

**From:** Gayle Allen <gayle.allen3@gmail.com>  
**Sent:** Wednesday, January 07, 2015 9:23 AM  
**To:** John Floyd  
**Subject:** Marijuana Dispensaries Issue

My personal opinion is that I don't want marijuana dispensaries looking like the cheap hokua shop on Pacific Hwy. I would much prefer having the dispensaries in the liquor stores.

I was driving down Pacific Hwy in Tigard recently and it's looking cheap, ugly and it reminded me of 82nd Street in Portland.

Thanks.

Gayle Allen

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To plant a garden is to believe in tomorrow. Audrey Hepburn

## John Floyd

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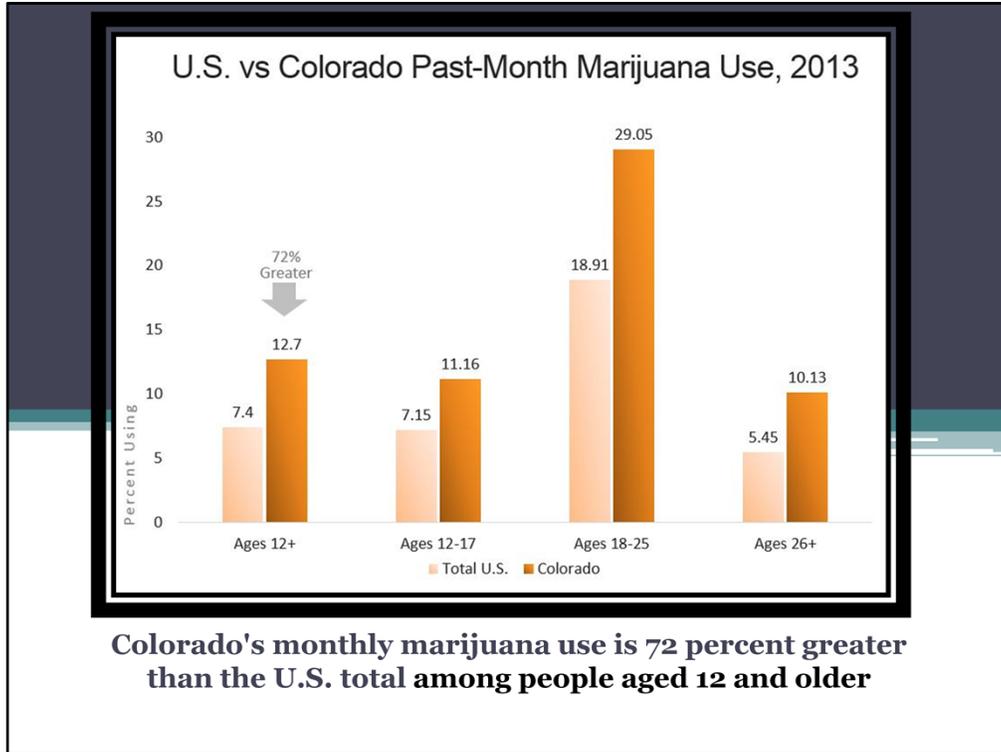
**From:** Ramaekers, Connie <cramaekers@ttsd.k12.or.us>  
**Sent:** Sunday, January 11, 2015 9:40 PM  
**To:** John Floyd  
**Cc:** jarussell59@comcast.net; bvickery33@gmail.com; EWoodard@aarp.org; Vickie Scott  
**Subject:** Final Presentation for Monday Night  
**Attachments:** Final Tigard TTTC presentation (2).pptx

Hello John,

Here is the final presentation with notes for the Monday Night meeting. Should I bring color copies? How many? would you suggest?

Thanks so much!  
Connie

Connie Ramaekers  
Tigard Turns the Tide  
Coalition Director  
Tigard-Tualatin School District  
6960 SW Sandburg St  
Tigard, OR 97223  
[cramaekers@ttsd.k12.or.us](mailto:cramaekers@ttsd.k12.or.us)  
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503-310-0951 (cell)



Tigard Turns the Tide Community Coalition’s Mission is to promote a safe and healthy community by reducing alcohol, tobacco and other drug related problems within the community. The approved vote for Prop 91 brings concerns to the coalition about marijuana legalization and the affect it will have in the Tigard and outside areas of our community especially given the reports from Colorado since inception of legalization in this state.

**Some 30 percent of homeless people in one  
Denver shelter came to Colorado for pot**



It's having an impact on all of our social services across the state,  
"state Rep. Ted Harvey, "an unintended consequence I never thought  
of".

**It is vital for our community to implement restrictions on provisions to the  
comprehensive plan to protect and discourage under age consumption and  
availability to our youth.**



**Arrests for marijuana-related incidents spiked nearly 40 percent at Denver Public Schools following the opening of recreational marijuana stores in January 2014**

Tigard Proposed sites should not be within **1000 feet** of any parcel or tract of land within the City of Tigard and containing one or more of the following characteristics, as measured at the closest property lines:



- a. Residential Zone
- b. Parks and Recreation Zone
- c. Public Library
- d. Public or Private **preschool/daycare**, elementary or secondary school
- e. Any other marijuana dispensary

18.735.040 Development Standards, Sec H

TTT proposes site is not be located within ~~500~~ 1000 feet of any parcel or tract of land within the City of Tigard and containing one or more of the following characteristics, as measured at the closest property lines:

- a. Residential Zone
- b. Parks and Recreation Zone
- c. Public Library
- d. Public or Private **preschool/daycare**, elementary or secondary school



**The City of Tigard Vision:** *“The most walkable community in the Pacific Northwest where people of all ages and abilities enjoy healthy and interconnected lives*



**Recommendation:**  
Tigard proposed sites should be restricted to operation within the confines of the City of Tigard industrial zones

To allow marijuana dispensaries to operate in commercial zones would inhibit the city’s ability to effectively implement its vision. Bainbridge Island, WA restricted marijuana facilities to operate within the confines of their industrial zone in 2014. Those in favor of restricted zoning said “it would change the family-friendly outlook of the area and be a negative influence on teens and children in the neighborhood.” (<http://www.bainbridgereview.com/news/262155291.html>).

Since **Colorado** legalized recreational use of marijuana, there have been at least 31 **explosions** related to butane and **hash oil**



Explosions have already harmed many individuals locally in our community

TTT strongly suggest proposing **no hash oil production or storage within the city limits** as it's dangerous and explosive.

## Marijuana Infused Edibles



Recommendation:  
No production or  
sale of marijuana  
infused edible  
products



Statistics for the High Intensity Drug-trafficking Area (HIDTA) 2014 legalization of marijuana impact report:

- Dr. Chris Colwell reported that Denver Health Medical center sees “about five to ten people per week, complaining about how they’re feeling after ingesting edibles. They can’t end the effect of the marijuana.”
- Children’s Hospital Colorado Emergency Room physician and toxicology expert Dr. Wang reports that his emergency room is treating one to two kids a month for accidental marijuana ingestion, mostly in the form of edibles such as brownies or candies.

## Pot Perception

Unacceptable



Acceptable



Tigard storefronts should not attract children or glamorize merchandise.

### 18.735.040 Development Standards – Sections

TTT proposes changes to sections to discourage curiosity of our youth and limit access to merchandise.

C. Hours of operation shall be **limited to the hours between 11:00 and 6:00 pm. Monday through Saturday and closed on Sunday (in line with Liquor store hours of operation)**

D. add language

Signage at entrance to store...Must be 21 to enter and must show I.D.

All storefront windows must be frosted or use non-see thru glass.

No front store glamorization, display of pictures(words only)

Reason: The Center on Alcohol Marketing and Youth (CAMY) from the John Hopkins Bloomberg School of Public Health reports "Parents and peers have a large impact on youth decisions to drink. However, research clearly indicates that alcohol advertising and marketing also have a significant effect by influencing youth and adult expectations and attitudes, and helping to create an environment that promotes underage drinking".

**Citizen Participation Organization 4B**  
**AN AUTHORIZED WASHINGTON COUNTY CPO**  
**BULL MOUNTAIN/TIGARD BOUNDARY AREA**  
RESOLUTION NO. 15-01

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RESOLUTION TO SUPPORT AMENDMENTS TO THE TIGARD DEVELOPMENT CODE  
AMENDMENT (DCA) 2014-00002, MARIJUANA FACILITES DEVELOPMENT CODE  
AMENDMENT.

Corollary Policies and Implementation Mechanisms:

The City of Tigard agrees to abide by and enforce all requirements that the OLCC creates.

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WHEREAS, CPO-4B, meeting at its scheduled time/date, has authority by a simple majority vote to adopt resolutions advising local governments of matters which affect persons and properties within the boundaries of CPO-4B; and

WHEREAS, OAR 660-015-0000(1) Oregon’s Statewide Planning Goals & Guidelines (Goal 1-Citizen Involvement) encourages the involvement of citizen groups in the planning process; and

WHEREAS, CPO-4B is a recognized Citizen Participation Organization of Washington County and includes residents in the Bull Mountain and Tigard areas; and

WHEREAS, CPO-4B has reviewed the Public Hearing Notice regarding the Development Code Amendments (DCA) 2014-00002, Marijuana Facilities Development Code Amendment ; and

WHEREAS, the development code amendments will affect the family community, businesses, residents and visitors to Tigard; and

WHEREAS, CPO-4B hopes to promote a safe and healthy community by reducing marijuana use among youth within the community. The approved vote for Prop 91 brings concerns to the CPO-4B about marijuana legalization and the impact it will have in Tigard and outside areas of our community especially given the reports from Colorado since inception of legalization in this state; and

WHEREAS, CPO-4B proposes Tigard limit the number of licenses individual entities can hold, and limit the number of dispensaries in Tigard to one. These rules will fulfill the public expectation of creating a tightly-regulated and controlled system while providing reasonable access to participation in the market; and

WHEREAS, some 30 percent of homeless people in one Denver shelter came to Colorado for pot. Marijuana facilities are having an impact on all of the social services across the state of Colorado, according to “state Rep. Ted Harvey, “an unintended consequence I never thought of”; and

WHEREAS, CPO-4B proposes the following changes to the 18.735.040 Development Standards, Sec H proposes site is not be located within 1000 feet of any parcel or tract of land within the City of Tigard and containing one or more of the following characteristics, as measured at the closest property lines:

- a. Residential Zone
- b. Parks and Recreation Zone
- c. Public Library
- d. Public or Private preschool/daycare, elementary or secondary school; and

WHEREAS, the proposed policy sets a dangerous precedent that may harm many residents, business owners and visitors. To allow marijuana dispensaries to operate in commercial zones would inhibit the city's ability to effectively implement its vision. *"The most walkable community in the Pacific Northwest where people of all ages and abilities enjoy healthy and interconnected lives."* CPO-4B proposes the marijuana dispensaries be confined to industrial zones. Bainbridge Island, WA restricted marijuana facilities to operate within the confines of their industrial zone in 2014. Those in favor of restricted zoning said "it would change the family-friendly outlook of the area and be a negative influence on teens and children in the neighborhood." (<http://www.bainbridgereview.com/news/262155291.html>); and

WHEREAS, since Colorado legalized recreational use of marijuana, there have been at least 31 explosions related to butane and hash oil. Explosions have already harmed many individuals locally in our community. CPO-4B proposes no hash oil production or storage within the city limits as it is dangerous and explosive; and

WHEREAS, statistics for the High Intensity Drug-trafficking Area (HIDTA) 2014 legalization of marijuana impact report: Dr. Chris Colwell reported that Denver Health Medical center sees "about five to ten people per week, complaining about how they're feeling after ingesting edibles. Children's Hospital Colorado Emergency Room physician and toxicology expert Dr. Wang reports that his emergency room is treating one to two children a month for accidental marijuana ingestion, mostly in the form of edibles such as brownies or candies. CPO-4B proposes no production or sale of marijuana infused edible products; and

WHEREAS, the glamorization and push to normalize marijuana increases the illegal use in youth, CPO-4B proposes the following changes to discourage curiosity and protect youth and limit access to merchandise. CPO-4B proposes the Development Standards 18.735.040, to include and require frosted windows, no photos and word only signs; and

WHEREAS, youth and others may experience the dangers of second hand smoke, CPO-4B requests Tigard implement policies that do not allow public consumption or smoking in any public place or around children under 21 years of age; and

WHEREAS, CPO-4B residents and youth may be irrevocably harmed by the implementation of such a policy; and

NOW, THEREFORE, BE IT RESOLVED by CPO-4B that:

SECTION 1: CPO-4B does hereby propose the above standards and requests the planning commission, and Tigard City Council to implement these proposals or requirements that are more restrictive.

