

MARIJUANA REGULATIONS CONVERSATION
Questions and Answers

ANTHONY WARREN

Studies by researchers from University of Denver (as published in Justice Quarterly) found neighborhoods with one or more medical or recreational dispensaries saw increased crime rates that were between 26 and 1,452 percent higher than in neighborhoods without any commercial marijuana activity. Given this research, how do you defend to families in the community these kinds of risky proposed changes?

Response: Marijuana businesses are not allowed in neighborhoods by State law. The changes being considered, would allow marijuana retailers in commercial areas, subject being sited at least 1,000 feet away from residential neighborhoods, in addition to schools, parks, and libraries.

NIKLAS WARREN

Knowing state law makes personal marijuana use legal on one's own private property/home, and not out in public, what practical purpose does reducing minimum distance in public serve?

Response: The Tualatin City Council has directed staff to solicit public feedback on the proposed reduction of the existing 3,000 buffers from schools, libraries, parks to 1,000 feet.

WILLIAM DI GIALLORENZO

How can I open a marijuana store in Tualatin?

Response: Marijuana businesses in Oregon are primarily regulated by the Oregon Liquor Licensing Commission. Businesses seeking a license to do business in Tualatin are required to obtain approval for their location and comply with Tualatin's locally adopted regulations (Chapter 80 of the Development Code). All businesses operating in Tualatin must also obtain a business license.

KATHLEEN SILLOWAY

My question has to do with the reduction in distance from marijuana dispensaries to places like schools and parks--as well as between each other. Is this to get more in line with state guidelines? If not, why the proposed reduction?

Response: The proposed changes include a change to reduce the maximum distance between marijuana businesses from 2,000 feet to 1,000, to comply with state law. State guidelines require marijuana businesses to be 1,000 feet from schools and outside of residential areas. Tualatin's other existing marijuana regulations and proposed changes are locally adopted.

Also, why the limitation on the central commercial district? We have a vaping store and bars there; how is this different? It seems somewhat hypocritical to me, truth be told.

Response: The proposed changes would allow marijuana retailers in commercial areas but would require them to be at least 1,000 feet from parks, schools, the library, and residential areas. In certain commercial locations, including those adjacent to the Tualatin Library and Tualatin Commons park, this 1,000 foot "buffer" would effectively prohibit marijuana retailers.

Thank you. I am hoping to be able to be on the Zoom call. Will it be recorded and accessible later for those who can't?

Response: Yes. Please visit: <https://www.tualatinoregon.gov/communitydevelopment/information-session-proposed-changes-marijuana-regulations>

SUSAN HANSON

Can you tell us the process for making changes? Will the council make the decision, or will there be a vote?

Response: *If approved, the proposed changes would be made by Ordinance adopted by the City Council, and would not be put out to a public vote. A public hearing on the proposed changes is currently scheduled for November 9, 2020.*

Are there other cities in Oregon with restrictions that exceed the minimum state restrictions specifically regarding 1000 feet from schools? And is the 1000 feet distance from schools the state restriction?

Response: *State law requires marijuana businesses to be at least 1,000 feet from schools. The City has not conducted a comparative analysis of other municipal marijuana facility regulations.*

Will you be able to provide us with a map showing where marijuana businesses can be located given the proposed changes?

Response: Yes. Please visit: <https://www.tualatinoregon.gov/communitydevelopment/information-session-proposed-changes-marijuana-regulations>

I believe there is only one liquor store in the city of Tualatin, will there be a limited number of marijuana businesses allowed in the city of Tualatin?

Response: *There is no existing or proposed limit strictly based on the number of marijuana businesses located in Tualatin.*

RIVERPARK CIO

Do you have dispensaries showing interest in opening here?

Response: *Since the adoption of regulations in 2015, several prospective facility operators have contacted the Planning Division to inquire about Tualatin's location requirements and regulations.*

PAT BUDOR

Is there a minimum distance from a residential zone? Commercial zones are right next to residential zones, so if it's right on the border it will in effect be in a residential one.

