as, operate a dispensary.

II. PROPERTY DESCRIPTIONS AND EXISTING CONDITIONS

A. Location

This Property is located at 2505 West Main Street. The legal description is Lot 1, Block 1 of Salyer Addition, Cleveland County, State of Oklahoma.

B. Existing Land Use and Zoning

The Property is currently zoned C-2, General Commercial. The Property currently houses automobile and motorcycle service and parts, as well as an automobile detailing and repair facility.

C. Elevation and Topography

There will be no changes to the elevation / topography; the existing structure will be utilized.

E. Signage

Applicant's signage will comply with the City of Norman Sign Code as per C-2, General Commercial.

F. Odor Control

All proposed Grow and Processing activities will be contained within the structure. The windows will be closed with concrete block and the HVAC units will be outfitted with carbon filters to ensure no odors are released from the structure. The Applicant will comply with all State of Oklahoma OMMA regulations to operate a growing, processing, and dispensary for medical marijuana.

G. Open Space

This site is completely built out and the commercial facility has long been established, therefore the open space requirement is exempt presently. The Open Space requirement will be mandatory if and when the site is redeveloped.

H. Landscaping

Currently the site is built out, therefore the landscape requirement is exempt presently. The Landscape requirement will be mandatory if and when the site is redeveloped.