



Tigard Downtown Alliance (TDA)
12345 SW Main Street
Tigard, OR 97223

March 25, 2015

Tigard City Council
City of Tigard
13125 SW Hall Blvd.
Tigard, Oregon 97223

Dear Mayor John Cook and Tigard City Council,

The Tigard Downtown Alliance (TDA) is responding to the Tigard Planning Commission's recommendation to include SW Main Street in its available locations for marijuana facilities within the city limits of Tigard. We represent many business owners, property owners and concerned citizens in Downtown Tigard and our organization is concerned that we were not given the opportunity to study and address this recommendation in a timely manner. Our preference would be to schedule a Downtown Dialog to discuss the issue with our members, but because of the tight deadline the City Council placed on written testimony in this matter, we are responding with this letter of concern.

Many groups, including the TDA, the City of Tigard and other interested individuals have been working to improve Downtown Tigard, bringing in new housing and enhancing public spaces:

- Significant improvements have already been accomplished on Burnham and Main Streets to improve Downtown's walkability, one of the goals of Tigard's strategic visioning.
- Business owners and managers are working with the City of Tigard to improve their facades.
- The Tigard Downtown Alliance was awarded Washington County Visitors Association funding for Main Street improvements, including additional benches, banners, glass hanging art, and bicycle racks. This project will be complete by the end of April 2015.
- The City has secured the use of the railroad land bordering Symposium Coffee on Main Street for a future bicycle trail and park, and is embarking on a market rate housing development in the current Public Works "yard" space.

Much planning is being done to increase the residential housing and park space within our downtown area and we are concerned that the Planning Commission's recommendations will not be compatible with this increased residential and visitor traffic.

This year, for instance, we are planning an Art Walk in May that we anticipate will be twice as successful as our inaugural event in 2014; an exciting Street Fair in September; our very successful Trick or Treat on Main Street in October and our Tree Lighting ceremony in December; all of which will bring families into Downtown Tigard.

All of this is being done to bring the Tigard families back to Downtown Tigard.

Therefore, we urge the City Council to amend the Tigard Planning Commission's recommendation to exclude Main Street as an acceptable location for marijuana facilities at this time. This will give the TDA time to gain Downtown Tigard stakeholder input and give all parties time to understand the impact and implications of implementation in the 99W corridor. It is easier to expand a zoning change than contract it.

Sincerely,

Tigard Downtown Alliance
Board of Directors

Michael Stevens

Thomas J. Murphy
Alex

Steve DeAngelis - president
Alex

John Floyd

From: Connie Ramaekers <no_reply@fwtf.ccsend.com> on behalf of Connie Ramaekers <cramaekers@ttsd.k12.or.us>
Sent: Thursday, March 26, 2015 11:46 AM
To: John Floyd
Subject: FW: Another tragedy just occurred

Dear John Floyd,

Subscribe Me!

Connie Ramaekers has forwarded this email to you with the following message: I am concerned about the number of facilities that will be allowed to open in Tigard. Please consider 1000 feet from parks, pre-schools and day cares and industrial zones only. The Colorado Springs Gazette has a 4-part editorial detailing the problems with marijuana legalization. Please copy and paste link and read the article. <http://gazette.com/clearingthehaze>. Let's learn from them.

Please Note: You have **NOT** been added to any email lists. If you no longer wish to receive these messages, please contact cramaekers@ttsd.k12.or.us.



Sadly, we think it has happened again. Another tragedy - this time the suicide of 23-year-old Luke Goodman in Keystone, Colorado, a young man with no history of mental illness - after consuming marijuana edibles.

This doesn't have to happen. It shouldn't ever happen. We all need to do a better job getting out the word about how harmful today's edibles are.

Thankfully, the Colorado Springs Gazette has an incredibly courageous, 4-part editorial feature detailing the problems with marijuana legalization. Their coverage spans workplace problems (like these two dueling construction companies who agree on one thing: how marijuana is a growing problem for them and how they have to look outside of Colorado to find employees who can pass a drug test; or like this teen who says voters were duped).