Response: *State law prohibits marijuana facilities in residential zones. The changes being considered would require marijuana facilities to be located at least 1,000 feet from a residential zone.*

ANTHONY WARREN

I am curious when will we have the opportunity to engage city councilors on this directly? I have already emailed them in the past on this topic but am hoping for more direct community QA from officials.

Response: *You may contact City Councilors on this topic at any time. However, all comments and questions received through this outreach process will be shared with the entire City Council. The City Council will consider the proposed changes at a public hearing currently scheduled for November 9, 2020, at which you may also provide written and/or verbal testimony.*

Also why is the city eager to change these rules? The attempt at possible revenue increase does not seem in line with community values and the work done in years.

Response: *The Tualatin City Council has directed staff to solicit public feedback on the proposed changes.*

ANONYMOUS

Will the many emails and public testimony against changing regulation the council received earlier this year be included in the record?

Response: *To ensure any emails and testimony are included in the public record for the recently proposed changes, please email to engman@tualatin.gov.*

MARIJUANA REGULATIONS CONVERSATION
Comments Received

SEPTEMBER 11, 2020

I don't know if there will be a public comment period or if this hearing is it. On proposals that are being considered, but I did want to reach out and just express my support for the historic ordinances that have existed, as well as significant concern over potential changes. I could understand being more liberal with regard to industrial zones, but continuing the restrictions around schools and other institutions seems very prudent. I recognize there are likely significant tax implications of maintaining the existing ordinances, however it has been point of pride for me that Tualatin doesn't look like all the towns on the coast. We are a family-centered community and maintaining existing ordinances is critical to sustaining that identity.

Thank you for the consideration,
Melissa Evers-Hood

SEPTEMBER 15, 2020

Please consider this a public comment/question ahead of tomorrow's city public meeting on this.

I don't find myself persuaded on the argument I have heard from some of the city councilors around this being a revenue booster for the city. I do not think this would be good for the city. Making it easier for people to access a federally controlled substance is not in the best interest of the community.

I would really encourage the city council to review studies by researchers from University of Denver (as published in Justice Quarterly) which found neighborhoods with one or more medical or recreational dispensaries saw increased crime rates that were between 26 and 1,452 percent higher than in neighborhoods without any commercial marijuana activity. In the same way Jiggles for years brought in revenue to the city, it was a stain on the city's reputation and not for the betterment of the community.

Given this research, how do you defend to families in the community these kinds of risky proposed changes?

Anthony Warren
Tualatin resident, father and Tualatin Parks Advisory Committee Member

My comments/plea:

Please do not reduce the distance. It is already terrible having to smell this disgusting drug in our parks and other public spaces as it is.

If people want to do this in their own home, fine, but I and the rest of the general public should not be subject to this.

Do not forfeit public health in public spaces for money from a pot shop.

Thank you,
Niklas Warren
Resident of Tualatin

SEPTEMBER 16, 2020

I want to voice that I am STRONGLY against changing the distance regulations. If these stores must be in Tualatin there are plenty of places they can be that are not close to places I go with my children.

Holly Cuperus

Please do pass this along as well -- just because you can (in accordance with state law) does not mean you should.

Local governments have the power to implement zoning controls as is beneficial to the community, and Tualatin does not need the pot business. Please do not sacrifice the well being of the community at the altar of profit.

Niklas Warren

I was not able to give feedback at the meeting today, but I'd like to voice concern about the change in regulations.

I feel that reducing the buffer from schools and distance between dispensaries to 1000 feet is not in the best interest of the city and it's residents.

1000 feet is only a few blocks. If the regulation is changed, a dispensary could be located just a few blocks from Hazelbrook Middle School.

The businesses in the NW commercial zone are, in general, not retail stores. While the General Manufacturing Planning District does allow for marijuana facilities, reducing the buffer as well as distance between facilities to 1000 feet will increase the number of retail store fronts. We've already seen areas of Portland that have a glut of dispensaries, where they seem more common than coffee shops. The increase in retail store fronts will change the business profile of an area that is mainly intended for General Manufacturing.

I would caution against changing the regulations. Once they are changed it's difficult to go back. If the city feels that the regulations need to be loosened. I would suggest a distance of 2000 feet and updating the planning zones. If you were to remove the allowance for marijuana facilities from the general manufacturing zone and create a new manufacturing zone that also allowed marijuana facilities, you could have finer control over their placement and density.

