

January 5, 2021

City of Tulsa Board of Adjustment  
c/o INCOG  
2 W. 2nd St.  
Ste. 800  
Tulsa, OK 74103

RE: Case Number BOA-23058

To Whom It May Concern:

Tulsa Habitat for Humanity is building ten (10) new homes on Columbia Avenue, directly south across 36th Street North from the proposed marijuana processing facility at 2623 East 36th Street North. We are sharing this communication to voice our concern and disagreement with the possibility of allowing a marijuana processing facility to open at that location.

The neighborhood most directly affected is a nice, quiet neighborhood – home to a pond, walking path and a local park. Residents enjoy these amenities. Allowing a medical marijuana processing facility to conduct business in such close proximity to a neighborhood would not at all be conducive to the quiet and peaceful enjoyment of the neighborhood.

In fact, such a facility would bring the following consequences to neighboring homeowners:

- Increase in traffic, especially heavy vehicle traffic;
- Increase in noise associated with the production of marijuana;
- The off-putting smell - many have described the odor as similar to the smell a skunk emits;
- Harmful exposure to chemicals used in production of marijuana;
- If extra exhaust fans are in use in the facility to combat the odor and the chemicals, then there is increased risk of fire hazard;
- Heightened security concerns due to the product involved and the amount of cash on hand at the facility; and
- Resulting decrease in property values due to proximity to the processing facility.

For these reasons, we respectfully request denial of the proposed use in Case Number BOA-23058. Thank you for your time and consideration.

Sincerely,



Cameron Walker  
CEO

## Whitewater Hash Company, LLC

2623 E. 36<sup>th</sup> St N Tulsa, OK 74110

(918)856-7645

Date: 01/08/2021

pg 1 of 2

To: Cameron Walker, Tulsa Habitat For Humanity

From: Thomas A Beck  
tom@whitewaterhash.com

Re: Response to letter dated 01/05/21 – To City of Tulsa Board of Adjustment c/o INCOG - Case Number BOA-23058

To Cameron Walker,

Hi, my name is Tom Beck; I'm the sole owner of Whitewater Hash Company. We are a private, small, father/son business who have sunk every nickel I've acquired over my 63 yrs on this planet into this facility/business. I would like to address your letter & concerns as to our operation. Possibly the "processing facility" has been confused with a "dispensary"? I would like to clarify.

For the sake of efficiency/brevity I would like to directly address your bullet-points:

- **Increase in traffic, especially heavy traffic.**

Whitewater Hash Co. generates no "traffic" to speak of, other than myself & my son coming & going from our shop on a daily basis. Certainly exponentially less traffic than that of the adjoining businesses on the same property; i.e, to name a few; A landscape contractor, stone grinding operation, boot & safety equipment manufacture, medical PPE, emergency distribution facility of some sorts, an automobile repair shop, as well as a U-Haul truck & trailer rental facility that also encompasses a trucking/shipping firm. All these neighboring business have employees as well as customer traffic. Whitewater Hash is not open to the public, there is no retail customer traffic. we are a manufacture of all-natural medical marijuana medicine. There is also a City of Tulsa Police Department facility directly across the street from us that has literally hundreds of police vehicles zipping in & out – up & down the roadway every day of the week. All aside from the fact 36<sup>th</sup> St. is a substantially traveled/busy roadway. There is also a convenience store at the west end of the industrial complex we are in as well. Whitewater Hash Company pales in comparison to any & all of the neighboring businesses in the way of "traffic" and does not impact traffic in any way shape or form.

- **Increase in noise associated with the production of marijuana.**

Whitewater Hash Co. emits no noise what-so-ever

- **The off-putting smell – many have described the odor as similar to the smell of a skunk emits.**  
Whitewater emits no odor – Certainly none for the “processing” aspect. There are internal odor filters within the “grow rooms” that consume any plant odors. We are regulated via the OMMA as to the fact there can be no odors to outside the bldg. As for the processing, (for which this is about); The processing involves ice water – No chemicals/solvents etc.... No odors.
- **Harmful exposure to chemicals used in production of marijuana.**  
Whitewater utilizes ice-water to remove/wash the trichomes from the flowers of the plant. No chemicals/solvents utilized what-so-ever.
- **If extra fans are in use in the facility to combat odor and the chemicals, then there is increased risk of fire hazard.**  
No extra exhaust fans as there are no increased odor and there is no chemicals
- **Heightened security concerns due to the product involved and the amount of cash on hand at the facility;and**  
There is no indication other than the recent signage displayed that there is a medical marijuana manufacture facility at the location.  
There is no cash kept on-site. Actually most financial transactions are accomplished electronically.  
Also, there’s the fact there is a Tulsa Police Dept. facility across the street that is comforting.
- **Resulting decrease in property values due to proximity to the processing facility.**  
I could not imagine how Whitewater Hash Company could affect property values other than increase due to the very low impact it’s operation has as compared to most any of the other businesses/government agencies in the immediate neighborhood.

