



MEETING AGENDA

TUALATIN PLANNING COMMISSION

January 15, 2015; 6:30 p.m.
JUANITA POHL CENTER
8513 SW TUALATIN RD
TUALATIN, OR 97062

1. **CALL TO ORDER & ROLL CALL**
Members: Alan Aplin (Chair), Bill Beers, Jeff DeHaan, Cameron Grile, Nic Herriges, Adam Butts and Jan Giunta
Staff: Alice Cannon, Assistant City Manager; Clare Fuchs, Senior Planner; Cindy Hahn, Associate Planner
2. **APPROVAL OF MINUTES**
 - A. Approval of November 20, 2014 and December 18, 2014 TPC Minutes
3. **COMMUNICATION FROM THE PUBLIC (NOT ON THE AGENDA)**
Limited to 3 minutes
4. **ACTION ITEMS**
 - A. Elect a Chair and Vice Chair to Represent the Tualatin Planning Commission.
5. **COMMUNICATION FROM CITY STAFF**
 - A. Update on the Regulation of Marijuana Facilities
 - B. PUBLIC HEARING: Sign Variance Application; LA Fitness; 7405 SW Nyberg Street
6. **FUTURE ACTION ITEMS**
7. **ANNOUNCEMENTS/PLANNING COMMISSION COMMUNICATION**
8. **ADJOURNMENT**



STAFF REPORT

CITY OF TUALATIN

TO: Tualatin Planning Commissioners
FROM: Lynette Sanford, Office Coordinator
DATE: 01/15/2015
SUBJECT: Approval of November 20, 2014 and December 18, 2014 TPC Minutes

ISSUE BEFORE TPC:

Attachments: [TPC Minutes 11.20.14](#)
[TPC Minutes 12.18.14](#)



City of Tualatin

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UNOFFICIAL

TUALATIN PLANNING COMMISSION -

MINUTES OF November 20, 2014

TPC MEMBERS PRESENT:

Alan Aplin
Adam Butts
Jeff DeHaan
Bill Beers
Cameron Grile
Jan Giunta

STAFF PRESENT

Aquilla Hurd-Ravich
Alice Cannon
Kaaren Hofmann
Lynette Sanford

TPC MEMBER ABSENT: Nic Herriges

GUESTS:

1. **CALL TO ORDER AND ROLL CALL:**

Alan Aplin, Chair, called the meeting to order at 6:30 pm and reviewed the agenda. Roll call was taken.

2. **APPROVAL OF MINUTES:**

Mr. Aplin asked for review and approval of the September 18, 2014 TPC minutes. MOTION by Grile SECONDED by Giunta to approve the minutes, MOTION PASSED 6-0.

3. **COMMUNICATION FROM THE PUBLIC (NOT ON THE AGENDA):**

None

4. **ACTION ITEMS:**

None

5. **COMMUNICATION FROM CITY STAFF:**

A. City of Tualatin's 2016-2020 Capital Improvement Plan

Alice Cannon, Assistant City Manager, thanked the Commission Members for their service and announced that Kaaren Hofmann, our Engineering Manager, will be leaving the City of Tualatin. Ms. Hofmann has accepted the position as City Engineer with the

These minutes are not verbatim. The meeting was recorded, and copies of the recording are retained for a period of one year from the date of the meeting and are available upon request.

City of Newberg and her last day will be December 5th. Ms. Cannon noted that Ms. Hofmann has worked for the City of Tualatin for 18 ½ years and began as an Engineer, moved in to the Project Engineer role, and has been the Engineering Manager for approximately 3 years. During her tenure, Ms. Hofmann has been heavily involved in the management of several projects including the Transportation System Plan, the Martinazzi project, Seneca Street, and Library parking redesign.

Ms. Hofmann presented the 2016-2020 Capital Improvement Plan, which included a PowerPoint presentation. Ms. Hofmann explained that the CIP is a 5 year road map which includes five different project categories:

- Facilities/Equipment
- Parks & Recreation
- Technology
- Transportation
- Utilities

Ms. Hofmann stated that the priorities of the CIP are health and safety, cost savings, satisfying regulatory requirements, supporting Council goals, and implementing Master Plans. The Funding sources include system development charges, water rates, wastewater rates, storm rates, road maintenance, gas taxes, general fund, and grants and donations.

Ms. Hofmann noted that project requests always exceed available funding and there is currently \$800,000 in unfunded projects. Ms. Hofmann went through the slides which detailed the draft project list and project values. She also noted the entire CIP will up on our web site if they have specific questions. There will also be a form available if anyone would like to recommend a project. Ms. Giunta asked if this was the form a member of a Citizen Involvement Organization would use. Ms. Hofmann stated that this form is for the public and there is a separate process for the CIO's. Mr. Beers asked if the City could veto a submitted request. Ms. Hofmann responded that the person would first be contacted and the subsequent process would be determined by staff members. Ms. Cannon added that some great ideas have come directly from citizens.