SECTION 2: This writing of and presentation of this resolution passed by a vote of CPO-4B Members on January 8, 2015 at the CPO-4B General Meeting.

SECTION 3: This resolution is effective immediately upon passage.

PASSED: This 8th day of January 2015.

FINALIZED: Jan. 12, 2015

SIGNED: Jan. 12, 2015

*Julie Russell*  
Julie Russell  
CPO-4B Chairperson

*Lisa Hamilton*  
Lisa Hamilton  
CPO-4B Vice-Chairperson



## John Floyd

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**From:** Julie Russell <jarussell59@comcast.net>  
**Sent:** Monday, January 12, 2015 9:54 AM  
**To:** John Floyd; 'Ramaekers, Connie'  
**Cc:** bvickery33@gmail.com; EWoodard@aarp.org; 'Vickie Scott'  
**Subject:** RE: Final Presentation for Monday Night  
**Attachments:** CPO-4B Resolution 15-01 MarijuanaFacilites DevelopmentCodeAmendments.doc

Hi John,

I have attached the CPO-4B Resolution that was passed at our last meeting. I will bring copies of the signed resolution to the meeting tonight. I will be presenting this information as well as the information on the PowerPoint slides that Connie sent to you earlier.

Best Regards,

Julie Russell  
CPO-4B Chair

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

From: John Floyd [<mailto:Johnfl@tigard-or.gov>]  
Sent: Monday, January 12, 2015 9:37 AM  
To: 'Ramaekers, Connie'  
Cc: [jarussell59@comcast.net](mailto:jarussell59@comcast.net); [bvickery33@gmail.com](mailto:bvickery33@gmail.com); [EWoodard@aarp.org](mailto:EWoodard@aarp.org); Vickie Scott  
Subject: RE: Final Presentation for Monday Night

Hi Connie,

Thank you for submitting your comments ahead of time. I will make copies for the file and each of the Planning Commissioners, so they will have a chance to review them ahead of the meeting. If you want to bring copies for the audience or members of your group, feel free to make as many as you think you'll need.

Regards,

John

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

From: Ramaekers, Connie [<mailto:cramaekers@ttsd.k12.or.us>]  
Sent: Sunday, January 11, 2015 9:40 PM  
To: John Floyd  
Cc: [jarussell59@comcast.net](mailto:jarussell59@comcast.net); [bvickery33@gmail.com](mailto:bvickery33@gmail.com); [EWoodard@aarp.org](mailto:EWoodard@aarp.org); Vickie Scott  
Subject: Final Presentation for Monday Night

Hello John,

Here is the final presentation with notes for the Monday Night meeting. Should I bring color copies? How many? would you suggest?

Thanks so much!  
Connie

Connie Ramaekers  
Tigard Turns the Tide  
Coalition Director  
Tigard-Tualatin School District  
6960 SW Sandburg St  
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## John Floyd

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**From:** Julie Russell <jarussell59@comcast.net>  
**Sent:** Friday, January 23, 2015 10:32 PM  
**To:** John Floyd  
**Subject:** RE: OLCC Marijuana facility rules and regulations

Here is another recent overdose of marijuana candy in SunRiver:

<http://www.fox23.com/news/news/national/marijuana-overdose-reported-gummy-candies/njsdn/>

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**From:** Julie Russell [mailto:jarussell59@comcast.net]  
**Sent:** Sunday, January 18, 2015 5:22 PM  
**To:** johnfl@tigard-or.gov  
**Subject:** OLCC Marijuana facility rules and regulations

Dear John,

Thank you for the opportunity to testify to the Tigard Planning Commission. Could you forward to my email to the planning commissioners?

I recently sent the email below to the Tigard City Council, the TTSD School Board, as well as my state and federal elected officials and the OLCC.

I have been doing a lot of research, and have found two more concerns regarding the dangers and impact of marijuana facilities. Here are two more concerns:

Here is a link to the environmental impact of marijuana grow sites: I am very concerned about the impact of recreational marijuana on our youth and the environment. I am also very upset that federal marijuana laws are being ignored. Here is a link describing the devastating impact on the environment of marijuana growers:  
<http://www.motherjones.com/environment/2014/03/marijuana-pot-weed-statistics-climate-change>

Here is a link discussing the dangers of the marijuana business being an all cash entity, since all banks are governed by federal law and marijuana is still against federal law: <http://www.cnn.com/id/101391433>

Best Regards,

Julie Russell, MA  
Marriage, Couple and Family Therapist  
503-312-9163  
[www.JulieRussellFamilyCounseling.com](http://www.JulieRussellFamilyCounseling.com)

I am the CPO-4B (Citizen's Participation Organization for Tigard and Bull Mountain) Chair in Washington County. Our CPO passed this resolution to encourage the Tigard City Council and Tigard Planning Commission to make the recreational marijuana dispensaries as restrictive as possible to protect underage youth and children. Please consider our recommendations. We are a volunteer group, with no motive expect to protect our children and communities. We do not have the millions and billions of dollars to spend that the pro-marijuana industry has for backing and pushing the false claims and junk science they are using.

I am also a parent of four children, who are now 29, 28, 25 and 23 years old. Thankfully none of them have used drugs and alcohol. But I am terrified for my grandchildren (which I hope to have someday), as well as the children in my community and the state of Oregon.

I grew up in a home with my father being an alcoholic, and saw firsthand the devastation caused by alcohol and tobacco in my immediate family. My father was married 4 times, and died alone, curled up in his closet holding a family calendar I sent him for Christmas. He chose to never even meet many of his grandchildren, as alcohol became more important than anything else in his life. I chose never to use drugs, alcohol or tobacco, and have encouraged my family to do the same.

I am currently a Marriage, Couple and Family Therapist. I worked at a homeless shelter for a year. I see every day the pain and devastation of drugs in family life. Many of the residents at the homeless shelter had no choice but to use drugs, as their irresponsible parents were sharing with them while they were in elementary school and preschool. The science clearly shows that Marijuana is addictive and the current THC levels are 8-10 times stronger than marijuana produced in the 70s and 80s. Also, every person whom I have ever worked with having an addiction to drugs, started with marijuana.

Here is a link to the environmental impact of marijuana grow sites: I am very concerned about the impact of recreational marijuana on our youth and the environment. I am also very upset that federal marijuana laws are being ignored. Here is a link describing the devastating impact on the environment of marijuana growers: <http://www.motherjones.com/environment/2014/03/marijuana-pot-weed-statistics-climate-change>

Here is a link discussing the dangers of the marijuana business being an all cash entity, since all banks are governed by federal law and marijuana is still against federal law: <http://www.cnn.com/id/101391433>

The pro-marijuana groups, preach that marijuana is not the problem, but irresponsible people and parents. What about those innocent children who have no choice but to be exposed to the dangers of 2<sup>nd</sup> hand smoke, dangerous explosions caused by butane extraction, and neglect from parents who are too stoned to even be aware of the vulnerable children. <http://www.poppot.org/2014/10/30/marijuana-train-wreck-washington/>

I believe the entire society has a larger responsibility to protect the weak and vulnerable children and youth. The death of 5 young children has been linked to marijuana use by their parents: <http://www.poppot.org/2015/01/12/childrens-deaths-fire-hot-cars-drowning/>

The results of the taxes has not been what the pro-marijuana industry predicted and spent over \$4,000,000 in adds claiming it would be. There are more 300 medical marijuana dispensaries in Seattle, more than Starbucks. Only 45 of the dispensaries paid taxes last year. Here is the link to that article: <http://www.poppot.org/2014/12/15/washingtons-marijuana-policies-stay-chaotic/>

Here is another article from a Psychotherapist, Dr. Howard Samuels, explaining the dangerous of marijuana and the junk science the pro-marijuana industry is trying to claim: [http://www.huffingtonpost.com/dr-howard-samuels/legalizing-marijuana\\_b\\_4144180.html](http://www.huffingtonpost.com/dr-howard-samuels/legalizing-marijuana_b_4144180.html)

Here is another article regarding the dangers of dabbing and vaping and the pro-marijuana industry telling youth it is a way to hide the use from parents and teachers. It is happening in schools all over our state right now: <http://www.poppot.org/2014/10/26/extreme-marijuana-dabbing-vaping-dangers/#comment-2720>

Here is a flyer regarding some statistics on hash oil explosions and those that have been hurt and lost their homes: <http://www.poppot.org/wp-content/uploads/2014/12/POPPOT-Hash-Oil-Statistics.pdf>

Please consider banning edibles that are enticing children, and difficult to distinguish as even containing THC. According Children's Hospital Colorado, 14 children younger than 10 were **admitted for ingesting marijuana edibles** in the first 11 months of 2014. Of those, seven were in critical condition and required ICU treatment. Here is the article concerning these edibles: <http://america.aljazeera.com/watch/shows/america-tonight/articles/2015/1/8/colorado-marijuanaediblesinfusedthcoverdose.html>

Adults are also being poisoned and over dosing on candy and other edibles, having no idea the item they are eating contains THC. You can overdose on marijuana. Seven in Colorado are filing lawsuit against one marijuana chocolate maker. <https://news.vice.com/article/colorado-lawsuit-claims-marijuana-edibles-caused-people-to-overdose>

Here is an article from the Washington Post explaining the junk science the pro-marijuana groups are using: <http://www.washingtonpost.com/posteverything/wp/2014/10/20/the-junk-science-behind-the-marijuana-legalization-movement/>

This article explains the dangers our state will now encounter due to greed of the marijuana industry: <http://www.poppot.org/marijuana-legalization-is-wrong/>

Celebrity therapist Dr. Drew Pinsky states that **marijuana is addictive — and the earlier one starts to use it, the greater the consequences. “It acts like an opiate and causes severe addiction,” Pinsky said during a Colorado visit this week. “It affects the white matter of the brain, and for kids who start using marijuana when they are 12, or even younger, those bad consequences tend not to reverse.”** <http://www.thecannabist.co/2014/09/19/dr-drew-pinsky-marijuana-colorado/19978/>

An article from the Washington Post: A woman accidentally ingests a chocolate candy bar from California and ends up in the hospital, she thought she was having a stroke. She didn't know it was marijuana. This is a real danger, and Oregon needs to ban it's edibles or this will continue to show up elsewhere. [http://www.washingtonpost.com/national/health-science/she-thought-it-was-a-chocolate-candy-bar-what-she-experienced-was-unexpected/2015/01/12/8929829c-6f56-11e4-8808-afaa1e3a33ef\\_story.html](http://www.washingtonpost.com/national/health-science/she-thought-it-was-a-chocolate-candy-bar-what-she-experienced-was-unexpected/2015/01/12/8929829c-6f56-11e4-8808-afaa1e3a33ef_story.html)

CPO-4B is proposing the following:

1-Limit the number of licenses individual entities can hold to one, and limit the number of dispensaries in Tigard to one.

2-Limit the dispensaries and grow sites be confined to industrial zones to protect youth, children and families from dangerous explosions. Bainbridge Island, WA restricted marijuana facilities to operate within the confines of their industrial zone in 2014. Those in favor of restricted zoning said “it would change the family-friendly outlook of the area and be a negative influence on teens and children in the neighborhood.” (<http://www.bainbridgereview.com/news/262155291.html>); and

3- Proposes marijuana sites not be located within 1000 feet of any parcel or tract of land within the City of Tigard and containing one or more of the following characteristics, as measured at the closest property lines:

- a. Residential Zone
- b. Parks and Recreation Zone
- c. Public Library
- d. Public or Private preschool/daycare, elementary or secondary school

4-Proposes no hash oil production or storage within the city limits as it is dangerous and explosive;

5-Proposes no production or sale of marijuana infused edible products; and

6-Proposes the Development Standards, to include and require frosted windows, no photos and word only signs; and

7-Proposes policies that do not allow public consumption or smoking in any public place or around children under 21 years of age.

Please consider these restrictions and rules regarding marijuana facilities.

Best Regards,

Julie Russell, MA, MFT

Marriage, Couple and Family Therapist

[www.JulieRussellFamilyCounseling.com](http://www.JulieRussellFamilyCounseling.com)

503-312-9163

11740 SW Warner Avenue

Tigard, OR 97223

## John Floyd

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**From:** Peter Brock <peterebrock@gmail.com>  
**Sent:** Friday, January 23, 2015 8:18 AM  
**To:** John Floyd  
**Subject:** Re: maps

Hi,

Thank you for that information.