Brian Maguire

WEBINAR

In my humble opinion, Oregon has more than enough pot shops. You can throw a stone without hitting one anywhere else in the metro area. Tualatin doesn't need one.

Anonymous

September 18, 2020


SEPTEMBER 18, 2020

I read an article about the proposed changes and watched the replay of the zoom meeting from last night. I'd like to share my humble opinion to add to your collection of comments.


As a wife and mother of two young children, a homeowner, and a former CIO president and treasurer, I care deeply about my community. Something that I love about Tualatin is that I can envision my children riding their bikes to stores, the library, and friends' houses as they get older like I was able to do as a child. The city feels clean, safe, and friendly. In a lot of ways, I feel like it is one of the last sweet suburbs of Portland. Since marijuana was legalized, I've seen so many cities and towns throughout Oregon become loaded with marijuana shops and I feel that a grungy, uncomfortable vibe has come with it. I am fearful that if it becomes easier for marijuana shops to open in Tualatin, we will lose our charm and I won't feel as comfortable letting my children enjoy the wonderful accessibility of our town.

Thank you so much for listening,
Jamie Gowins


FACEBOOK

 **Rob Spalding** You'll be lowering my taxes when you bring in taxes from this right? No? Damn


Ban Rob Spalding · Unhide · Message · 1w



 **E.S. Lamb** Tualatin does not need weed shops. Keep them regulated as they are or get them out completely. Want weed? Go to Tigard. They have plenty.


Like · Reply · Message · 1w


 **E.S. Lamb** Keep weed out of Tualatin. More homeless scumbags are already moving in here. We don't need further incentive to attract any more of them.


Like · Reply · Message · 5d


 **Kristine Fagler** houseless people are not who is using recreational marijuana. Maybe stop complaining on every single post and do some research


Like · Reply · Message · 5d   3

 **E.S. Lamb** Kristine Fagler Do you work downtown among the homeless as I have? How's that for research? The streets of Portland are littered with the trash of the homeless, including empty marijuana vials (and needles) issued from any number of dispensaries. To deny the connection between the homeless and drug use and this obvious reality is absolutely absurd.

Like · Reply · Message · 5d · Edited  1

 **Kristine Fagler** E.S. Lamb houseless people with drug addiction issue and mental health problems is a separate conversation. This is about Tualatin reviewing regulations on recreational marijuana.

Like · Reply · Message · 5d  1


 **E.S. Lamb** Kristine Fagler You're absolutely clueless if you cannot admit the link that obviously exists between the two, vagrants and drugs. "Houseless?" Is that the new kinder and gentler term, some sort of further semantic gymnastics, issued to you by headquarters? What a joke.



Like · Reply · Message · 4d

 **Kristine Fagler** E.S. Lamb reading comprehension is a learned skill. I recommend you take classes.


Like · Reply · Message · 4d  1

 **E.S. Lamb** Kristine Fagler Oh, the irony. You couldn't even read and comprehend the prior posts in this thread.

 **Sara Evans** It would be nice to have a dispensary here.

Like · Reply · Message · 6d   4


^ Hide 11 Replies

 **E.S. Lamb** Sara Evans Go to Tigard. They have plenty.

Like · Reply · Message · 5d

 **Sara Evans** E.S. Lamb I don't wanna


Like · Reply · Message · 5d


 **Sara Evans** E.S. Lamb besides, what's wrong with a dispensary here in town?


Like · Reply · Message · 5d  1

 **E.S. Lamb** Sara Evans Too lazy? Typical dope smoker.

Like · Reply · Message · 5d

 **Sara Evans** Hahaha.... far from it

Like · Reply · Message · 5d  2


 **Alicia Eginton Hoyle** Sara Evans this isn't about having a dispensary in Tualatin. They are currently allowed. It's about changing the zoning to allow them within 1,000 feet of schools, parks, playgrounds and libraries.