Mr. Aplin asked if the City self-performs any of the work or if they always hire outside contractors. Ms. Hofmann replied that they generally use outside contractors, but if it was self-performed it will show up on the list. Ms. Giunta asked if some of the projects on the transportation utilities list could be constructed by a developer. Ms. Hoffman answered that every developer pays a transportation development tax that goes into the fund for future projects. Discussion continued regarding the different fees assessed for the projects.

Mr. DeHaan inquired about the prioritization of the unfunded projects list. Ms. Hofmann responded that the list is alphabetical, not listed by priority. Mr. DeHaan also brought up a safety issue along the stretch of the road from Herman to Teton and wanted to know if it is a priority. Ms. Hofmann responded that it's been acknowledged that it is an issue,

but it's an expensive project and a matter of trying to balance the need against the funds available. Ms. Hurd-Ravich stated that some of these projects were assigned to the Transportation System Plan (TSP), which may push these into the funded list. Ms. Giunta noted that there is an imminent child safety issue at the mid-block crossing of Grahams Ferry Rd. Ms. Cannon acknowledged that it should be added to the list.

6. FUTURE ACTION ITEMS

Ms. Hurd-Ravich stated that in December there will be a Basalt Creek Update. There will be a quasi-judicial decision required in January for a LA Fitness sign variance. They have already had the Pre-Application and Neighborhood Developer meetings.

7. ANNOUNCEMENTS/PLANNING COMMISSION COMMUNICATION

None.

8. ADJOURNMENT

Mr. Aplin adjourned the meeting at 7:12 pm.

_____ Lynette Sanford, Office Coordinator



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UNOFFICIAL

TUALATIN PLANNING COMMISSION -

MINUTES OF December 18, 2014

TPC MEMBERS PRESENT:

Alan Aplin
William Beers
Jan Giunta

STAFF PRESENT

Aquilla Hurd-Ravich
Cindy Hahn
Lynette Sanford

TPC MEMBER ABSENT: Nic Herriges, Jeff DeHaan, Adam Butts, Cameron Grile

GUESTS:

1. CALL TO ORDER AND ROLL CALL:

Alan Aplin, Chair, called the meeting to order at 6:29 pm and reviewed the agenda. Roll call was taken.

2. APPROVAL OF MINUTES:

Mr. Aplin asked for review and approval of the November 20, 2014 TPC minutes. Since there were only three members present, the approval of the minutes was postponed until the next meeting.

3. COMMUNICATION FROM THE PUBLIC (NOT ON THE AGENDA):

Susan Noack, 9522 SW Siletz, Tualatin, OR

Ms. Noack stated that she has been a Tualatin resident since 2001. She is currently retired, very involved in the Senior Center, and a representative of the City Task Force on Aging. Ms. Noack noted that Joe Lipscomb is the Chairman of this committee and its purpose is to investigate the needs of seniors in the community and present the findings to the City. This organization is focusing on goals for seniors: local transportation, street and sidewalk safety, a program with local churches called "You are not alone" – a wellness program for seniors, and additional educational programs regarding the needs of seniors. Ms. Noack stated that this committee meets the third Tuesday of every month at the Juanita Pohl Center.

Ed Casey, 22255 SW 102nd Place, Tualatin, OR

Mr. Casey stated that he is a 42 year resident of Tualatin and he is also involved with the City Task Force on Aging. Mr. Casey noted that 17% of the population in Tualatin is over 50, and the aging population is growing. He wanted the Commission members to keep this in mind when they are making decisions about future land uses and

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transportation issues which will affect senior citizens. Ms. Hurd-Ravich inquired how to get in contact with the group. Mr. Casey said to contact Joe Lipscomb.

4. **ACTION ITEMS:**

None

5. **COMMUNICATION FROM CITY STAFF:**

A. Basalt Creek Concept Plan – Project Update

Cindy Hahn, Associate Planner, presented a summary of the December 2 Joint City Council meeting with Wilsonville, including a review of a Base Case land use scenario that has been developed and evaluated. This presentation is for information purposes and to gather input to help create two additional scenarios in winter 2015.

Ms. Hahn stated that the Base Case Scenario includes a range of land uses such as light industrial and warehousing, office park, industrial tech/flex space, single-family residences, townhomes and apartments, neighborhood commercial, and undeveloped natural areas. Building the Base Case Scenario included stakeholder input regarding concerns about cut-through traffic, desire for green spaces and trails, small-scale retail to service local neighborhoods and workers, and market demand for updated industrial developments. Ms. Giunta asked about the east/west arterial route. Ms. Hurd-Ravich responded that this concept plan will not revisit the east/west connector.