And now we need your help to say thank you to them.

Please email ClearingtheHaze@gazette.com and tell them how appreciative you are for their coverage. Urge them to continue their work uncovering Big Marijuana and

exposing what is really happening in Colorado.

**Thanks everyone,
SAM Team**

[Forward this email](#)

This email was forwarded to johnfl@tigard-or.gov, by [Connie Ramaekers](#).
[Privacy Policy](#).



John Floyd

From: Linda Cook <lgctlc@gmail.com>
Sent: Sunday, March 29, 2015 2:51 PM
To: John Floyd
Subject: 3-24 Town Hall Meeting (Marijuana Dispensary Location)
Attachments: Marijuana Dispensary Location.doc; Town Hall Meeting.doc

John, thank you for returning my call. I am attaching my concerns and my wife's. If for some reason you cannot open these two attachments, please respond back.

Tom Cook

Tigard Town Hall Meeting, March 24, 2015

Re: Marijuana Dispensary Location

My name is Linda Cook, and I reside at 13835 SW Hillshire Drive in Tigard, Oregon 97223. I am a retired middle and high school teacher who has dealt with many issues outside the realm of academics. Exposing our youth to drug traffic of various types in proximity to areas they frequent should be a community concern. My personal concern with the proposed dispensary site is its location near after-school activities where youth classes in kung fu and dance are held. The proposed dispensary center near the Lost Park Society Kung Fu and the Tigard Ballroom Dance Company where youth are coming and going is not in the best interest of these young people, nor of our downtown Tigard. I am not opposed to dispensing marijuana. I know people have the right to choose and have the freedom for access, but I hope the council will consider not using Main Street as a location for the dispensary. Tigard should want to encourage and enhance a feeling our downtown is a family-friendly area. I do not believe that a clustered combination of liquor store, smoke shop, and marijuana dispensary along Main Street is what the community should project as its image. I hope the council will consider my concerns as input parameters as you decide the rules and regulations for our community.

Sincerely,
Linda G. Cook

Marijuana Dispensary Location
Tigard Town Hall, 24 March 2015

My name is Tom Cook. I live at 13835 SW Hillshire Drive in Tigard, Oregon. I think I'm here to ask questions. Specifically, I have not found state-mandated or perhaps more importantly, Tigard-adopted, standoff distances for separating dispensaries from scheduled youth activities. I believe standoff in Oregon is accepted as 1000 feet, dispensary-to-school. I believe "school" is defined in Oregon as elementary through high school, public or private. Distances and definitions vary across the nation so we have to work with some inconsistencies as laws and guidelines develop. In Massachusetts, for example, a "school" is any structure with scheduled youth activities. In my opinion, Massachusetts protects youth in after-school programs (dance, martial arts, etc.) better than Oregon. Without having done exhaustive research, I submit that Tigard has opted to take a hands-off approach to imprinting, or not imprinting, municipal influence on state mandates. By doing so, I believe we are opening our community to potentially serious unintended collateral consequences.

Tigard's failure to engage marijuana dispensary business developers in a manner that places the safety of our youth as the foremost consideration invites tragedy. If as our elected officials, you do not find a way to prevent a dispensary's being sited very near the Tigard Transit Center, you do in effect give the greater Portland metroplex easy access to Tigard-dispensed drugs. This in-place transportation network will change Tigard demographics. The TTC, which our youth use to access after-school classes (e.g., the Ballroom Dance Company, the Kung Fu Academy of Tigard, ...), will now be shared by desirable and undesirable elements alike. I judge with confidence that there is a real possibility that Tigard's alleys and streets will reflect an altered demographic.

The Tigard Marijuana Dispensary should be sited elsewhere, not on or near Tigard Main Street in proximity to active youth programs and the TTC.