Please feel free to give me a call anytime – I would love to chat about this.

Sincerely & best wishes,

Thomas, (“Tom”), A. Beck  
918-856-7645



**NEW JERUSALEM TULSA**  
Experience Love. Encounter Family.

New Jerusalem Baptist Church  
3427 N Birmingham Ave,  
Tulsa, OK 74110

January 3<sup>rd</sup>, 2021

Mr. Stuart Van De Wiele  
Chairperson  
City of Tulsa Board of Adjustment  
2 W 2<sup>nd</sup> Street STE 800,  
Tulsa, OK 74103

Re: Case Number BOA-23058 Special Exception

Dear Mr. Van De Wiele:

This letter is to express opposition to the proposed special exception that would allow for the development of a moderate-impact medical marijuana processing facility at 2623 E 36 ST N. It is our belief that the off-site impacts of the proposed development will irreparably disrupt day to day church and community operations. We do not believe that the addition of a grow facility is safe, helpful, or conducive to building a thriving neighborhood. While we support economic development in what has been a historically blighted area, this particular type of development is not positioned to serve the needs and desires of the surrounding community. For the following reasons we ask that this request be denied.

#### Off-Site Impacts

Our community has suffered from lack of investment, but with new developments underway in housing, jobs, and recreation, we are building a thriving family friendly community and environment where children and their families live, work, play, and pray. It is our strong belief that the off-site impacts of odor, particulate matter, and potential risk to environment jeopardize realizing that future and attracting additional desirable development to the area.

#### Good Faith

The Tulsa County Board of Adjustment process explicitly advises applicants to work with their neighbors to alleviate any concerns ahead of development. Unfortunately, our first notification that a marijuana processing facility was being considered was via the notice from the Board of Adjustment. This does not grant us good faith that the applicant(s) will work with us and our fellow neighbors in the future.

Sincerely,

Sean Jarrett  
**Senior Pastor**

918-425-1369

[pastorjarrett@newjtulsa.org](mailto:pastorjarrett@newjtulsa.org)

## Whitewater Hash Company, LLC

2623 E. 36<sup>th</sup> St N Tulsa, OK 74110

(918)856-7645

Date: 01/08/2021

pg 1 of 2

To: Sean Jarrett, Senior Pastor, New Jerusalem Baptist Church

From: Thomas A Beck  
tom@whitewaterhash.com

Re: Response to letter dated 01/03/21 – To Mr. Stuart Van De Wiele, Chairperson, City of Tulsa Board of Adjustment

Dear Pastor Jarrett,

Hi, my name is Tom Beck; I'm the sole owner of Whitewater Hash Company. We are a private, small, father/son business who have sunk every nickel I've acquired over my 63 yrs on this planet into this facility/business. I would like to address your letter & concerns as to our operation.

For the sake of efficiency/brevity I would like to directly address your concerns:

- **Off-Site Impacts:**

Our operation produces no odor to the outdoors. We are specifically regulated per the OMMA, (Oklahoma Medical Marijuana Authority), as a condition of licensing/operation to not produce detectable odors outside our bldg.

There is no particulate matter other than the plants themselves to which all harvested/processed plant matter is utilized per our regenerative farming techniques.

Our operation provides no environmental risk what-so-ever as we do not utilize any chemicals/solvents in our processes. Our processing involves washing the plant flowers with ice water, which is also utilized in the plant irrigation process.

Whitewater Hash Company is by far the less "impacting" of all the businesses/operations in the immediate industrial complex, as well as the general area. The industrial complex includes, to name a few; An automotive repair shop, an industrial grinding facility, a landscape/construction/trucking operation, the U-Haul truck/trailer & trucking/shipping company, a boot/apparel manufacturing facility, a medical PPE supply & service of some sort, stone/rock storage, etc.....

There's a convenience store to the west of the complex. There is a Tulsa Police dept. station across the street which although is very comforting to have there, generates substantial traffic.

There is *one* vehicle that comes & goes from our shop & that is my son & myself at work everyday.

Whitewater Hash Co. generates no "traffic" to speak of, other than myself & my son coming & going from our shop on a daily basis. Certainly exponentially less traffic than that of the adjoining businesses on the same property as well as nearby who have both employees as well as customer traffic. Whitewater Hash Company does not deal with the public. We are wholesale only,

- **Good Faith**

Whitewater Hash Co. always strives to be a good neighbor and by all means adhere to any applicable laws & codes. This Board of Adjustment process was brought to our attention only *after* we completed over a year of construction, all permits inspected/approved, building permit close-out and certificate of occupancy issued.

Honestly, it never occurred to me to contact you as our business on-goings are so unnoticeable that I thought it a moot point. One would never know we were here, if it not for the recently posted BOA signs. By the way - We've been here for 1-1/2 years.

Please feel free to give me a call anytime – I would love to chat about this. We do want to be good neighbors.

Sincerely & best wishes,

Thomas, ("Tom"), A. Beck  
918-856-7645