Ms. Hahn continued with the presentation that included the land use development types, the indicators (evaluation criteria), transportation, and wet infrastructure. Mr. Beers inquired about the consideration of multi-family housing. Ms. Hahn responded that the considerations for multi-family included freeway access and the increase in traffic. The multi-family housing is to include a mix of townhomes, apartments, and single-family homes. Ms. Giunta raised the concern of traffic with multi-family housing and would like to see it reduced. She also expressed concern about the livability impact on single-family residences. She mentioned that she has heard that the Tualatin residents would prefer single-family over multi-family housing.

Ms. Hahn noted that new households, jobs and trips generated in the Transportation Refinement Plan and the Urban Growth Report were used as guides in choosing different land uses for the planning area. The Base Case Scenario results in substantially fewer new households and substantially more jobs than either the Transportation Refinement Plan forecast or the Urban Growth Report forecast.

Ms. Giunta asked if in the foreseeable future, will 124th be extended past Grahams Ferry and if development will occur before that. Ms. Hurd-Ravich responded that that there will be some development occurring before the east/west connector is built. The timeframe is approximately by 2035, depending on funding and discussions with the county.

Ms. Hahn continued discussing wet infrastructure. Preliminary cost estimates for the base Case infrastructure, including sewer, storm water and potable, water, are \$44.6 million for Tualatin and \$32.4 million for Wilsonville. These estimates do not include all existing system upgrades that might be needed for water and storm water. The estimates are at a very conceptual level for comparative purposes. Ms. Giunta asked if a bond will pay for this. Ms. Hurd-Ravich added that Clean Water Services has been in discussion with the financial aspects of this and will look at revenues from the developers, including system development charges (SDC) fees.

The next steps in this process including a Joint Council meeting in February, a public open house in March, individual Council work sessions in April, and in spring/summer a preferred scenario will be developed. A short discussion followed regarding the impact on the school district and high density housing.

Gordon Scott, PO Box 2594, Tualatin, OR

Mr. Scott stated that Sherwood was going to build a school where Horizon Community Church is which was changed to Tigard-Tualatin, so the boundaries do change.

Grace Lucini, 23677 SW Boones Ferry Rd, Tualatin, OR

Ms. Lucini questioned that if the East/West connector is identified and established where it is, has the due diligence been completed regarding water quality standards. Ms. Hurd-Ravich said detailed analysis was completed and they identified a site off Grahams that will serve for water quality.

Ms. Lucini added that the concerns in her letter need to be addressed and resolved before the plans are made for the road connection. Ms. Lucini added that a natural area goes through her property and there are many complications with that.

6. FUTURE ACTION ITEMS

A. 2015 Meeting Calendar

Ms. Hurd-Ravich stated the 2015 TPC meeting dates will continue to be held on the third Thursday of every month. In January, elections will be held for a Chair and Vice Chair. A sign variance for LA Fitness will be coming before the Commission members as well a preliminary look at medical marijuana dispensaries.

Mr. Beers stated that he is representing the Planning Commission at the City Facilities Task Force. They are taking a look at existing facilities and determining future needs, including a new City Hall. Ms. Giunta added that Riverpark CIO will be discussing this topic at their next meeting along with City staff.

7. ANNOUNCEMENTS/PLANNING COMMISSION COMMUNICATION

None.

8. **ADJOURNMENT**

MOTION by Aplin to adjourn the meeting at 8:10 pm.

_____ Lynette Sanford, Office Coordinator



STAFF REPORT

CITY OF TUALATIN

TO: Tualatin Planning Commissioners

FROM: Aquilla Hurd-Ravich, Planning Manager

DATE: 01/15/2015

SUBJECT: Elect a Chair and Vice Chair to Represent the Tualatin Planning Commission.

ISSUE BEFORE TPC:

The Tualatin Planning Commission must elect a Chair and Vice Chair from its membership at their first regular meeting.

EXECUTIVE SUMMARY:

In compliance with the Tualatin Municipal Code section **11-1-030 *Organization of the Commission***, a Chair and Vice Chair must be elected by the members of TPC. Both positions are voting members of the Commission.

The current Chair Alan Aplin has served in this position since 2014 and previously served as the Vice Chair in 2012 and 2013. Bill Beers served as Vice Chair in 2014.