Respectfully,
Thomas L. Cook, PhD



March 30, 2015

Tigard City Council
City of Tigard
13125 SW Hall Blvd.
Tigard, Oregon 97223

Dear Mayor John Cook and Tigard City Council,

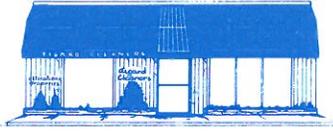
As a business owner and property owner within the area identified to be included in the possible marijuana facility location area I'm concerned that Main Street has been included within the Planning Commission's recommendations.

Main Street has been identified for revitalization with the addition of future park space, additional apartments and additional condominiums included for future development. Much city money has been spent revitalizing Main Street, with additional funds being allocated for future work as well. Is this the area that should be identified as a suitable location for a marijuana facility? Wouldn't it be more prudent to not include Main Street at this time until further studies have been done to confirm the suitability of the area for inclusion? I recommend modifying the Planning Commission's recommendations to exclude Main Street at this time.

Sincerely,

A handwritten signature in black ink that reads "Mike Stevenson". The signature is written in a cursive, flowing style.

Mike Stevenson
Owner
B&B Print Source
9040 SW Burnham St.
Tigard, Oregon 97223



TIGARD CLEANERS

12519 SW Main • Tigard, Oregon 97223 • 503.639.2000

March 30 2015

Dear Tigard City Council

My name is Barbie Mayberry, as a Business owner and property owner on Main Street. I am writing with a deep concern that Tigard is considering a marijuana dispensary on main street. I thought one main reason we re built main street was to make it a more vibrant place where families, children, shoppers would want to come down and enjoy wide sidewalks, landscaping, shopping, art work, eating, coffee etc. "A PLACE TO GATHER". I feel a marijuana dispensary would do nothing to improve that main street feeling. I know I would not walk my grandchildren by one. We at main street are trying to bring down more family events to main street to show the citizens of Tigard what a nice safe, friendly, family place to come.

I personally am seeing more and more Business owners on main street getting more involved and excited about our street improvements. I would love to keep the positivity keep on moving in a forward motion. I do not believe a marijuana dispensary would be positive for any Business Along main street, that does not belong where children, families stroll by. A lot of money was spent and "lost by business" on this street to improve it, can we now just improve it in a more positive way. Thank you
55 years on main street. Barbie Mayberry

To Mayor John Cook and the Tigard City Council,

My name is Shannon Spahan. I am the business owner of the Lost Park Society Kung Fu Academy located at 12215 SW Main Street Tigard, OR 97223. I am writing you today to follow up on my statement March 24th, 2015 to Mayor John Cook and the Tigard City Council regarding a proposed Marijuana Dispensary to be located on Main Street. It was brought to my attention that my landlords, Woo and Song Choi, are planning on leasing to a Marijuana Dispensary in the same building that houses the Lost Park Society Kung Fu Academy.

Lost Park Society Kung Fu Academy provides classes for ages 4 and up with the goal of providing a safe place for today's families and youth. By instilling the Martial Arts virtues of respect, compassion, discipline, integrity, leadership, and honor in our students, we will help prevent drugs, crime, and violence in our community. Lost Park Society Kung Fu Academy provides a safe, structured environment for Martial Arts training. While teaching realistic self-defense skills, we strive to instill the virtues cited above.

A Marijuana Dispensary will create an unsavory environment for other local businesses and the city's family activities located on Main Street; i.e., the Street Fair, Trick or Treating, and the Christmas Tree Lighting, to name a few. I feel like Main Street is not the right choice and recommend that Tigard zoning not allow for Marijuana Dispensaries to be located on Main Street or near established youth programs, such as martial arts studios, dance studios, gymnastics, childcare, etc.....

Another concern is the traffic it would bring to an already congested area. It would create more parking issues, more traffic through our public transportation system, and more cost to the city for road improvements and traffic control. The public transportation system issue of concern is for the safety of families and youth coming through Tigard's main street transit station.