I have been extensively scouring the zones of Tigard for a location that would be suitable for a medical and/or recreational marijuana dispensary. Unfortunately from my search it appears that with the current proposed ordinance requiring a 500' buffer from residential zones the possible suitable locations for access in Tigard are slim to none. This is in due in part to that fact that most commercial real estate in Tigard abuts residential zones. Overlay this factor with 1000' buffers from schools, other dispensaries, and parks; you will find what options that are left are occupied by car lots, big box stores, commercial business parks, and professional office complexes.

With the 500' buffer from residential requirement the only likely areas a dispensary would open would be in the mixed use and industrial zones along 72nd Ave. This seems like an unideal area to locate a dispensary for all concerned parties. The vast majority of space available along 72nd Ave, is better suited for professional offices and industry, not a busy retail outlet that should be conveniently accessible for Tigard residents. In additions these locations and their parking lots are not as open to public view, increasing the likelihood of parking lot loitering and unwanted activity. Also, there is a large number of residential houses located in the mixed use zones adjacent to 72nd Ave that are not provided a distance buffer from a possible dispensary.

It seems that if Tigard is going to allow one or two dispensaries they would be better situated near a busy retail corridor, such as HWY 99 W or Main St. Where they are closer to the population center of Tigard and more readily accessible thru all means of transportation, such as public, bicycle, or by foot. This is not the case with locations on 72nd, which is out of the way for most Tigard residents. However, with the proposed 500' buffer from residential zones any chance for a dispensary along HWY 99 W or in downtown Tigard are slim to none. I myself have been in talks with a property owner who would lease me a retail store front on 12215 Main St. in Tigard. A location such as this seems like it would be better suited for the residents of Tigard. In the same complex there is a tobacco store, in the same vicinity is a pharmacy and a liquor store; if these business can all be located in downtown area it only seems logical that a medical and/or recreational dispensary could be as well. This area is also easily accessible to most Tigard residents with the shortest commute and is readily accessible for pedestrians and those who use public transportation. Such a location also seems to be much better suited to meet that city and state's desire for a highly regulated retail store front, as opposed to a location in the back of a large commercial office complex on a side street off of 72nd Ave. A properly managed and regulated dispensary in the downtown Tigard would be an asset to all the business in the vicinity, bringing more individuals to Main Street and off of HWY 99.

Unfortunately, even though this location is not in the vicinity of any residences, it is 200'-300' away from a residential zone on the other side of HWY 99 W. My point is, it seems the 500' buffer is arbitrary, and creates a situation to where the facilities can't be placed in the best suited locations.

I completely believe the buffer from residential zones is a good and necessary requirement to protect neighborhoods from a possibly undesirable neighboring business. However, 500' is not a practical buffer for the city of Tigard. I believe if one evaluates the situation, they would see that the citizens of Tigard's demands

and needs would be better balanced by reducing the required buffer to 200' from residential zones and possibly only allowing the General Commercial zone and not mixed use zones or industrial zones for retail dispensaries.

When I spoke to you on the phone prior you suggested I also mention my concerns to the planning commission. To whom directly would I best forward my concerns?

On Jan 13, 2015, at 12:10 PM, John Floyd <[Johnfl@tigard-or.gov](mailto:Johnfl@tigard-or.gov)> wrote:

Here's a link to the latest version of the maps.

[http://www.tigard-or.gov/city\\_hall/public\\_notices/docs/DCA2014-00002\\_attachment2.pdf](http://www.tigard-or.gov/city_hall/public_notices/docs/DCA2014-00002_attachment2.pdf)

<image001.jpg>

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<John Floyd.vcf>

## John Floyd

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**From:** zack stratford <zackstratford@gmail.com>  
**Sent:** Monday, February 09, 2015 4:54 PM  
**To:** John Floyd  
**Subject:** Preparing For Meeting Tonight  
**Attachments:** Colorado Teenagers Smoke Less after Recreational Passed.pdf; Congress quietly ends federal government's ban on medical marijuana - LA Times.pdf; Dispensary Progress Set.pdf; Marijuana Articles on the Help of Dispensaries to an area.pdf; Medical Marijuana Rules Summary.pdf; No Link Between Crime and Dispensaries.pdf; Oregon Resource Group Intro (02-06-15).pdf; Retail Look of Our Clients.pdf

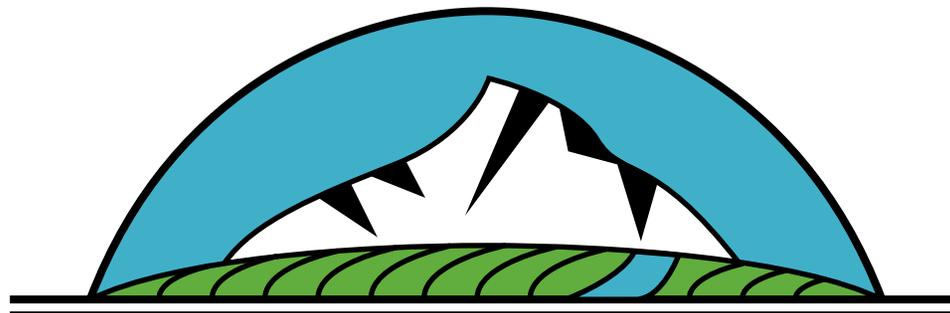
John,

I wanted to submit these to you for the meeting tonight. These are just a few articles I have found on locations, teen use, and the Marijuana Industry. I will bring printed copies tonight for each city council member.

Best Regards,

Zack Stratford  
Commercial Broker  
Oregon Resource Group  
Taylor Group Realty  
503-341-2879





# OREGON

RESOURCE GROUP

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FEATURED IN:

**The Oregonian**



**Marijuana  
Business Daily™**  
The most trusted cannabis news source since 2011

**PortlandTribune**

# UNDERSTANDING OREGON MEDICAL MARIJUANA AND THE LEGAL OUTLOOK

WITH OREGON RESOURCE GROUP

## The Medical Marijuana Industry and Legalization

The Oregon Resource Group (ORG) was created for the purpose of guiding businesses and investors through the Oregon Medical Marijuana regulatory environment to provide certainty for cannabis entrepreneurs.

We have experience at every step of the process, and offer you the guidance necessary to develop, license, and operate a Medical Marijuana Facility (MMF), cultivation location, or ancillary cannabis business.

## Implementation

Effective July 1, 2015 the measure legalizes the possession and use of marijuana for adults 21-years of age or older. Adults can carry up to one ounce of marijuana, keep up to eight ounces at home per household, and grow up to four plants per household. Retail sales outlets will be set-up by the Oregon Liquor Control Commission, which must begin accepting applications on or before January 4, 2016

### SAFELY REGULATE

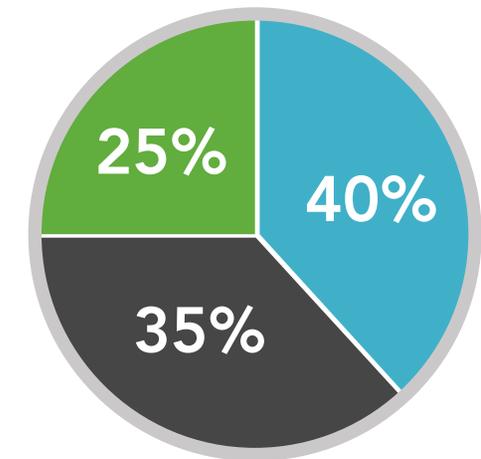
The Oregon Liquor Control Commission will regulate marijuana similar to the system for alcohol, with even more rules:

- Allows the OLCC to tightly restrict advertising, including banning advertising in places frequented by youth.
- Licenses, regulates, audits and inspects cultivation and distribution.
- Marijuana items may not be imported into this state or exported from Oregon.
- Bans public use of marijuana and regulates amount that can be purchased.

### LEGALIZE USE

- Prohibits minors from buying, selling, manufacturing, possessing or consuming marijuana.
- It remains a felony to sell to minors.
- Keeps our roads safe by retaining current DUI and driving-while-impaired laws.
- Helps medical marijuana patients by improving access to safe, secure, reliable, and quality-controlled marijuana.
- Retains drug-free workplace rules, and allows landlords to prohibit marijuana use on their property.
- Taxes marijuana to pay for state and local services.

### HELP LOCAL ECONOMY



**Drug treatment, prevention, and mental health programs.**

**School funding**

**State and local police**



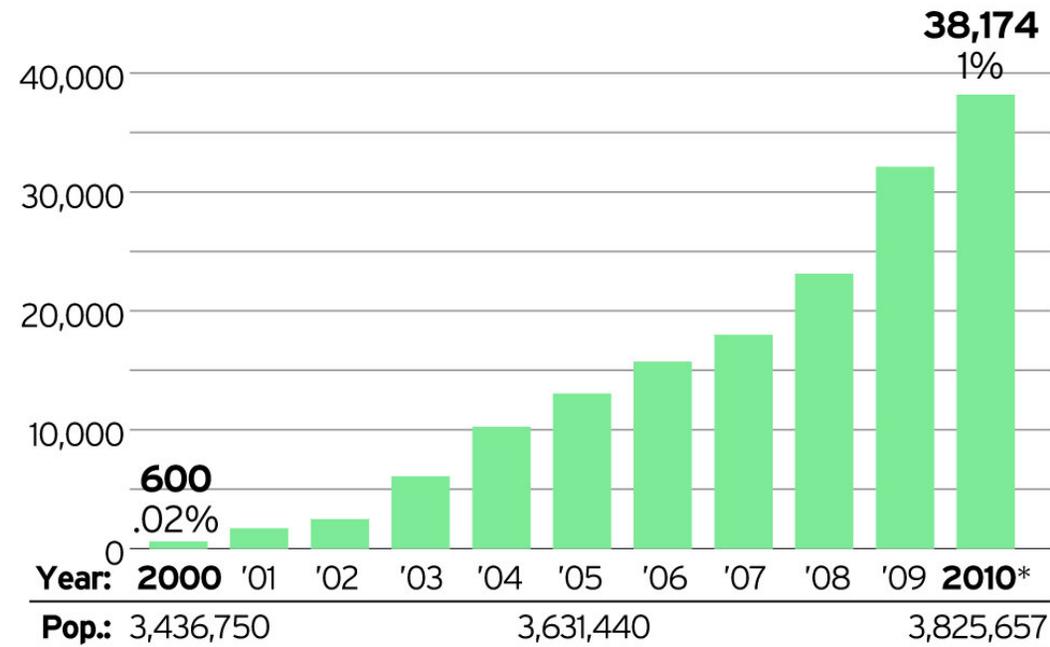
# OREGON MEDICAL MARIJUANA LAW AND FEDERAL REGULATION

Under Oregon's Medical Marijuana Act (OMMA), an individual or business may engage in various activities involving medical marijuana, so long as those activities are performed in compliance with OMMA. Those activities include: growing, processing, and dispensing medical marijuana to OMMA card holders.

On the Federal level, however, activities under the OMMA that are immune from prosecution on the state level still constitute a violation of the Controlled Substances Act (CSA) and are subject to prosecution. However, in Washington DC the Executive Branch is more and more considering marijuana policy a "states' rights" issue. The Department of Justice, recognizing the change in public attitude towards marijuana, has initiated modifications to its enforcement criteria, relaxing enforcement activities as it pertains to MMA. Efforts in Congress to reform the CSA are gaining strength and recent House of Representative votes indicate strong bi-partisan support for allowing individual states to regulate medical marijuana.



## Oregon medical marijuana card holders



Source: Oregon Medical Marijuana Program

DAN AGUAYO/THE OREGONIAN

## PROTECTING THE LANDLORD

In all situations involving the representation of landlords and tenants we seek to protect the property of the leased property. Through our negotiated Letters of Intent and Leases, we have developed terms and conditions that Tenants will operate in strict compliance with all OMMA rules and regulations.



## Legal Representation

- Business Operation/Startup
- Dispensary Law Compliance
- License Application Process



## Real Estate

- Market Feasibility Analysis
- Lease Locations Negotiations
- Purchase Locations Negotiations
- Zoning Requirements
- City Zoning Paperwork



## Planning & Build Out

The build-out of the MMF must be carefully supervised in order to comply with state laws, maintain security, and appeal to your customers. OGRG will identify and provide oversight of contractors working on build-out, including, but not limited to:

- lighting
- plumbing
- painting
- products
- HVAC
- electrical
- display cases
- furniture.

ORG can also introduce you to architects and engineers to accomplish any construction goal.



## Interior Design

- Floor Plans & Elevations
- 3D Renderings
- Material Boards
- Personal Shopper Guide
- Installation



## Branding Services

In order to identify and effectively market to your target demographic, ORG will develop and support your marketing plan, including branding and advertising in all media to command market shares and reach a leading position in Oregon's MMA market.