The Municipal Code does not place any limits on how many terms a committee member can serve as Chair or Vice Chair. These positions are not defined in the Municipal Code; however, as a matter of practice the Chair's role is generally to convene and facilitate TPC meetings, attend Council meetings to present TPC recommendations and meet with the Planning Manager or Community Development Director prior to the meeting to review the agenda. The Vice Chair assumes these duties in the absence of the Chair.

OUTCOMES OF DECISION:

- Elect a new Chair and Vice Chair to serve for 2015
- Continue to comply with Tualatin Municipal Code section **11-1-030 *Organization of the Commission***.

ALTERNATIVES TO RECOMMENDATION:

- The Commission can decide to delay the election to a future date.

Attachments: 101. TMC Chapter 11 Tualatin Planning Commission

Chapter 11-01: Tualatin Planning Commission

Sections:

[11-1-010 Establishment of Planning Commission.](#)

[11-1-020 Membership of Commission.](#)

[11-1-030 Organization of Commission.](#)

[11-1-040 Meeting, Rules and Regulations of the Commission.](#)

[11-1-050 Expenditure of Funds.](#)

[11-1-060 Powers and Duties of Planning Commission.](#)

[11-1-070 Coordination of Planning Review.](#)

[11-1-080 Annual Report of Commission.](#)

[11-1-090 Emergency Clause.](#)

[11-1-010 Establishment of Commission.](#)

The Tualatin Planning Commission is established and created. [Ord. 342-76, §1, 7/26/76; Ord. 1340-12 §1, 1/23/12]

[11-1-020 Membership of Commission.](#)

(1) The Commission shall consist of seven members appointed by the Council and, except as provided in subsection (6) of this section, shall serve three-year staggered terms. A member may be re-appointed to the Commission to additional terms at the discretion of the Council. Commission members shall receive no compensation.

(2) In considering new members, the Commission and Council shall strive for geographic balance. No fewer than five members shall reside inside the corporate boundaries of the City, and no more than two shall reside outside the City. Any non-resident member shall reside within the Ur-ban Growth Boundary of the City of Tualatin.

(3) Each Commission member serves at the pleasure of the City Council and may be removed by the Council at any time before the Commission member's term expires.

(4) Any vacancy on the Commission shall be filled by the City Council for the unexpired term of the member creating the vacancy.

(5) No more than two members shall be engaged principally in the buying, selling or developing of real estate for profit as individuals, or be members of a partnership, or officers or employees of a corporation, that is engaged principally in the buying, selling or developing of real estate for profit. No more than three members shall be engaged in the same kind of business, trade or profession.

(6) One member may be less than 18 years of age. A member who is appointed under this subsection shall serve a one-year term that may be renewed for one additional year. In addition to other criteria deemed relevant by the Council for appointment, the Council may consider the applicant's academic performance and the effect membership on the Commission may have on such performance.

(7) A Commission member may not have unexcused absences from two or more meetings, including regular and special work sessions during a calendar year, or absences from more than five such meetings held during the calendar year. An excused absence may be obtained by contacting the chairperson or secretary of the Commission at least 24 hours prior to a scheduled Commission meeting. [Ord. 342-76 §2, 7/26/76; Ord. 583-82, 8/23/82; Ord.

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888-93 §1, 2, 3/22/93; Ord. 1017-99 §1&2, 4/26/99; Ord.1147-03, Renumbered, 08/25/03; Ord. 1330-11 §1, 8/22/11; Ord. 1340-12 §2, 1/23/12]

[11-1-030 Organization of Commission.](#)

(1) At the regular meeting of the Commission each January, the Commission shall elect a chairperson and vice chairperson, who shall be voting members, of the Commission.

(2) The Community Development Director shall provide a secretary who shall keep an accurate record of all Commission proceedings. The Commission shall file a re-port of all its proceedings with the City Recorder within 30 days of such proceedings. [Ord. 342-76 §3, 7/26/76; Ord.1147-03, Renumbered, 08/25/2003; Ord. 1340-12 §3, 1/23/12]

[11-1-040 Meeting, Rules and Regulations of the Commission.](#)

A majority of members of the Commission appointed by City Council shall constitute a quorum. A quorum of the Commission may transact any business or conduct any proceedings before the Commission. The Commission may adopt and amend rules and regulations establishing the procedure for the conduct of proceedings before it. Any such rules and regulations shall be consistent with any ordinances, resolutions or laws of the City regulating the Commission. The Commission shall convene when necessary to discharge its duties; however, it shall meet not less than six times within every calendar year. [Ord. 342-76 §4, 7/26/76; Ord. 446-78, 6/12/78; Ord. 583-82, 8/23/82; Ord.1147-03, Renumbered, 08/25/03; Ord. 1330-11 §2, 8/22/11; Ord. 1340-12 §4, 1/23/12]