Thank you for your time and concern regarding this matter.

Sincerely,

Shannon Spahan

Lost Park Society Kung Fu Academy

12215 SW Main Street Tigard, OR 97223 503-954-4387

John Floyd

From: Shawn Keren <shawn_keren@yahoo.com>
Sent: Monday, March 30, 2015 12:35 PM
To: Councilmail Councilmail; John Floyd
Subject: Marijuana Dispensaries In Tigard

Thanks for hearing us on March 24, 2015 at the Town Hall Meeting. Attached are the comments made by Shawn Keren.

My name is Shawn Keren and I reside at 14150 SW Barrows Rd. #4 Tigard, OR 97223

We all know that the legalization of recreational marijuana is a done deal. The people spoke and this is now reality.

As for dispensaries and retail outlets in Tigard, I think some careful thought needs to go into the locations of these businesses.

Looking at this from a purely economic point of view I feel that allowing these businesses on Main Street is a bad idea.

The recent upgrade to the downtown area saw a large amount of funds spent to beautify this area. Is this type of business anywhere on Main Street the right thing to do.

If the council is to truly be good stewards of the taxpayers contributions for this project then you will opt to keep these businesses off of our Main Street.

Regards,

Shawn Keren



March 30, 2015

Mr. John Floyd
City of Tigard
13125 SW Hall Blvd.,
Tigard, OR 97223

Dear Mr. Floyd:

This letter is to express our grave concerns about the Planning Commission's proposed recommendation for retail marijuana facilities in Tigard. As a community mental health provider, we strongly urge the Commission to restrict options for retail to an appropriate distance from existing mental health and addiction treatment facilities.

Luke-Dorf is located on the corner of Greenburg and Center, and serves over 300 people in Washington County. A drug and alcohol treatment facility is located directly across Greenburg Road. Luke-Dorf works closely with many community partners including the Tigard PD to stabilize the mental health and contain the behaviors of many Tigard citizens struggling with symptoms of mental illness.

It is well known and documented by a significant body of research that using marijuana worsens the symptoms of schizophrenia. Indeed, after discontinuation of medications, marijuana use is the most common reason for relapse, treatment non-adherence, and worsening psychosis leading to hospitalization (Zammit, Moore and Lingford-Hughes, 2008). Many case and longitudinal studies (some of them going back decades) link marijuana use to mania and acute psychotic symptoms such as hallucinations, paranoia, and anxiety. Over 80% of individuals with antisocial personality disorder and chronic criminal thinking have co-morbid drug misuse, and the risk they pose to the community is exponentially heightened by cannabis use (Regier, Farmer, and Rae). Cannabis can induce bipolar disorder with psychotic features (Khan & Akella in 2009).

Ready availability of marijuana in an area with long-established high traffic of persons with mental health conditions will come at an enormous cost to the community, including increased Emergency Medical services, police intervention, and behavioral incidents that detract from the business climate. The transit line on Highway 99 already attracts numerous non-residents, whose numbers and diversity will significantly increase under the current proposal. It is inevitable that mentally fragile persons will be victimized or financially exploited by persons drawn to the area by retail marijuana. It is equally inevitable that some psychiatric patients will succumb to the temptation of ready access and start on a path that counteracts their health and recovery.

The City's sitting decisions will have a direct role in the risk of exposing those with disabilities to predatory behaviors and unnecessary risk factors, with a predictable effect on the public perception of the Tigard community. We urge you to consider additional restrictions or alternate locations which place dispensaries at a distance of at least five miles from mental health and addictions treatment facilities,



giving these social service programs the same protections the community affords to other vulnerable populations.

We appreciate your request for feedback and appreciate your taking very seriously the issue of a City decision that would increase risk factors for very vulnerable citizens and predictably add a huge cost to their care.

Sincerely,

A handwritten signature in black ink, appearing to read "John Trinh", with a stylized flourish at the end.