ORG will provide any on-going advertising and marketing work needed to gain market share. Costs for media buys and other production expenses (printing, design, etc) will be billed with client's approval.



## Marketing Services

Brand Development:

- Colors
- Demographically-based logo design
- Web Development
- Social Channels
- Market positioning

ORG will provide any on-going advertising and marketing work needed to gain market share. Costs for media buys and other production expenses (printing, design, etc) will be billed with client's approval.



## MMF Operations

- Prepare applications to the Oregon Health Authority to operate a MMF.
- A detailed walkthrough of the cultivator-patient relationship, of state laws regarding cultivation and transportation and documentation to establish the legal protections of cultivation location.
- A detailed walkthrough of the state laws regarding processing marijuana, usable marijuana definitions, legal transportation and transfers of marijuana and documentation to establish the legal protections of a processing location, and applications for all necessary state and local business licenses.
- Point-of-Sales System
- Staffing
- Credit Card processing Do's/Don'ts
- Business Plan
- Employee Policies and Handbook
- Security Plan for OMMP Approval
- Understanding banking regulations
- Profit & Loss pro forma



## Cultivation Location Operations

Cultivation locations must be specifically built out to ensure compliance with state guidelines, security, and functionality. ORG will identify and provide oversight of contractors working on the build out, including, but not limited to:

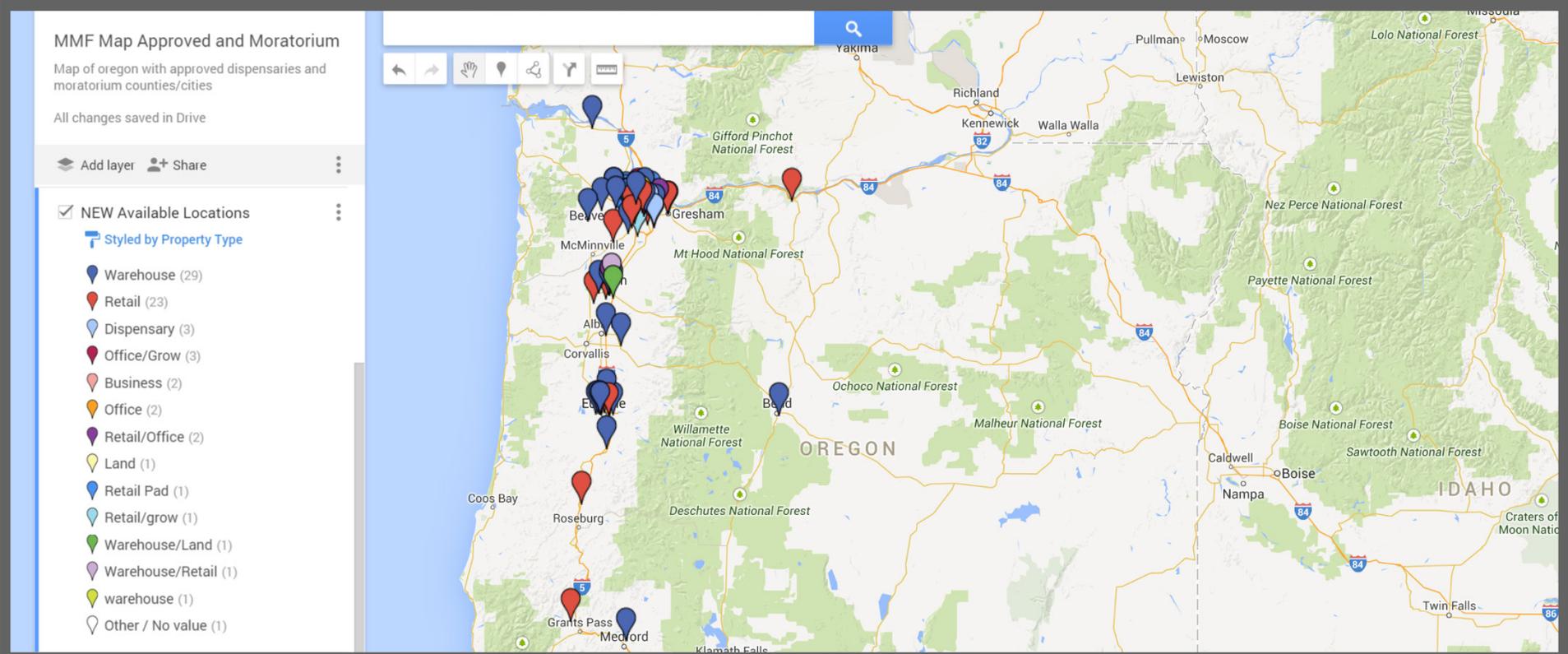
- Construction
- HVAC
- Electrical
- Lighting
- Plumbing
- Painting



## Supply Chain

ORG can introduce you to:

- Growers
- Edible Vendors
- Glassware
- Labs/Testing Facilities
- Extract Vendors
- Legal Packaging



The Oregon Resource Group has many locations across Oregon that are perfect for your Dispensary or Grow. Each location is mapped online through google maps, making it easy for you to pick and choose the perfect location. You can then set up a showing, and write an offer. Our clients receive an email notification as soon as a location is added to the map, and often its as soon as they hit the market. The locations are pre-scrubbed so you know you can open a dispensary or grow in them right away.

## Each Location is scrubbed for:

### Schools

By state law dispensaries and grows are not allowed within 1000 feet of a grow

### Dispensaries

By state law dispensaries are not allowed within 1000 feet of each other

### Municipalities

Many Cities and Counties have zoning restrictions above and beyond what the state allows. Oregon Resource Group contacts each municipality to find out what these extra regulations are.



**Lathen Gorbett**  
 Licenced Oregon Broker

As a licensed real estate broker and strong advocate for legalization of cannabis, Lathen has combined his aspirations in order to attend to the real estate needs of those who are advancing their investment opportunities in to cannabis related industries.

He has been an active and vocal proponent for the end of, what he believes to be, an over due prohibition and believes that in order to have a successful implementation of this new industry, it will require responsible and committed entrepreneurs to create harmony with its communities as well as within the legal parameters in place.



**Robert A. Graham**  
 Licensed Attorney

Robert has been a licensed attorney since 1977, admitted in Oregon and California. For the past 32 years, his practice has been primarily focused on representing and advising business clients in matters such as business formation, capitalization and securities, real estate, landlord/ tenant commercial contracts, merger and acquisitions, intellectual property estate planning, and related litigation.

For the past decade Robert's practice has included the representation of clients involved in various aspects of the cannabis community, including both civil and criminal matters. He teaches business law at Rogue Community College and has been a featured speaker at cannabis business related conferences.



**Zack Stratford**  
 Real Estate Development

As a licensed real estate agent, Zack brings strong experience in social media, marketing, and public relations which has allowed him to bring an updated outlook to real estate marketing. Zack has successfully developed multiple projects in many different aspects of real estate, including new construction, townhome marketing, short-sale negotiation, bank owned, commercial leasing, and business brokerage.

Using his professional experience, his understanding of the Oregon MMA, and his relationships with landlords, Zack is well positioned to locate, negotiate, and lease locations suitable for dispensaries, warehouse grows, and medible commercial kitchens.

# OUR TEAM

OF YOUNG PROFESSIONALS CAN MAKE

ANYTHING POSSIBLE

See for yourself.

**Oregon Resource Group prides itself on putting the strongest industry professionals at the fingertips of their clients.**

ORG has legal representation available to entrepreneurs from one of Oregon's leading cannabis attorneys, Robert Graham. He is able to lead clients through the formation and capitalization issues for a successful cannabis business venture. In addition, Robert is affiliated with a team of tax professionals and accounting experts to successfully navigate cannabis tax rules.

We are also working with experience construction companies of all levels such as OrangePDX, Pavilion Construction and Kennedy Design Solutions. (We are here to help you achieve your goals.)

**ORG is committed to providing our clients with the most professional service at affordable rates.**

**Please give us a call today at 503 341 2879**



# GREENSKY COLLECTIVE



# OREGONS FINEST



# COLLECTIVE AWAKENINGS



# BRIDGE CITY COLLECTIVE



Law Offices  
**ROBERT A. GRAHAM, JR.**

236 N.W. "E" Street  
Grants Pass, Oregon 97526  
Telephone (541) 472-1625  
Facsimile (541) 479-7060  
email: raglaw@grantspass.com

Robert A. Graham, Jr.\*  
\* Admitted in Oregon and California

July 1, 2014

**MEDICAL MARIJUANA DISPENSARY  
RULES AND REGULATIONS SUMMARY**

**I. Application Requirement**

1. Facility must be at location that is properly zoned
2. Facility cannot be the same address as a registered grow site
3. Facility cannot be within 1,000 feet of the property of a public or private school
4. Facility cannot be within 1,000 feet of another facility
5. 1,000 feet is measured from property line to property line
6. Person Responsible for Facility ("PRF") must be a resident of Oregon
7. PRF must have legal authority to act on behalf of facility
8. PRF is responsible for ensuring facility complies with applicable laws and rules
9. PRF must pass criminal background check for initial application
10. PRF is accountable for ANY intentional or unintentional actions of owners, officers, managers, employees or agents of the facility
11. The Authority can notify PRF and the facility owner if the PRF no longer meets qualifications or the facility owner can notify the Authority that PRF no longer qualifies
12. Separate security procedures are required during and after business hours
  - A. Security procedures require proper storage, restricted access areas, signage, alarm system, video surveillance system, electronic documentation system
13. Testing of marijuana and immature plants is required and must be complete before transfer to a patient or caregiver
  - A. Batch testing methods must be utilized for useable marijuana and finished product
  - B. Flowers must be tested for pesticides, mold and mildew, THC and CBD
    - (1) Pesticide testing must:
      - (a) Look for chlorinated hydrocarbons, organophosphates, carbamates, and pyrethroids
      - (b) Be analyzed using valid testing methodologies
      - (c) Not be visually inspected for pesticides

- (2) Mold and mildew testing must:
  - (a) Be analyzed using valid testing methodologies
  - (b) Not be visually inspected for mold and mildew
- (3) THC and CBD testing must:
  - (a) Use valid testing methodologies
- (4) Interpreting test results
  - (a) Useable marijuana shall be deemed positive for mold and mildew if the sample has levels that exceed the maximum acceptable counts in the Pharmacopeia, Section 1111, which is 200 colony forming units
  - (b) Useable marijuana shall be deemed positive for any pesticides with a detection of more than 0.1 parts per million
  - (c) If useable marijuana is found to screen positive for pesticides, mold or mildew, the batch must be returned
- C. Edibles, Liquids and Solid Extracts must be tested for:
  - (1) THC and CBD if the flower used to make the edible, liquid and solid extract was tested for pesticides, mold and mildew and the results were negative
  - (2) Pesticides, mold and mildew, and THC and CBD if the flower used to make the edible, liquid or solid extract was not tested
  - (3) Interpreting test results is same as flower
- D. Immature Plants
  - (1) Must be tested for pesticides, mold or mildew using macroscopic or microscopic screening by qualified personnel
- E. A PRF must ensure that all testing, except for immature plants, is done by a laboratory
  - (1) The laboratory must:
    - (a) Use valid testing methodologies
    - (b) Have a Quality System for testing of pesticides, mold and mildew that is compliant with:
      - i. 2005 International Organization for Standardization 17025 Standards, or
      - ii. 2009 National Environment Laboratory Accreditation Conference Institute TNI Standards
    - (c) Provide test results signed by an official of the laboratory who can attest to the accuracy of the results

## II. Operating Dispensary

1. Facility must display proof of registration in a prominent location inside the facility. This must be visible for those coming in to get medicine and those to transfer medicine to the facility
2. Facility MAY NOT use the Authority or the OMMP name or logo
3. Registration cannot be transferred to another location
4. PRF is responsible for the security of all marijuana, immature plants and records
5. Must have regular testing of all marijuana and immature plants before transfer to patients
6. Minors are NOT allowed in areas where there are immature plants and/or useable marijuana
7. An employee can use marijuana if:
  - A. He or she has a valid OMMP patient card
  - B. He or she must be in a closed room, alone, if he or she is smoking
8. Facility must use an Oregon Department of Agriculture approved scale
9. People allowed in facility where there are immature plants or marijuana: PRF, owner of facility, employee of facility, laboratory personnel, contractor authorized by PRF, patient, caregiver or grower, authorized employee or contractor of the Authority, and other government officials who have jurisdiction over some aspect of registered facility or otherwise have authority to be on premises
10. Must have written policy, procedures and training manual
11. Electronic record keeping is required, must be properly backed up, and must be kept for one year at a minimum
12. Labeling is required
  - A. Prior to transfer useable marijuana, a PRF must ensure a label is affixed to container in which useable marijuana is located, which includes:
    - (1) The amount of THC and CBD
    - (2) If prepackaged, the weight or volume of marijuana in metric units (i.e. grams)
    - (3) The amount of useable marijuana of a finished product in metric units
    - (4) Who performed the testing
  - B. If edible product, must have a warning label
13. Transfers to facility
  - A. Authorized Transfer Forms (ATF) are required
  - B. After immature plants or marijuana are transferred to facility it is no longer the property of the patient, unless it is returned to the patient

- C. Prior to accepting the transfer, the PRF must ensure:
    - (1) That there is a valid ATF on file
    - (2) That the person bringing the medicine has proper documentation showing that he or she is the individual that is authorized to transfer
  - D. Untested marijuana that is transferred to the facility must be segregated until final test results are received
  - E. Tested marijuana or immature plants may be transferred once the facility has received a written testing report and the useable marijuana and immature plants have tested negative for pesticides, mold and mildew
  - F. A PRF is not required to accept a transfer
  - G. Once marijuana or immature plants have been transferred to the facility, it must be kept on site
14. Transfer of tested useable marijuana and/or immature plants is allowed
- A. Prior to a transfer to a patient or caregiver, a PRF must ensure:
    - (1) That marijuana or immature plant has not tested positive for mold, mildew or pesticides
    - (2) The identity of the patient or caregiver by reviewing his or her identification and OMMP card
    - (3) That each transfer is documented with information required by administrative rules.