[11-1-050 Expenditure of Funds.](#)

The Commission shall have no authority to make any expenditure of funds on behalf of the City or to obligate the City for the payment of any funds without first obtaining the approval of the City Council by minute order or resolution stating the purpose of such expenditure. [Ord. 342-76 §5, 7/26/76; Ord.1147-03, Renumbered, 08/25/2003; Ord. 1340-12 §5, 1/23/12]

[11-1-060 Powers and Duties of Planning Commission.](#)

The Commission shall have the following powers and duties:

(1) Recommend and make suggestions to the Council regarding preparation and revision of plans for the growth, development, and beautification of areas both in-side the corporate limits of Tualatin and also within the City's urban growth boundary, such plans to incorporate elements and sub-elements including but not limited to the following:

(a) Land use, including Plan Text and Plan Map Amendments (PTA and PMA);

(b) Economic development:

(i) Housing;

(ii) Commercial and industrial;

(c) Public facilities:

(i) Transportation;

(ii) Water supply;

(iii) Sewerage;

(iv) Drainage;

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(v) Parks and open space; and

(vi) Institutions; and

(d) Historic Resources.

(2) Recommend and make suggestions to the Council regarding preparation and revision of community development ordinances, including but not limited to the following:

(a) Tualatin Development Code;

(b) Tualatin Sign Ordinances; and

(c) Tree planting regulations.

(3) Study and propose in general such measures as may be advisable for promotion of the public interest, health, morals, safety, comfort, convenience and welfare of the City and of the area within the City's Urban Growth Boundary.

(4) Serve as the City of Tualatin Commission for Citizen Involvement in accordance with the State of Oregon Land Conservation and Development Goal No. 1, with the following responsibilities.

(a) Evaluate the effectiveness of the citizen involvement program during March and October of each calendar year.

(b) Recommend and make suggestions to the City Council regarding revisions in the citizen involvement program, as the Commission deems appropriate.

(5) The Planning Commission shall hear and decide the following land use applications using the quasi-judicial evidentiary hearing procedures set forth in [TDC 31.077](#):

(a) Industrial Master Plan (IMP);

(b) Reinstatement of Use;

(c) Sign Variance (SVAR);

(d) Transitional Use Permit (TRP); and

(e) Variance (VAR).

(6) Requests for Review of Planning Commission decisions shall be to the City Council and follow the Requests for Review process set forth in [TDC 31.078](#). [Ord. 342-76 §6, 7/26/76; Ord. 454-78 §, 8/28/78; Ord. 926-94, 6/13/94; Ord. 1147-03, Renumbered, 08/25/2003; Ord. 1340-12 §6, 1/23/12]

[11-1-070 Coordination of Planning Review.](#)

In discharging its powers and duties at the request of the Council under [TMC 11-1-060](#), the Commission shall consider the provisions of a comprehensive plan, project plan or agency plan of the City of Tualatin Development Commission, the Urban Renewal Agency of the City of Tualatin and other government agencies having plans or projects affecting the City of Tualatin. [Ord. 342-76 §7, 7/26/76; Ord. 1147-03, Renumbered, 08/25/2003; Ord. 1340-12 §7, 1/23/12]

[11-1-080 Annual Report of Commission.](#)

Not later than April 1 of each year the Commission shall file its annual report of the activities of the Commission with the City Council. The annual report shall include a survey and report of the Commission's activities during the preceding year, in addition to specific recommendations to the City Council not otherwise requested by the City

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Council, relating to the planning process, plan implementation measures within the City, or the future activities of the Commission. The report may include any other matters deemed appropriate by the Commission for recommendation and ad-vice to the Council. [Ord. 342-76 §8, 7/26/76; Ord. 1147-03, Renumbered, 08/25/03; Ord. 1340-12 §8, 1/23/12]

[11-1-090 Emergency Clause.](#)

[Ord. 342-76, §10,7/26/76]

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MEMORANDUM

CITY OF TUALATIN

TO: Tualatin Planning Commissioners

THROUGH: Aquilla Hurd-Ravich, Planning Manager

FROM: Cindy Hahn, Associate Planner

DATE: 01/15/2015

SUBJECT: Update on the Regulation of Marijuana Facilities

ISSUE BEFORE TPC:

Staff is providing information on regulating both recreational and medical marijuana facilities within the City to prepare the Planning Commission for review of a Plan Text Amendment (PTA) at the February meeting. To assist the conversation, staff will provide information on ballot Measure 91 (recreational Marijuana) and other Oregon city and county regulations for both types of facilities.