Like · Reply · Message · 5d


FACEBOOK

 **Sara Evans** Alicia Eginton Hoyle gotcha


Like · Reply · Message · 5d

 **Jonathan Crane** Alicia Eginton Hoyle Not within 1000 feet, at least a thousand feet, which is consistent with the State law and how most other municipalities are doing it. For all intents and purposes, we have a ban.

Like · Reply · Message · 5d


 **Alicia Eginton Hoyle** Jonathan Crane what are Lake Oswego, Wilsonville and West Linn doing? It's my understanding that they are not allowing it at all. Was this an issue before Western Dispensaries hired an attorney to get the city to change the zoning so they could put a store at a freeway exit in Tualatin. A pot shop on one side and an In n Out on the other. If the zoning changes, that could very well become the image of Tualatin.

Like · Reply · Message · 5d

 **Jonathan Crane** Alicia Eginton Hoyle I just think the city has bigger fish to fry. Pot is legal, can't stop it. People (yes, even Tualatin residents) are going to buy it, whether it's a few blocks away in Tigard or King City or not, so perhaps might be best to accept... [See More](#)


Like · Reply · Message · 4d




 **Jonathan Crane** Alicia Eginton Hoyle I just think the city has bigger fish to fry. Pot is legal, can't stop it. People (yes, even Tualatin residents) are going to buy it, whether it's a few blocks away in Tigard or King City or not, so perhaps might be best to accept this reality and enjoy the sizable tax proceeds and prospering local businesses like most of our neighboring cities do. We allow alcohol, cigarettes, gambling, which all have far greater addictive powers than THC. I think it's time for society to move on, Including Tualatin.

Like · Reply · Message · 4d



 **Doug McClure** If it brings in tax money for the city do it. I don't care for the leaf myself but it's legal in the state, so why not?


Like · Reply · Message · 4d

 Reply as City of Tualatin

 **Jonathan Crane** Why not? We have a liquor store. What's the difference?


Like · Reply · Message · 5d




 **Niklas Warren** These proposed changes are terrible. I am so sick of smelling this garbage in public, and now we want to bring MORE of this into our community? NO THANK YOU.

Like · Reply · Message · 1d




 **Sarah Hall** Drive 10 minutes to another city and get it. I feel like there are more pot shops then Starbucks in the area now. Stay out of Tualatin.

Like · Reply · Message · 21h

 **David Dunn** Ban the sales of an illegal product.

Like · Reply · Message · 1d

 **Ethan Lamb** Get rid of dope in Tualatin. We have enough homeless now as it is without supplying them weed.

Like · Reply · Message · 1d

TWITTER



tweem @NTFT8T · Sep 11
Finally



marinemajor 🤘 @marinemajor · Sep 6
Shut them down.

INSTAGRAM



jayperez23 Glad to hear there's more discussion on this topic taking place. More love and more money into the community ❤️

1w Reply



irishpdx I really hope that we do not change our regulations.

1w Reply

NEXT DOOR



Kathy M. • Riverpark CIO1
Maybe we could also talk about food carts for Tualatin
3 Sep

❤️ 😊 3



Barbara M. • CIO2 - East Tualatin
Restaurants are all struggling... food carts may hurt their business???

3 Sep

❤️ 1



Kathy M. • Riverpark CIO1
I heard that 2 years ago before Covid was around. Would be nice to see Tualatin come to the 21st century
3 Sep

❤️ 3



Toni & Len C. • Riverpark CIO1
Good info from City councilors Paul Morrison and Nancy Grimes in a recent Tualatin Life. They don't agree with the location zone changes.
5 Sep

❤️ 1



James F. • Ibach CIO
They don't even represent a majority on the council. Marijuana is legal in Oregon and yet Tualatin, by pushing dispensaries, etc. to the fringes of the city, is disingenuous in accepting state tax dollars from their sales. Alcohol, tobacco and other vaping products are allowed to operate all over Tualatin and in the downtown core. Why is marijuana being subjected to a different standard? I'm a disabled veteran with a medical marijuana card that has to travel out of town to obtain this product and I have a vehicle to do so. There are others like me who don't have this ability.

6 Sep

❤️ 4



Joey B. • Riverpark CIO1
James Folk I agree with you.
9 Sep

✓

September 18, 2020