### **III. Approval of Dispensary Application**

- 1. The Authority must notify the applicant in writing that the application has been approved and the facility is registered and provide proof of registration with unique registration number

### **IV. Provisional Registration**

- 1. How to receive a provisional registration:
  - A. Submit floor plan at time of application that has marked and labeled:
    - (1) All points of entry to a facility
    - (2) All secure areas required by these rules
    - (3) Proposed placement of all video cameras
- 2. A provisional registration does not allow a facility to transfer medicine or accept transfers of medicine
- 3. If a facility is in compliance with the statute and administrative rules, but security system is not in place, the Authority can issue a provisional registration that is valid for 60 days

**V. Renewal**

1. Application expires one year following approval
2. To renew, must submit within 60 days of expiration:
  - A. Application renewal form
  - B. Renewal fee
  - C. Forms required for Authority to perform criminal background check
  - D. Pass criminal background check

**VI. Denial**

1. The Authority must deny if:
  - A. Applicant fails to provide sufficient documentation that proposed facility meets qualifications
  - B. If PRF has been convicted of MCS or DCS, Schedule I or II, within five years of date of application
  - C. If PRF has been convicted more than once of MCS or DCS, Schedule I or II
  - D. If PRF has been prohibited by court for participating in OMMP
2. If authority intends to deny, it must issue a Notice of Proposed Denial

**VII. Notification of Changes**

1. PRF must notify Authority within ten calendar days of a change in status of a PRF or facility
2. Failure to notify Authority may result of revocation of registration
3. A registered facility that changes location must submit a new application that complies with the rules

**VIII. Required Closures**

1. Facility may not receive transfers or transfer marijuana or plants if:
  - A. Conviction of PRF for MCS/DCS Schedule I or II
  - B. If PRF changes and Authority has not approved new PRF
  - C. School is found to be within 1,000 feet

**IX. Inspections, Violations and Enforcement**

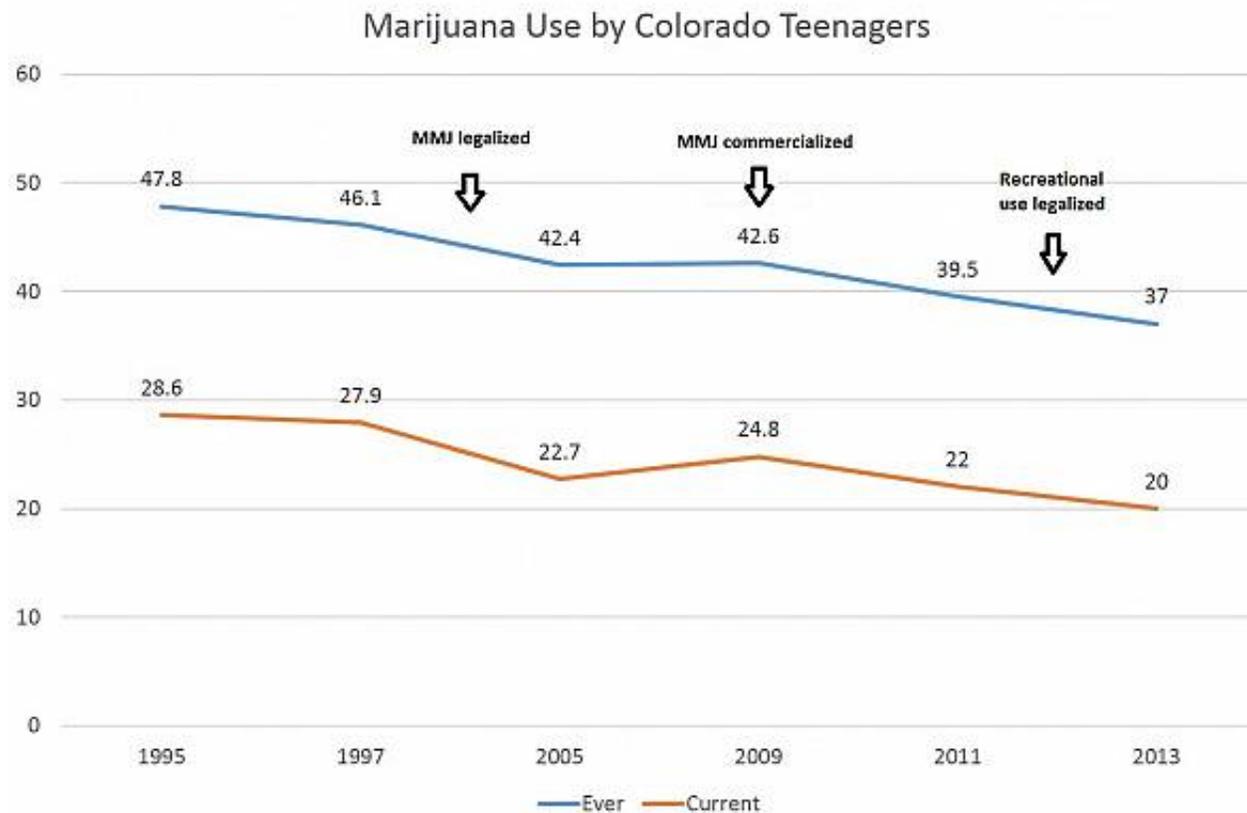
1. Inspections are required within six months of approval and at least once every year

2. Violations can include failing to cooperate, providing false or misleading information, transferring useable marijuana or plants to an individual who is not a patient or caregiver among others
3. Enforcement of these rules can be informal or formal and are dependent on the circumstances

# Despite Legalization, Colorado Teenagers Stubbornly Refuse to Smoke More Pot

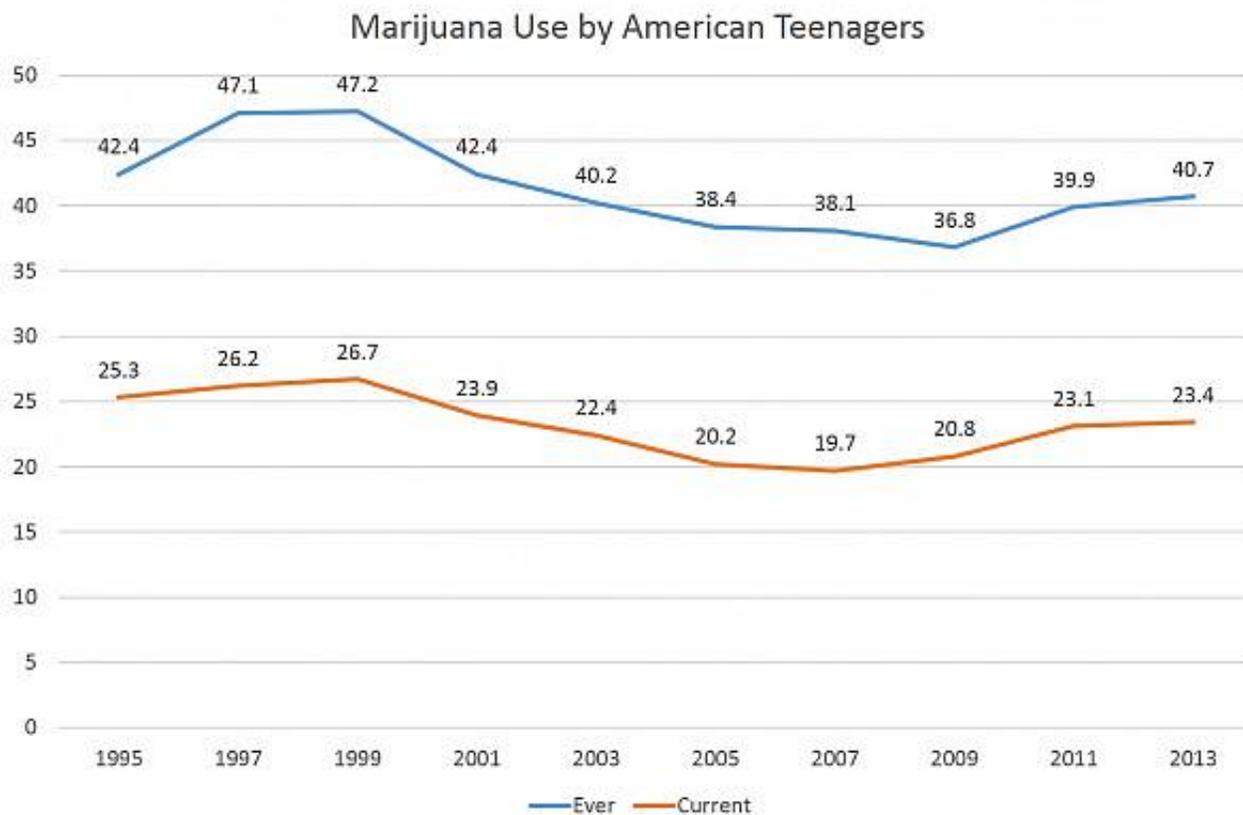
Jacob Sullum | Aug. 8, 2014 1:41 pm

New survey data from Colorado indicate that marijuana legalization so far has not led to an increase in pot smoking by teenagers, as prohibitionists warned it would. In the 2013 Healthy Kids Colorado survey, 37 percent of high school students reported that they had ever tried marijuana, down from 39 percent in 2011. The percentage who reported using marijuana in the previous month (a.k.a. "current" use) also declined, from 22 percent in 2011 to 20 percent in 2013. The state Department of Public Health and Environment, which oversees the survey, says those decreases are not statistically significant. But they are part of a general downward trend in Colorado that has continued despite the legalization of medical marijuana in 2001, the commercialization of medical marijuana in 2009 (when the industry took off after its legal status became more secure), and the legalization of recreational use (along with home cultivation and sharing among adults) at the end of 2012:



## Youth Risk Behavior Survey

earlier numbers come from the CDC's [Youth Risk Behavior Survey](#), to which Colorado contributes data from its own survey. (You can find the state-specific numbers in the reports listed [here](#).) The CDC survey is conducted every other year, but Colorado has not always participated, which is why data for 1999, 2001, 2003, and 2007 are missing. Still, this does not look like what you would expect to see if relaxing restrictions on marijuana led to more underage consumption. In fact, the downward trend during this period is clearer in Colorado than in the [country as a whole](#):



## Youth Risk Behavior Survey

Nationwide, past-month marijuana use by high school students rose between 1995 and 1999, then declined steadily until 2007, when it began a gradual rise that continued through 2013. In Colorado, by contrast, that number rose between 2005 and 2009 but has declined since then. Again, not what you would expect if making marijuana legally available to adults boosted consumption by minors. More detailed and sophisticated analyses, including data from various states with medical marijuana laws, likewise have found [no evidence](#) of such an effect.

"Once again, claims that regulating marijuana would leave Colorado in ruins have proven to be unfounded," says Mason Tvert of the Marijuana Policy Project, who was a leader of Colorado's legalization campaign. "How many times do marijuana prohibition supporters need to be proven wrong before they stop declaring our marijuana laws are increasing teen use? They were wrong when they said regulating medical marijuana would do it, and they were wrong when they doubled down and said making marijuana legal for adults would do it."