EXECUTIVE SUMMARY:

Results of November Ballot Measure 91 on Recreational Marijuana

Measure 91 legalizes personal possession of certain amounts of recreational marijuana for people 21 years of age or older, creates a regulatory system for the production, distribution, and sale of recreational marijuana and marijuana products, and directs the Oregon Liquor Control Commission (OLCC) to regulate all commercial production, processing, and sales of recreational marijuana and marijuana products.

Tualatin voters passed Measure 91 by about a 3% margin, with 51.70% voting in favor and 48.30% opposed. Voters in the northeast (precincts 251 and 252) and southwest (precincts 436 and 438) parts of the City opposed the measure, while the rest of the City voted in support. Attachment A to this staff report shows the voting results by precinct and Attachment B is a map showing the precinct boundaries.

Measure 91 allows cities to prohibit producers, processors, wholesalers, and retailers from operation within a city or county. To impose a ban under Measure 91, an initiative petition must be signed by at least 10% of the electors registered in the City and be filed at least 60 days before a statewide general election at which the vote will occur (the next occurrence of which will be November 2016). A local ban on commercial production, processing, and sales of recreational marijuana and marijuana products does not impair the right of an individual person to possess marijuana or marijuana products purchased in another city.

Measure 91 prohibits "noisy, lewd, disorderly, or insanitary facilities" and provides that property is a common nuisance if marijuana is manufactured, bartered, sold, given away, or used in violation of Oregon law on the property. Cities and counties are allowed under Measure 91 to adopt "reasonable time, place and manner regulations" of the "nuisance aspects" of businesses that sell marijuana to consumers provided the cities and counties make specific findings that the regulated businesses would create adverse effects.

Update on Other County and City Regulations

At the August 25 City Council work session staff presented a summary of Oregon cities' marijuana regulations. Since that work session, staff has researched in more detail regulations either adopted or in process in Washington County and the Cities of Albany, Ashland, Beaverton, Happy Valley, Hillsboro, Portland, Salem and Tigard to determine the time, place and manner restrictions being imposed. Attachment C presents the key provisions and restrictions contained in the Oregon Medical Marijuana Act and Measure 91, as well as the information compiled to date from the above jurisdictions. The regulations include a variety of time, place and manner restrictions in addition to the State requirements.

Considerations about Regulating Medical and Recreational Facilities in the City

Staff is proposing that the City adopt regulations applying equally to medical and recreational marijuana facilities, rather than regulating them separately. There are several advantages to this approach including:

- Easier to administer and enforce because staff and public safety personnel do not have to determine which set of regulations apply based on whether a facility is medical or recreational
- Places the same time, place, and manner restrictions on both types of facilities
- Addresses immediate need (regulating medical) and anticipates longer-term need (regulating recreational)

Two considerations to be addressed by City Council before regulations may be drafted include:

1. Extent of time, place, and manner restrictions to impose on marijuana facilities
2. How to regulate home grow sites and commercial or industrial grow sites

1. Time, Place and Manner Restrictions on Facilities

State regulations on medical marijuana facilities include:

- Must register with Oregon Health Authority
- May not locate within 1,000 feet of the property boundary of a school (private, public, primary, secondary, career [private, proprietary, professional, technical, business or other schools of instruction, at a physical location attended primarily by minors])
- May not locate within 1,000 feet of another registered dispensary
- May not locate at an address registered with the Oregon Medical Marijuana Program as a grow site
- May not operate as a mobile service, including, but not limited to, farmer markets, drive-through, and mobile dispensaries
- May only locate in commercial, industrial, mixed use, or agricultural districts

State regulations on recreational marijuana facilities include:

- Must obtain license from Oregon Liquor Control Commission
- Allows local jurisdictions to adopt time, place, and manner restrictions on "nuisance aspects" of marijuana facilities
- Prohibits "noisy, lewd, disorderly, or insanitary" facilities

While a variety of time, place, and manner restrictions have been included in other jurisdictions' regulations, a primary focus of the limitation is related to distance from locations where children and minors are frequently present or tend to congregate. The Oregon Medical Marijuana Act includes a prohibition about distance from schools and between marijuana facilities. There are additional distance restrictions that the City may want to consider, including a buffer from the property line of:

- Public parks
- Public library
- Residential districts

Maps showing buffers ranging from 1,000 to 5,000 feet from each of the above types of use, as well as the State-mandated 1,000-foot buffer from schools, are included as Attachments D-G to this report.