John Trinh, CEO
Luke-Dorf, Inc.
jtrinh@luke-dorf.org

John Floyd

From: Mark Johnson <markjohnsonjr@gmail.com>
Sent: Monday, March 30, 2015 7:47 PM
To: John Floyd
Subject: Written Comment - Marijuana Policy

John,

Thank you for the opportunity to submit comment. I have hopes of opening a retail location in Tigard. I have attempted to secure locations in Portland and it has been challenging to say the least. I believe I will have a location and license secured in Tigard soon.

My request would be to open the retail location eligibility to any property within the Planning Commission Recommendation for Non-Retail locations. The property I have secured does not have frontage on 99 or Main St., however it is within the guidelines for Non-Retail locations. I believe many other people will find themselves in a similar situation. By only allowing properties on these 2 streets I believe competition will be unnecessarily stifled and the city may end up underserved.

Certainly pacific hwy. and main st. will not see a shortage of marijuana retail outlets, but the best operators and providers of marijuana related services are not always the ones who can secure prime real estate in a unusually competitive market.

With almost 200 retail locations in the city of Portland alone, it serves as a great example with almost no outcry regarding negatives associated with retail locations. It is my opinion that the planning commissions recommendation for non-retail locations provides a more than comfortable buffer for the community, above and beyond what other municipalities have found success with in regards to retail sales.

Thank you very much for your consideration,

Mark Johnson

March 31, 2015

Dear Mayor Cook, City Council Members and Planning Commission,

First of all, I want to thank you for all the time and effort you have dedicated in regards to Marijuana Facility Regulations for our community of Tigard. You have done an excellent job and thank you for the process you have adopted in allowing the community to give input.

With that said, I would like to voice my concerns and ask for consideration for the following:

1. Retailers and wholesalers selling directly to the public shall be restricted to parcels with frontage on Pacific Highway only and shall not be located not within **1,000 feet** of another retail or wholesale marijuana facility; and not within **1,000 feet** of a Public Library or Parks and Recreation Zone **including day cares and pre-schools.**

2. Non-retail uses and wholesalers not selling to the public shall not be located within **1000 feet** of a parcel or tract within the City of Tigard containing one or more of the following:

a. Residential Zone

b. Parks and Recreation Zone

c. Public Library

d. Pre-schools

e. Day Cares

I am also concerned with the number of facilities that will be allowed to open in Tigard. I feel that having 8 to 10 marijuana businesses in our city should be limited to a smaller number. Less access will protect our youth.

Also, I would like you to consider restricting operating hours to Monday through Saturday from 10 am to 7 pm and closed on Sundays.

Thank You,
Connie Ramaekers
9655 SW Murdock St.
Tigard, OR 97224



March 31, 2015

Tigard City Counsel and John Floyd

13125 SW Hall Blvd.

Tigard, OR 97223

Dear Counsel Members and Mr. Floyd

I am writing to you as I understand this is the final day to make written comments with respect to your final vote on zoning recommendations for Medical Marijuana Dispensaries in the City of Tigard. I am the General Manager of a Dispensary in the Woodstock Neighborhood of Portland and we have been here since June 29th of 2014. Recently we entered into a five year lease on a property on Main Street in Tigard with the hopes of opening a dispensary in the neighborhood. I have followed the public meetings and written comments and wanted a final opportunity to have a voice prior to the counsel making its final vote. First of all I am a husband and father of two boys ages 7 and 10. I graduated with a degree in Finance from the University of Oregon in 1991. When we moved into the neighborhood in Woodstock, of course there were plenty of opinions. We are across the street from Our Lady of Sorrow Catholic church and a private pre-school. (I am actually a devout catholic, and have shared some emails back and forth with the priest across the street.) The Church has been great, as has the pre-school. I believe there are some misperceptions about this business. If there wasn't a Green Cross in the Window, you would not know we were here as a MMJ Dispensary. People come and go just like any other business and there has never been a problem to speak of. Interestingly, when I got into this business I was really looking ahead to retail operations and trying to position accordingly simply as a business opportunity. Having worked 70 hours a week since we opened refining things and visiting now on average 100 patients a day, I have gained a level of respect for Marijuana as medicine that I never understood/believed to be the case. We have product that does not have the psychoactive effects of the plant that is good for things like pain, inflammation, epilepsy, etc... We have three patients with Rheumatoid Arthritis that have completely replaced their arthritis medicine with the CBD Capsules (that is name of the non- psychoactive part of the plant that helps with pain and inflammation). I have watched them resume normal activities they otherwise were having trouble with. Even their doctors are amazed and using the term remission. Also, I can think of a fifteen year old boy whose mother has told me has severe depression/schizophrenia and has been taking the CBD Capsules and can now sleep through the night without nightmares and night sweats. His mother and I have had some wonderful conversations and so far has had a dramatic impact on the young man's life. Also, folks with chronic