It is still possible, of course, that legal recreational sales, which began in Colorado only this year, will increase teenagers' access to marijuana (not through direct sales but through diversion from adult buyers), which might lead to an increase in consumption. Colorado officials express a somewhat different concern. According to a [press release](#) from the health department, "Health experts worry that the normalization of marijuana use in Colorado could lead more young people to try it." In other words, they worry that allowing adults to legally purchase marijuana for recreational use will encourage teenagers to take a more positive view of cannabis, which will make them more likely to use it. Call it the "permitted fruit" effect. Prohibitionists such as former drug czar Gil Kerlikowske raised the same [complaint](#) against medical marijuana laws, but their fears seem to have been misplaced. For what it's worth, the health department reports that "the percentage of students who perceived a moderate or great risk from marijuana use declined from 58 percent in 2011 to 54 percent in 2013," even as marijuana use fell.

# Congress quietly ends federal government's ban on medical marijuana

By **EVAN HALPER**

DECEMBER 16, 2014, 4:00 AM | REPORTING FROM WASHINGTON

**T**ucked deep inside the 1,603-page federal spending measure is a provision that effectively ends the federal government's prohibition on medical marijuana and signals a major shift in drug policy.

The bill's passage over the weekend marks the first time Congress has approved nationally significant legislation backed by legalization advocates. It brings almost to a close two decades of tension between the states and Washington over medical use of marijuana.

Under the provision, states where medical pot is legal would no longer need to worry about federal drug agents raiding retail operations. Agents would be prohibited from doing so.

The Obama administration has largely followed that rule since last year as a matter of policy. But the measure approved as part of the spending bill, which President Obama plans to sign this week, will codify it as a matter of law.

Pot advocates had lobbied Congress to embrace the administration's policy, which they warned was vulnerable to revision under a less tolerant future administration.

More important, from the standpoint of activists, Congress' action marked the emergence of a new alliance in marijuana politics: Republicans are taking a prominent role in backing states' right to allow use of a drug the federal government still officially classifies as more dangerous than cocaine.

"This is a victory for so many," said the measure's coauthor, Republican Rep. Dana Rohrabacher of Costa Mesa. The measure's approval, he said, represents "the first time in decades that the federal government has curtailed its oppressive prohibition of marijuana."

By now, 32 states and the District of Columbia have legalized pot or its ingredients to treat ailments, a movement that began in the 1990s. Even back then, some states had been approving broader decriminalization measures for two decades.

The medical marijuana movement has picked up considerable momentum in recent years. The Drug Enforcement Administration, however, continues to place marijuana in the most dangerous

category of narcotics, with no accepted medical use.

Congress for years had resisted calls to allow states to chart their own path on pot. The marijuana measure, which forbids the federal government from using any of its resources to impede state medical marijuana laws, was previously rejected half a dozen times. When Washington, D.C., voters approved medical marijuana in 1998, Congress used its authority over the city's affairs to block the law from taking effect for 11 years.

Even as Congress has shifted ground on medical marijuana, lawmakers remain uneasy about full legalization. A separate amendment to the spending package, tacked on at the behest of anti-marijuana crusader Rep. Andy Harris (R-Md.), will jeopardize the legalization of recreational pot in Washington, D.C., which voters approved last month.

Marijuana proponents nonetheless said they felt more confident than ever that Congress was drifting toward their point of view.

"The war on medical marijuana is over," said Bill Piper, a lobbyist with the Drug Policy Alliance, who called the move historic.

"Now the fight moves on to legalization of all marijuana," he said. "This is the strongest signal we have received from Congress [that] the politics have really shifted. ... Congress has been slow to catch up with the states and American people, but it is catching up."

The measure, which Rohrabacher championed with Rep. Sam Farr, a Democrat from Carmel, had the support of large numbers of Democrats for years. Enough Republicans joined them this year to put it over the top. When the House first passed the measure earlier this year, 49 Republicans voted aye.

Some Republicans are pivoting off their traditional anti-drug platform at a time when most voters live in states where medical marijuana is legal, in many cases as a result of ballot measures.

Polls show that while Republican voters are far less likely than the broader public to support outright legalization, they favor allowing marijuana for medical use by a commanding majority. Legalization also has great appeal to millennials, a demographic group with which Republicans are aggressively trying to make inroads.

Approval of the pot measure comes after the Obama administration directed federal prosecutors last year to stop enforcing drug laws that contradict state marijuana policies. Since then, federal raids of marijuana merchants and growers who are operating legally in their states have been limited to those accused of other violations, such as money laundering.

"The federal government should never get in between patients and their medicine," said Rep. Barbara Lee (D-Oakland).

[evan.halper@latimes.com](mailto:evan.halper@latimes.com)

*Twitter: @evanhalper*

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**7737 BARBUR BLVD**  
**STAND ALONE EXTERIOR PROTOTYPE**



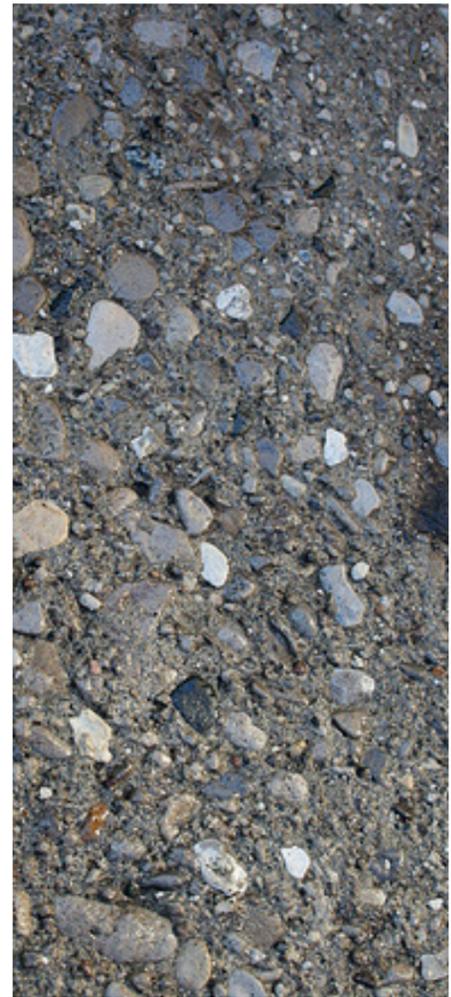
**EXISTING**



RECLAIMED WOOD PLANKS



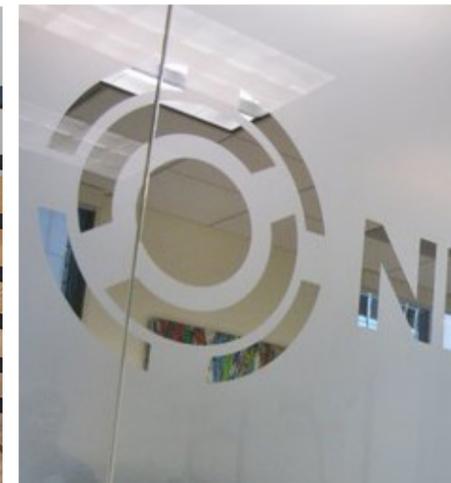
**PROPOSED**



SANDBLASTED CONCRETE



BLACK OXIDE COATED STAIR RAIL/MULLION



FROSTED GREEN GROUP LOGO



GREEN ROOF

# 7737 BARBUR BLVD STAND ALONE INTERIOR PROTOTYPE



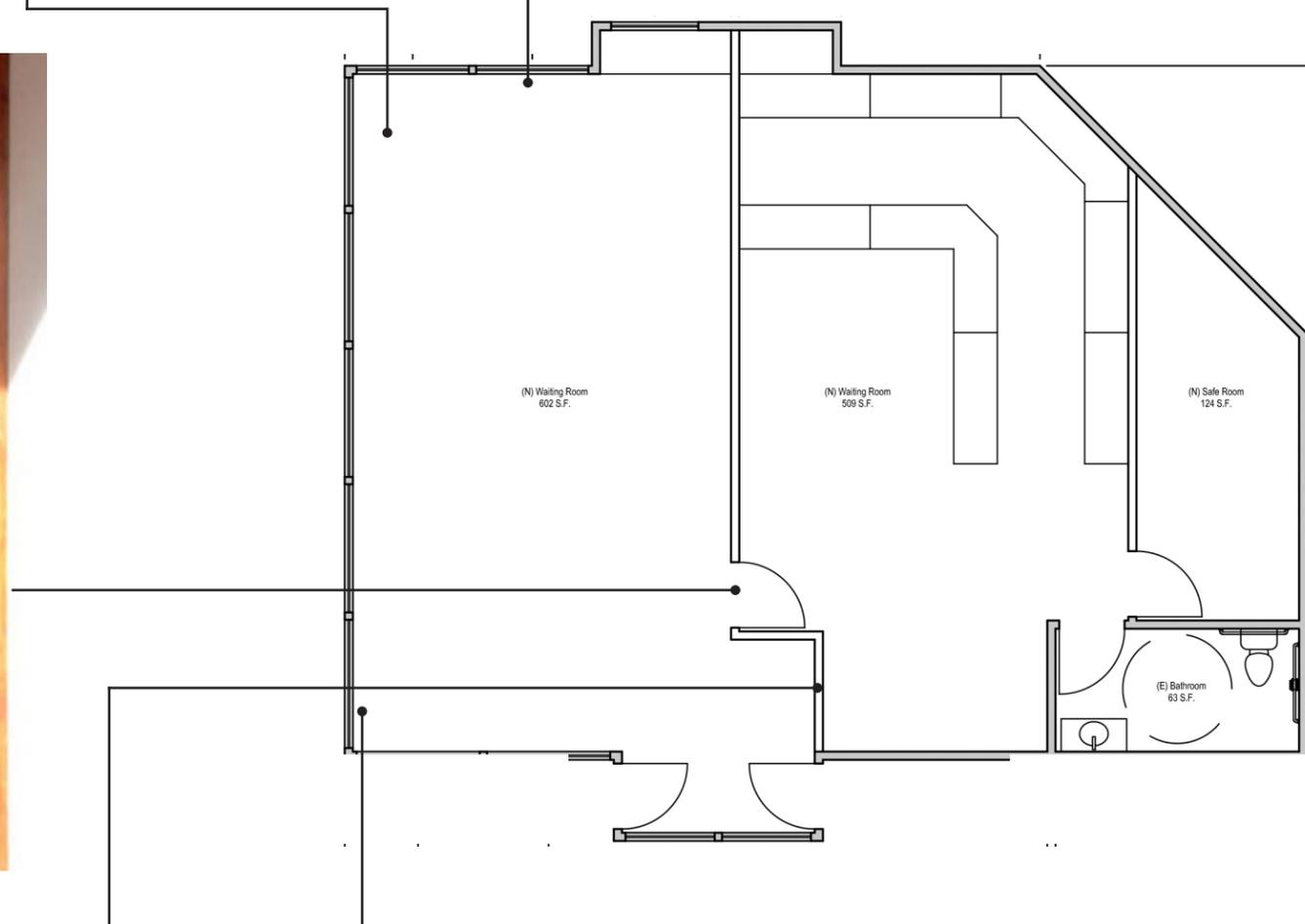
TERRAZO GROUND CONCRETE FLOOR



BUILT IN BENCH SEAT



FABRIC FOR CUSHIONS



OVERSIZED PIVOT DOOR



BARN DOOR ALTERNATIVE



ENTRY FEATURE GREEN WALL



WOOD SOFIT



LIGHT FEATURE



TECHTONIC DETAILS EMPHASIZED



RUSTIC MODERN LUMBER FURNATURE

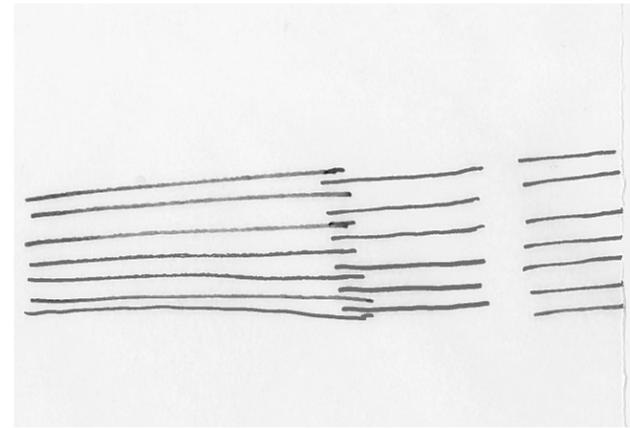
**8680 CANYON BLVD**  
**URBAN INTERIOR PROTOTYPE**