In addition to distance restrictions, a variety of time, place, and manner limitations have been adopted or are being proposed by other jurisdictions. A few that the City may want to consider include:

- Limiting hours of operation
- Limiting the size of facilities (e.g., to 3,000 square feet per facility)
- Limiting facilities to commercial, industrial, or a limited selection of planning districts
- Prohibiting facilities in the downtown area
- Requiring location in a permanent building
- Prohibiting co-location of marijuana facilities with marijuana social or smoking clubs
- Prohibiting security bars on windows and doors
- Requiring enhanced lighting
- Requiring clear visibility of off-street parking and entrances to public view or street right-of-way
- Prohibiting outdoor storage of merchandise, plants or other materials
- Regulating marijuana facilities as a Conditional Use
- Requiring notification to neighboring businesses or residents when a facility is approved

To further inform TPC discussions, results of the statistically valid survey of Tualatin residents about marijuana regulation is included as Attachment H and hours of operation of liquor stores throughout Oregon is included as Attachment I to this report.

2. Regulating Grow Sites

The Oregon Medical Marijuana Act limits each person growing marijuana to no more than four patients or designated primary caregivers concurrently, and does not allow grow sites and

marijuana dispensaries to be in the same location. Some grow operations consist of multiple designated growers, which can result in large grow operations.

The restrictions on commercial grow sites, producers or processors will be developed through OLCC regulations. Measure 91 does prohibit the producing, processing, keeping or storing of marijuana or marijuana products, including homegrown marijuana, in a location that can be readily seen by normal unaided vision from a public place (defined as hallways, lobbies and other parts of apartment houses and hotels, highways, streets, schools, places of amusement, parks, playgrounds and premises used in connection with public passenger transportation). Use of marijuana in a public place also is prohibited.

The City may want to consider imposing time, place, and manner restrictions on grow sites in residential, commercial, and industrial planning districts including:

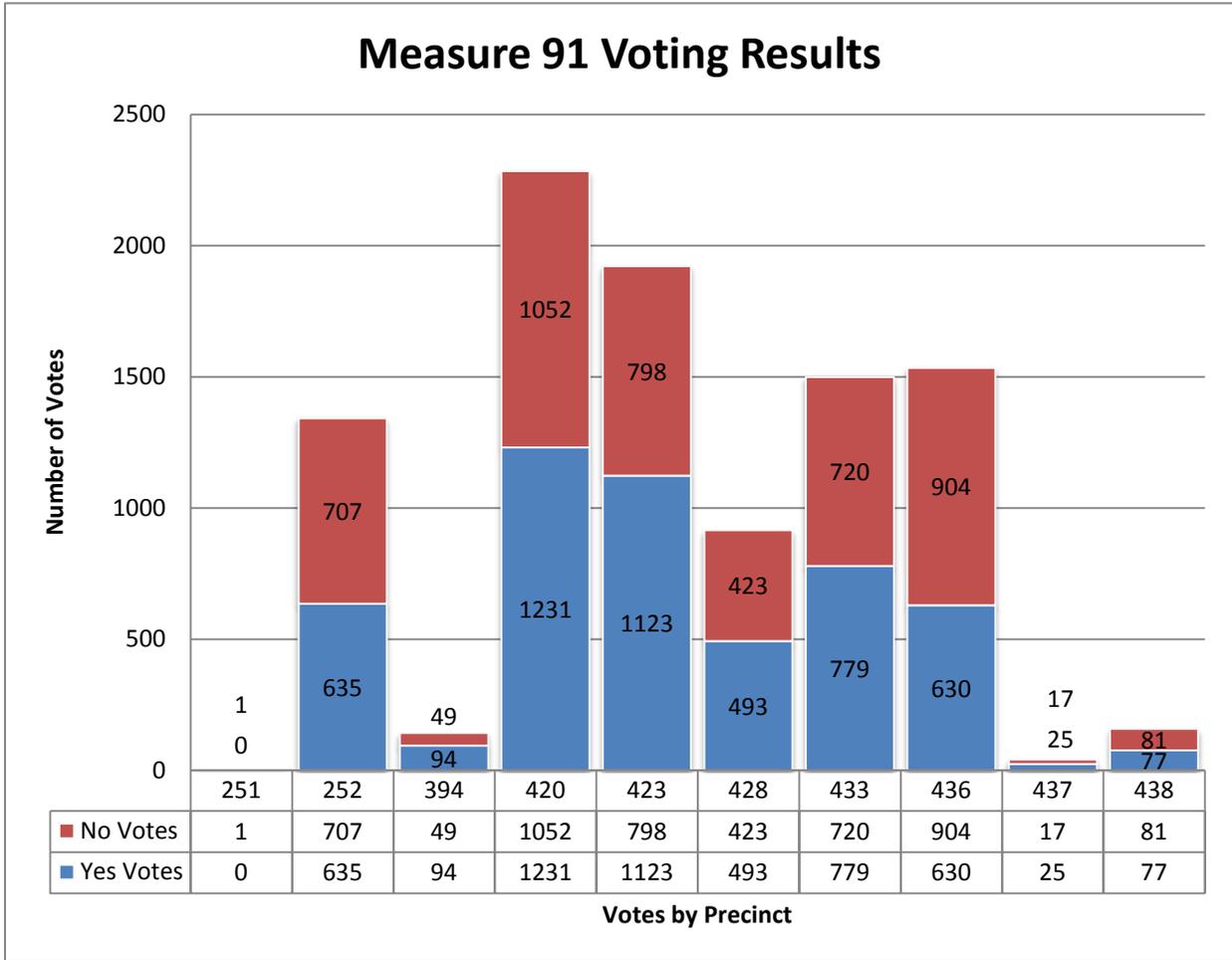
- Home grow sites:
 - Require property line setbacks in residential areas similar to those adopted as part of the chicken ordinance, such as 10 feet from all property lines and 25 feet from all adjacent residences (on neighboring properties)
 - Require marijuana odors to be undetectable at the property lines
- Commercial and industrial grow sites:
 - Impose distance restrictions, such as 1,000 feet, between grow sites
 - Require marijuana odors to be undetectable at the property line, e.g., air filtration and odor reduction systems
 - Require screening of outdoor storage areas
 - Prohibit outdoor growing and processing operations
 - Allow grow sites only as a Conditional Use