pain that have been cut off opiates by their doctors that are using Cannabis as a healthier alternative to assist with various ailments. The list goes on and on.

The point I'm trying to make (not to be repetitive) is that I believe there is a misunderstanding about what this business is all about. People come and go like any other business and we make a positive contribution to our local community and if allowed will do the same thing in Tigard being highly responsible citizens. The preliminary zoning has allowed for businesses fronting Hwy 99/Pacific Hwy and Main Street. Based on this we have signed a five year lease at a building on Main Street. I hope you will see your way to approving the Planning Department's recommendations. We look forward to doing business in Tigard.

Sincerely

Bill Widmer

G.M. Kaleafa

John Floyd

From: Sunnie <sunniepage@gmail.com>
Sent: Tuesday, March 31, 2015 11:46 PM
To: John Floyd
Subject: Possible marijuana dispensary locating on Main Street

Dear Mr.Floyd,

I was surprised to learn from one of our students that a marijuana dispensary may soon open on Main Street. This location will damage my business, not contribute to Tigard's current positive trend towards urban renewal, will decrease property values, and will deter other posh businesses from opening on Main Street. Attached is a letter a emailed to the City Council.

Best Wishes

Sunnie Page

Owner, The Ballroom Dance Company

Dear Council Members,

My name is Sunnie Page. I own The Ballroom Dance Company, located at 8900 SW Commercial Street in Tigard. We opened nearly eight years ago and are the largest ballroom dance studio in the country.

I'm writing to express my desire that the cannabis dispensary opening in Tigard be located farther from my studio.

1) We run the largest childrens ballroom dance program in the state, teaching kids ages 3-18 years old seven days a week. Many of these kids take public transportation. A marijuana dispensary increases the chances of kids being exposed to drugs (potentially re-sold to them next door at the transit center they use, or passive exposure/advertisement through having to drive by it every time they drive to our ballroom). A marijuana dispensary increases the chances of drivers under the influence driving on our street.

2) We opened our ballroom in Tigard, excited to learn of the old town gentrification and aesthetic upgrade plans. We have parlayed this into elegant event rentals, with three full size ballrooms with luxurious upholstery covered walls, chandeliers, special effects LED lighting, full service kitchen, etc, A marijuana dispensary in plain sight within walking distance from the front doors of our ballroom will hurt our ability to rent to clean-cut, black tie events. Posh weddings, childrens birthday parties, elegant corporate galas, etc will not host their parties at a ballroom where you "drive past the weed dispensary and turn left."

3) We already have challenges being located next to the Transit Center. Riders smoke, drink and urinate behind our ballroom. We do not want to add policing pot smokers to the list of inconveniences being located here.

4) Many types of businesses attract clientele which are mutually beneficial to our business. Our staff and hundreds of students patronize many businesses in Main Street. Our staff and students are athletes, children, and recreational social dancers who do not drink or smoke, let alone use marijuana. Likewise, a marijuana

dispensary will not attract clientele who will patronize or benefit my business in any way. In fact for the above mentioned reasons, this dispensary will damage my business.