WOOD SLATS FORM WAITING BENCH



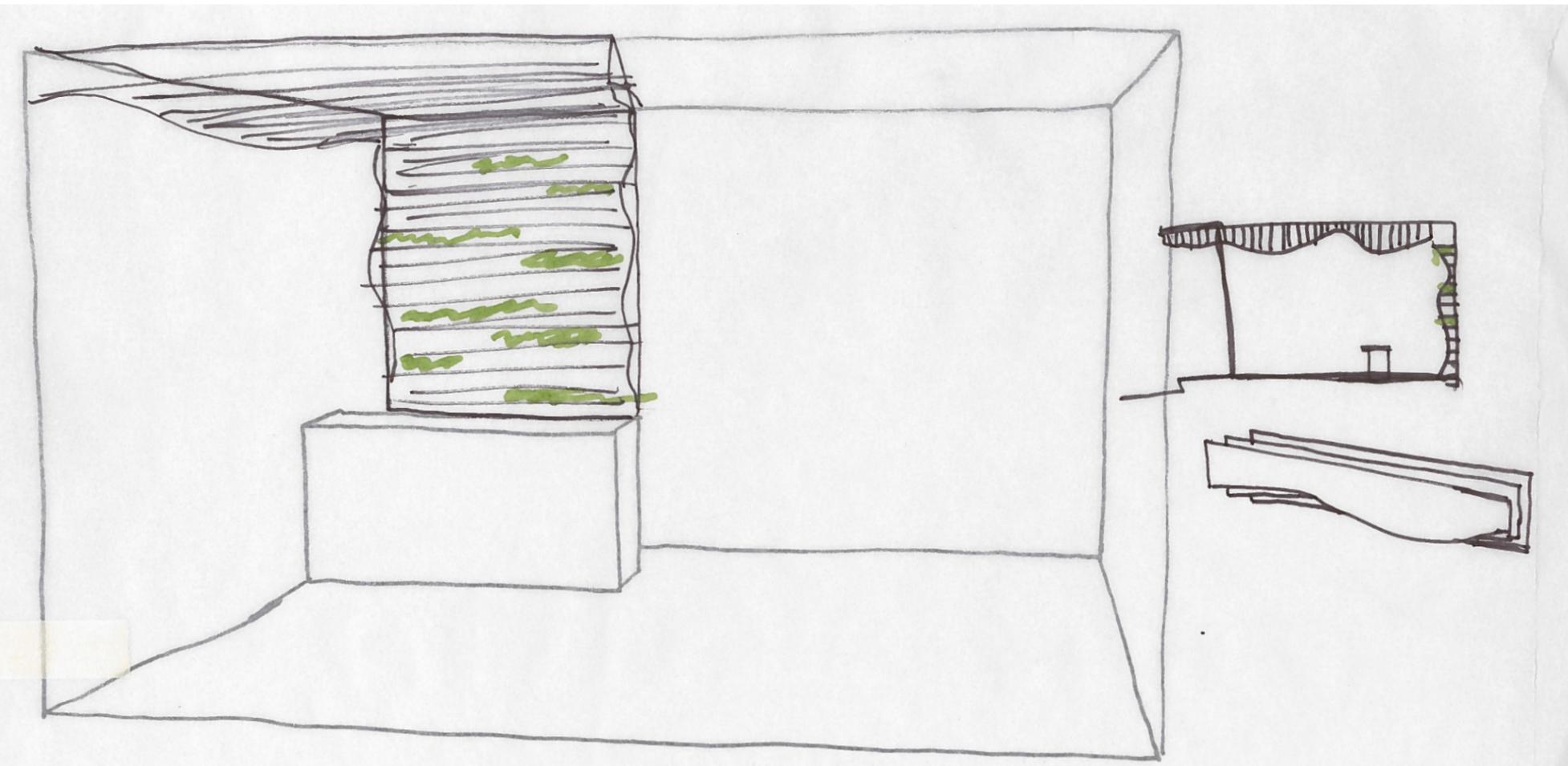
EXTENSION TO ENTRY SHADE  
CANOPY



SLATED DOOR TO SHOWROOM  
SLIDES INTO WALL SLATS



ORGANIC WALL FORM



WOOD SLATS EXTEND BEHIND RECEPTION DECK TO FORM SHELVES FOR PLANTS



**SPARC DISPENSARY**  
*SAN FRANCISCO PRECEDENT*



# RETAIL STORES

## PRECEDENT STUDIES ON CUSTOMER DISPLAYS



February 13, 2014

## **Few Complaints About San Francisco Dispensaries**

San Francisco's 24 city-licensed dispensaries generated just 10 citizen complaints last year, most of them for relatively minor issues such as double-parking.

Other complaints centered around strong cannabis odors and an illuminated sign (which the dispensary owner simply turned off), [according to SF Weekly](#). One even involved a suspect marijuana brownie that was sent to a crime lab but came back clean.

The figure doesn't include dispensary-related crimes, and there were two relatively high-profile ones in or outside MMJ centers in 2013 – [including an armed robbery](#).

But the relatively low number of citizen complaints shows that dispensaries aren't a public nuisance as some MMJ opponents claim, especially in areas with cannabis business regulations.

California doesn't have statewide rules on dispensaries, but San Francisco [requires cannabis centers to receive city permits](#) and meet some basic requirements. Owners, for instance, must pass a background check, submit details on their security plans and obtain certification as a food handler if they're going to make edibles.

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February 7, 2014

## **Rec Shop Lifts Businesses in CO Mountain Town**

Business owners in Carbondale, Colorado, need to thank the town's recreational marijuana shop.

A story in the [Aspen Times](#) reports that the Main Street businesses in the small mountain town have seen a spike in customers since Jan. 15, which is when the Doctor's Garden marijuana store opened for recreational business. The shop is the [first recreational store](#) to open in Colorado's Western Slope region.

The small town of 6,400 people is located between the ski town of Aspen and Interstate 70, which funnels traffic across the state.

Restaurants, coffee shops and grocery stores there have all reported unusually high numbers of customers since the shop opened. Most of the customers, businesses owners reported, are tourists in the 50-plus age group.

"What was kind of surprising was how normal the people were that were coming to Carbondale to buy marijuana," said Carol Bruno, owner of Peppino's Pizza in downtown Carbondale. "It wasn't the stoner crowd I expected, but an older, normal clientele."

The report reinforces the opinion that opening early in a recreational marijuana economy can generate substantial business. But it also shows that recreational cannabis stores can be good neighbors for traditional business owners, many of whom might be skeptical of the industry.

January is traditionally a slow time for the town. But the executive director of the Chamber of Commerce said the month has been just as busy as summertime.

Whether the business continues is yet to be seen. Aspen is expected to open its first recreational retail store within the month, and another is expected to open in nearby Glenwood Springs as well.

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## **Medical marijuana stores impact neighborhoods in Denver no more than coffee shops, study says**

February 21, 2014 | By [William Breathes](#)

A medical marijuana dispensary in the Denver area doesn't have any more impact on its neighborhood than does a coffee shop or a drugstore, according to a recent study released by the University of Colorado Denver. Not only that, but residents don't perceive a dispensary as an undesirable use of a storefront.

These findings counter the constant negative messages coming from law enforcement and anti-cannabis crusaders. And apparently, even the researchers were shocked by the results.

The CU Denver study looked at ways race, ethnicity and economic status played into the location of the centers themselves, with researchers taking the position that the 275 dispensaries they studied were largely located in lower-income areas. And while the findings showed that dispensaries are more likely to be located in areas that have higher rates of criminal activity, that's simply a matter of logistics: Crime generally occurs more often near commercial retail areas, and dispensaries are zoned as retail centers.

Paul Stretsky, a research student at the CU Denver School of Public Affairs who helped lead the study, says his team had predicted from the outset that dispensaries would change the neighborhoods surrounding them for the worse and create more crime. But that just wasn't the case, he notes. The researchers even went back through their methods to find some error that could account for the findings and found nothing.

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## **Study: Pot Shop Security Could Reduce Crime**

Posted on Mon, 02/25/2013 - 4:48pm

Social Welfare professor [Bridget Freisthler](#) recently led a team of authors that published an article in the *Journal of Community Psychology* as part of a [five-year study](#) funded by a grant from the National Institute of Drug Abuse.

The article, co-authored by Social Welfare student Nancy Kepple, Urban Planning student Revel Sims and Scott E. Martin of the Pacific Institute for Research and Evaluation, was titled "Evaluating Medical Marijuana Dispensary Policies: Spatial Methods for the Study of Environmental-Based Interventions." The paper examined several current "policy and land use environmental interventions" that seek to mitigate detrimental effects associated with the influx of medical marijuana dispensaries across California.

Focusing specifically on Los Angeles and Sacramento, Freisthler and her co-authors investigated the impact of dispensary regulations on the prevalence of crime and marijuana use, how types of medical marijuana users cluster within communities, and whether clustering is increased in locations with numerous dispensaries.

Preliminary data from the research indicate that certain regulatory measures -- such as security cameras, the presence of a guard, and the posting of signs requiring a prescription card -- may indeed be effective in reducing crime within the immediate vicinity of a marijuana dispensary.

Dr. Freisthler's expertise lies in the application of population-based geospatial research methods to the exploration of relationships between drug distribution systems, alcohol and drug abuse, and child abuse and neglect. She employs geographic information systems, spatial statistics and spatial econometrics to understand how social problems vary across geographic areas, identify areas in a community prone to developing social problems with an understanding of neighborhood ecologies, and examine how the location of social services may further affect such developments.

Freisthler received her Ph.D. in Social Welfare from UC Berkeley, and she is currently the principal investigator of the UCLA Medical Marijuana Research Team.

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## **Report: Medical Marijuana Dispensaries Not Linked to Neighborhood Crime Study of California dispensaries finds no increased crime levels**

By Jason Koebler Jun. 6, 2012

It's long been the argument of law enforcement and anti-medical marijuana advocates that the government-sanctioned pot dispensaries cause an uptick in crime, especially burglary and muggings. The only problem is that argument isn't necessarily true, according to a new study funded by the National Institutes of Health.

On its face, the argument makes sense—medical marijuana dispensaries feature large caches of high quality drugs, and its customers overwhelmingly walk in with a huge wad of cash and walk out with a desirable product. But the study, published in the *Journal of Studies on Alcohol and Drugs*, found that neighborhoods with medical marijuana dispensaries in Sacramento were no more likely to have crime than other neighborhoods.

The study's authors say their research may debunk a 2009 report by the California Police Chiefs Association that said marijuana dispensaries "have been tied to organized criminal gangs, foster large [marijuana growth] operations, and are often multi-million-dollar profit centers."

"Because they are repositories of valuable marijuana crops and large amounts of cash, several operators of dispensaries have been attacked and murdered by armed robbers both at their storefronts and homes, and such places have been regularly burglarized," the report continues. "Drug dealing, sales to minors, loitering, heavy vehicle and foot traffic in retail areas, increased noise, and robberies of customers just outside dispensaries are also common ancillary by-products of their operations."

Arguments such as those are common by opponents of medical marijuana legalization, which will soon be available in as many as 17 states and the District of Columbia.

"There's law enforcement and city officials debating whether these dispensaries were attracting undesirables, and there's the other side, the dispensary owners, saying maybe these concerns were unfounded," says co-author Nancy Kepple, a doctoral student at the UCLA Luskin School of Public Affairs. "But neither side had any evidence that supported either claim."

The UCLA study looked at crime rates in 95 areas of Sacramento in 2009, before the city enacted regulations on where dispensaries could be located and had fewer restrictions on what security measures dispensary operators had to meet.

"Whatever security measures were done, the owners chose to do it for themselves [in 2009]. We specifically selected this time because it was based on a free-market situation," says Kepple.

Although the researchers aren't sure why there was no uptick in crime around dispensaries, they suspect that security guards and cameras have an impact on keeping criminals out. Or, as Kepple wrote in the report, it could be that marijuana dispensaries just don't increase crime any "more than any other facility in a commercially-zoned area."

Several high-profile murders in San Francisco and Hollywood dispensaries and burglaries in San Francisco, Santa Cruz, and Colorado Springs have made dispensary-based crime national news, but those cases aren't representative of a larger trend, Kepple and her co-author, Bridget Freisthler, say.

"Because of the type of business dispensaries are, any crime there has been well-publicized, bringing more attention to the issue," Freisthler says. "Neighborhood residents get up in arms and it takes a life of its own." She says pot dispensaries appear to be no more likely to be victimized by burglars than liquor stores or other commercial spots.

