

April 15th 2021

Dear City Staff and Planning Commission,

Thank you for your letter dated April 6, 2021 and the opportunity to respond to the proposed conditional use permit to open a retail cannabis store in my neighborhood. My husband and I are opposed to the approval of this conditional use permit for the following reasons:

1. Our neighborhood is zoned for residential use. We are worried that the value of our property will fall if we are located so close to a retail cannabis store. This has the potential to drive prospective buyers of our property away. In the event that we need to sell our property, the sale price could be much less than we would otherwise be able to sell it for. In this case our family's financial future would be significantly affected.
2. We are very concerned about the increase in steady traffic this cannabis store will bring to our neighborhood if approved. Our neighborhood is already home to the Nome Preschool and Nome Elementary School. Small children walk to and from school five days per week for most of the year in our neighborhood, often right past the proposed cannabis store's location. We are worried about collisions and accidents with small children. Our daughter is only three years old. Many other families have toddlers and small children in this neighborhood. The amount of traffic cannabis stores bring to a neighborhood can be significant at times, increasing the risk of accidents.
3. An increase in traffic will result in an increase in the amount of dust our neighborhood sees. N Street is not paved and there is already too much dust to contend with during the spring, summer and fall. An increase in dust will result in an increase in respiratory issues for people living in our neighborhood, further driving down our quality of life.
4. At the back of our property, we have two small one bedroom homes that we rent. We are worried the pool of potential tenants may be reduced. Potential tenants may not want to live so close to a cannabis store for a number of reasons. Having a smaller pool of tenants to select from has the potential to negatively impact our family's finances.
5. There does not seem to be sufficient parking at the location. This will result in a steady stream of customers parking on N Street which could be a concern because ambulances often use N Street to get to and from the hospital. An improperly parked car (or several) could result in an awful accident.
6. Nome is currently in a housing crisis. Taking a perfectly good single family house located in a residential zone and turning it into a retail cannabis store further exacerbates our housing shortage issues.
7. Allowing new retail stores to operate in residential zones reduces the overall quality of those zones and results in the zone no longer serving its intended purpose. This is especially true when the store serves only a certain population of people (e.g., cannabis product users) and draws significant amounts of vehicular traffic. A case could be made

for a small neighborhood corner store that serves everyone, will draw more foot traffic than vehicular traffic, has overwhelming neighborhood/community support and has sufficient parking for the few customers that do drive to it. This is not that case.

In conclusion, if our house was not located in a residential zone, we would seriously consider selling it and moving to a residential zone. We are currently happy with our location, specifically because we are in a residential zone. We appreciate the benefits of living in a residential zone, such as – not having to worry about cannabis stores opening in our neighborhood.

To be clear, we are not opposed to another cannabis store opening in Nome, but if one does open, it should be in a *commercial, industrial or general use zone that allows for that type of activity*. We have zones for a reason. Many people specifically seek out properties to buy that are only located in residential zones because of the expected benefits of living in a residential zone. The proposed location of this retail cannabis store is terrible. If approved it will create a number of safety risks, reduce our quality of life and has the potential to significantly drive down surrounding property values. Please seriously consider the impacts to our community before making your decision.

Sincerely,

Sara Lizak

Adjacent Property Owner