5) My understanding is we have an alternative high school on our street for troubled kids, as well as an addiction treatment center the next street over. I hope these people have been notified of this potential 'new addition' to our neighborhood, as it certainly stands to be detrimental for their clientele.

6) And on a personal note, as the parent of a 4 year old daughter who I care for full-time who comes to the ballroom with me daily -- I do not want to be forced to expose my own family to that business, any more than I would like to have a strip club on our corner.

I beg the council to reconsider allowing a marijuana dispensary to open at the currently proposed location. It is within walking distance from our front door & in the direct path of hundreds of clients who patronize our ballroom weekly. Our clients having to walk and drive by a pot dispensary every time they patronize our ballroom will cost us the affluent, wholesome, fitness & family-focused clientele we have worked hard to cultivate.

Just because a marijuana dispensary is legal does not make it an esteemed and helpful addition to our neighborhood. In fact it is the opposite.

Thank you for your consideration in this sensitive matter. Feel free to contact me if you have any questions.

Best Wishes

☐Sunnie Page

Owner, The Ballroom Dance Company

www.theballroomdancecompany.com

(503)639-4862 (ballroom)

(503)784-7984 (cell)

☐Sunnie@theballroomdancecompany.com

Sent from my iPhone

John Floyd

From: Joanne Bengtson
Sent: Wednesday, April 01, 2015 2:28 PM
To: John Floyd
Cc: Carol Krager; Norma Alley
Subject: FW: Letter to council regarding retail marijuana locations

Fyi
-Joanne

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

From: Steve DeAngelo [<mailto:steve@cateringbydeangelos.com>]
Sent: Wednesday, April 01, 2015 1:58 PM
To: 'John'; John Cook; Councilmail Councilmail; Marty Wine
Cc: Sean Farrelly; Lloyd Purdy
Subject: Letter to council regarding retail marijuana locations

Dear Mayor Cook and members of Tigard city council,

I am writing today to express concerns over the planning commission recommendation of the placement of retail marijuana dispensaries within the limits of the city.

Allowance of dispensaries on Main Street seems Disingenuous to the city's goals of creating a vibrant district for the stakeholders of our community and beyond.

As you are aware, many including myself have committed countless hours towards assisting the city with achievement of the plans recommended for the transformation of downtown. It is a known fact that housing, public gathering spaces and community events are all inclusions of our transformation district which all include children.

Creating limited options that include Main Street seems like an attractor to these specific types of businesses. When I asked staff about the allowance of this type of business that might be otherwise restricted based on plans to improve the Tigard street trail, staff indicated the business would be protected under non conforming use status of the code. My knowledge of the non conforming codes which I appreciate protects business and property owners such as myself to further continued business operations in blighted or underused areas of transformation. Allowing a restricted business within the zone with knowledge that a proposed public gathering space which is in the city plan and then allow that continuation under non conforming use status seems counterproductive.

I am further disturbed that the city did not send out notifications via US mail regarding the proposed change. The only communication the city had to property, business owners or citizens was Cityscape. Unfortunately, Since that publication is no longer mailed, it's effectiveness as a communication means has fallen off my radar to monitor city information. The TDA nor CCAC was invited to comment in a reasonable amount of time either. The Times has been a better information source although the reporter based on space certainly cannot publish all the data that needs consideration for decision making by any stakeholder.

Looking at staff recommendations to have a residential setback of 500' would solve many of the concerns the city has in regards to restrictions and maybe should be reconsidered as well. Allowing establishments of this nature citywide could be another consideration, although I understand the action of moving into this un chartered territory careful with future additions to zones rather than trying to restrict after the fact.

I sincerely hope council weighs in all options before making their final decision.

Respectively submitted,

Steve DeAngelo

TDA President, proud citizen, commercial property owner, resident, and business owner within the city of Tigard

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