Still, the authors realize there are potential holes in their study. They say they need to study crime rates in other cities and need to study crime trends over time to determine whether dispensaries have long-term impacts on neighborhood crime.

"This is really just the start, and [our findings] seem contrary to what the public debate has been saying," Kepple says. "We wanted to start thinking about the debate from a scientific standpoint."

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**March 31, 2014**

## **San Francisco Votes to Shrink 'Buffer Zone' Around Schools**

The city's Planning Commission recently voted to shrink the buffer zone between marijuana businesses and schools from 1,000 to 600 feet. The move could allow more businesses to open outside of the quadrant of southern and eastern San Francisco called "SoMa," where 28 businesses currently operate.

When fully implemented, the new zoning laws could allow dispensaries to open into more residential areas of the city, such as Sunset and Richmond. Advocates believe that medical marijuana patients in these areas do not have adequate access to dispensaries, and are forced to travel to SoMa for their medicine.

The rule also eliminates the ban on marijuana clubs within 1,000 feet of playgrounds and youth facilities. Whether San Francisco's adjustments spread to other major cities could impact the industry. The 1,000-foot "buffer zone" has become a regulatory standard, but some advocates believe the buffer is too restrictive in densely populated areas.

Advocates in Chicago, for example, believe the 1,000-foot buffer zone between shops and residential areas could push dispensaries out of town entirely.



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*“We change laws.”*

## Medical Marijuana Dispensaries and Their Effect on Crime

Opponents of medical marijuana sometimes speculate that medical marijuana dispensaries will lead to increased crime rates in surrounding areas.<sup>1</sup> These dispensaries, they claim, will attract thieves and robbers to the facilities and breed secondary crimes in surrounding areas. Such claims have prompted empirical and statistical analyses by researchers and law enforcement agencies. In what should not come as a surprise, given the robust security at most medical marijuana facilities, these studies have routinely shown that, contrary to these concerns, dispensaries are not magnets for crime. Instead, these studies suggest that dispensaries are no more likely to attract crime than any other business, and in many cases, by bringing new business and economic activity to previously abandoned or run-down retail spaces, dispensaries actually contribute to a reduction in crime.

While the data is reassuring, one public safety challenge for dispensaries and adult use marijuana stores has been that many have been forced to operate as cash-only businesses because of banks’ concern about federal legal issues. However, with new guidance that was issued by the federal government in February 2014, it is expected that more small banks and credit unions will open accounts for marijuana businesses.

What follows is a brief summary of anecdotal and scientific evidence, including law enforcement data analyses and academic research on medical marijuana dispensaries and their effect on crime. For more information on dispensaries, medical use of marijuana, state laws, and other issues related to medical marijuana, please visit [mpp.org/medical](http://mpp.org/medical).

**2009 Los Angeles Police Department survey** — In response to debate over medical marijuana regulations by the Los Angeles City Council, and claims from medical marijuana opponents that dispensaries were magnets for crime, Los Angeles Police Chief Charlie Beck asked his department to produce a report comparing the robbery rates of L.A. banks and medical marijuana dispensaries. The report indicated that there were 71 robbery reports filed with the LAPD at the city’s 350 banks. Despite there being far more medical marijuana dispensaries — more than 800 at the time according to Beck — there were fewer robbery reports filed at dispensaries: just 47.

When asked about the report, and claims that dispensaries are crime magnets, Beck said, “I have tried to verify that because, of course, that is the mantra. It really doesn’t bear out. ... Banks are more likely to get robbed than medical marijuana dispensaries.”<sup>2</sup>

**2009 Denver Police Department survey** — An analysis of robbery and burglary rates at medical marijuana dispensaries conducted by the Denver Police Department at the request of the Denver City Council found that the robbery and burglary rates at dispensaries were lower than

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<sup>1</sup> “Across the state, we’re seeing an increase in crime related to dispensaries,” said Ernie Martinez, a Denver police detective who is president of the Colorado Drug Investigators Association. “Medical marijuana dispensaries’ effect on crime unclear,” *The Denver Post*, January 24, 2011.

[http://www.denverpost.com/news/marijuana/ci\\_17178820#ixzz1ngbvMOII](http://www.denverpost.com/news/marijuana/ci_17178820#ixzz1ngbvMOII).

<sup>2</sup> “LAPD Chief: Pot clinics not plagued by crime,” *Los Angeles Daily News*, January 17, 2010.  
[http://www.dailynews.com/news/ci\\_14206441](http://www.dailynews.com/news/ci_14206441).

area banks and liquor stores and on par with those of pharmacies. Specifically, the report found a 16.8 percent burglary and robbery rate for dispensaries, equal to that of pharmacies. That's lower than the 19.7 percent rate for liquor stores and the 33.7 percent rate for banks, the analysis found.<sup>3</sup>

**2010 Denver Police Department analysis** — In late 2010, the Denver Police Department looked at crime rates in areas in and around dispensaries. The analysis showed that through the first nine months of 2010, crime was down 8.2% relative to the same period in 2009. The decrease was comparable to the city's overall drop in crime of 8.8%.<sup>4</sup> *The Denver Post* completed a similar analysis and found that crime rates in some areas with the highest concentration of dispensaries saw bigger decreases in crime than neighborhoods with no dispensaries.<sup>5</sup>

**2010 Colorado Springs Police Department analysis** — An analysis by the Colorado Springs Police Department found that robbery and burglary rates at area dispensaries were on par with those of other businesses. Specifically, the department's data indicated that there were 41 criminal incidents reported at the city's 175 medical marijuana businesses in the 18-month period ending August 31, 2010. Meanwhile, over that same period, there were 797 robberies and 4,825 burglaries at other city businesses. These findings led the department's spokesman, Sgt. Darrin Abbink, to comment, "I don't think the data really supports [dispensaries] are more likely to be targeted at this point."<sup>6</sup>

**October 2011 UCLA study, "Exploring the Ecological Link Between Crime and Medical Marijuana Dispensaries,"** — Researchers from UCLA, funded by the National Institute on Drug Abuse, used data from 95 census tracts in Sacramento to analyze two types of crime (violent and property) in areas with varying concentrations of dispensaries. What they found was that while factors traditionally understood to lead to increased crime — for example, large percentages of land zoned for commercial rather than residential use, a high percentage of one-person households, the presence of highway ramps, and a higher percentage of the population being ages 15-24 — were positively associated with crime in those areas, "the density of medical marijuana dispensaries was not associated with violent or property crime rates." In their conclusion, the researchers said, "[t]hese results suggest that the density of [medical marijuana dispensaries] may not be associated with increased crime rates or that measures dispensaries take to reduce crime (i.e., doormen, video cameras) may increase guardianship, such that it deters possible motivated offenders."<sup>7</sup>

Specifically, the study applied the "routine activity theory" of crime, which suggests that crime is more likely when three criteria are met: (1) a motivated offender, (2) a suitable target, as defined by factors like value, visibility, and access, and (3) a lack of guardianship such as low residency or poor security. The authors hypothesized that the lack of a relationship between dispensaries and crime could be attributable to either of two possible conclusions: either medical marijuana dispensaries were no more valuable a target than other businesses in the area — a possibility supported by the law enforcement surveys in L.A. and Denver discussed above — or heightened security at dispensaries was sufficient to deter criminal activity in the area.

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<sup>3</sup> "Analysis: Denver pot shops' robbery rate lower than banks," *The Denver Post*, January 27, 2010. [http://www.denverpost.com/ci\\_14275637](http://www.denverpost.com/ci_14275637).

<sup>4</sup> See note 1, *supra*.

<sup>5</sup> *Id.*

<sup>6</sup> "Marijuana shops not magnets for crime, police say," *Fort Collins Gazette*, September 14, 2010. <http://www.gazette.com/articles/wall-104598-marijuana-brassfield.html>.

<sup>7</sup> <http://www.uclamedicalmarijuanaresearch.com/node/10>.

**June 2011 Regent University study** — Researcher Maura Scherrer of Regent University looked at the perception of crime, and medical marijuana dispensaries' impact on crime, among residents of Denver neighborhoods with varying socio-economic profiles. In so doing, she found that most crimes, including robbery, vandalism, and disorderly conduct increased in Denver from 2008 to 2009. However, in areas within 1,000 feet of a dispensary, rates were down for most types of crime, including burglary, larceny, and a 37.5% reduction in disorderly conduct citations. In her conclusion the author notes, "it appears that crime around the medical marijuana centers is considerably lower than citywide crime rates; a much different depiction than originally perceived."<sup>8</sup>

**February 2014 *Urban Geography*** — Researchers from the University of South Florida, the University of Colorado, and the New York City Criminal Justice Agency set out to determine whether medical marijuana dispensaries in Denver could be considered locally undesirable land uses (LULUs), land uses that people do not want to live close to, but which provide services to the community.<sup>9</sup> The researchers studied 275 medical marijuana centers in 75 Denver neighborhoods and concluded that:

“[w]hile public officials, and especially law enforcement, clearly warn residents about the negative effects of these centers on the communities in which they are situated, there is little evidence that residents are listening, as these centers do not appear to have any impact on the urban landscape — and therefore on the health of the communities in which they are located.”<sup>10</sup>

The study did find that medical marijuana centers are more likely to be opened in areas that have higher crime rates, but that is not unusual because crime follows retail concentrations. “In short, medical marijuana facilities appear to ... be more similar to drugstores and coffee houses than they are to LULUs.”<sup>11</sup>

**Los Angeles crime trends** — Los Angeles has frequently been cited as the city with the most dispensaries and the least regulation of those dispensaries. It is also the most populous city in the state that has the oldest and the broadest medical marijuana law, where any medical condition qualifies. While L.A. voters do prefer some regulation and control — and they approved a ballot measure to create a regulatory system in May 2013 — the city that has been cited as having more dispensaries than Starbucks certainly has not suffered a crime epidemic as a result of its permissive policies. On the contrary, overall crime in Los Angeles has dropped dramatically since dispensing collectives became legal in 2004. Crime rates have plummeted in the past 11 years, with decreases each of those 11 years. They are now the lowest they have been since 1949.<sup>12</sup>

**The Effect of Medical Marijuana Laws on Crime: Evidence from State Panel Data, 1990-2006**<sup>13</sup> — Researchers Robert Morris, Michael TenEyck, J.C. Barnes, and Tomislav Kovandzic

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<sup>8</sup> Study available at <http://adr.coalition.org/codr/fez/view/codr:983>.

<sup>9</sup> Lyndsay N. Boggess, Deanna M. Pérez, Kathryn Cope, Carl Root & Paul B. Stretesky, *Urban Geography* (2014): Do medical marijuana centers behave like locally undesirable land uses? Implications for the geography of health and environmental justice, *Urban Geography*.

<sup>10</sup> *Id.* at p. 15

<sup>11</sup> *Id.* at p. 16

<sup>12</sup> Kathy Mather, "L.A. crime falls for 11th year; officials note historic drops," *L.A. Times*, Jan. 13, 2014. <http://www.latimes.com/local/lanow/la-me-ln-crime-falls-20140113,0,3357277.story#axzz2vJ6f1xlX>

<sup>13</sup> Morris RG, TenEyck M, Barnes JC, Kovandzic TV (2014). "The Effect of Medical Marijuana Laws on Crime: Evidence from State Panel Data, 1990-2006." *PLoS ONE* 9(3): e92816. doi: 10.1371/journal.pone.0092816

analyzed the association between the enactment of a medical marijuana law and state crime rates for all Part 1 offenses — homicide, rape, robbery, assault, burglary, larceny, and auto theft — as collected by the FBI. The purpose was to help inform the debate on whether passage of medical marijuana laws leads to increased crime rates. The researchers used fixed-effects panel design to identify what, if any, effect passage of a medical marijuana law has on crime rates. This design analyzes changes individual states see in their respective crime rates over time and compares the changes to the crime rate trends among states that enacted medical marijuana laws and those that did not.

While all states experienced a reduction in Part 1 offenses during the period studied, those that had passed a medical marijuana law experienced greater reductions in those offenses than those states that had not. The researchers conclude that enactment of a medical marijuana law “is not predictive of higher crime rates and *may* be related to reductions in rates of homicide and assault.”<sup>14</sup> They note that the most “important finding . . . is the lack of evidence of any increase in robbery or burglary, which are the type of crimes one might expect to gradually increase over time if the [medical marijuana laws lead to increased crime] theory was correct.”<sup>15</sup>

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<sup>14</sup> *Id.* at 5.

<sup>15</sup> *Id.*