Next Steps

Staff will return to City Council work session in February with draft language for a Plan Text Amendment (PTA). A public hearing on the PTA is planned for the first City Council meeting in March, with adoption of an ordinance occurring at the second March meeting. It is critical that an ordinance be adopted by March 31, 2015, so that it will become effective before the City-wide moratorium on medical marijuana dispensaries expires on May 1, 2015.

-
- Attachments:**
- [A. Measure 91 Results](#)
 - [B. Voting Precincts](#)
 - [C. Comparison of County and City Regulations](#)
 - [D. Buffer from Schools](#)
 - [E. Buffer from Schools and Parks](#)
 - [F. Buffer from Schools Parks and Library](#)
 - [G. Buffer from Residential Districts](#)
 - [H. Survey Results](#)
 - [I. Liquor Store Hours](#)
 - [J. Presentation](#)

Attachment A



Marijuana Dispensaries – Rules and City and County Regulations

Jurisdiction	Districts where Permitted	Key Provisions and Time, Place & Manner Restrictions
<p>Oregon Medical Marijuana Act (Per ORS 475.300-346 and OAR 333-008-0010-0120 and 333-008-1000-1190)</p>	<p>Commercial; Industrial; Mixed Use; Agricultural</p>	<ul style="list-style-type: none"> • Regulates sale and possession for medical purposes • Businesses must register with Oregon Health Authority • MMD may not be: <ul style="list-style-type: none"> ○ Located within 1,000 feet of the property boundary of a school (private, public, primary, secondary, career [private, proprietary, professional, technical, business or other schools of instruction, at a physical location attended primarily by minors]) ○ Located within 1,000 feet of another registered dispensary ○ At an address registered with the Oregon Medical Marijuana Program as a grow site ○ Mobile service, including, but not limited to, farmer markets, drive-through, and mobile dispensaries • Medical Marijuana Grow Site (MMGS): Grower may produce marijuana for no more than 4 patients or designated primary caregivers concurrently
<p>Measure 91 – Recreational Marijuana (ORS 317, 475, 811) Important dates:</p> <ul style="list-style-type: none"> • July 1, 2015, Personal possession allowed for age 21 and older • January 1, 2016, OLCC Rules deadline • January 4, 2016, OLCC begins receiving applications • November 8, 2016, Cities may vote on initiative petitions to ban businesses • January 1, 2017, OLCC report to Legislature on Oregon Vehicle Code amendments (if needed) 	<p>Not specified</p>	<ul style="list-style-type: none"> • Regulates both business and personal possession and use • Business provisions: <ul style="list-style-type: none"> ○ Must obtain license from OLCC ○ 4 types of licenses: Production, Processor, Wholesale, Retail; valid for one year (or less depending on issue date) ○ Local ordinances limited to time, place and manner restrictions of “nuisance aspects” of businesses ○ Requires local option petition voted on in statewide general election (November 2016) to prohibit RM businesses (producers, processors, wholesalers and retailers) ○ Prohibits “noisy, lewd, disorderly, or insanitary” facilities ○ Unlimited number of licenses may be issued • Personal provisions: <ul style="list-style-type: none"> ○ Must be at least 21 years of age to possess ○ Limitations on personal possession include: <ul style="list-style-type: none"> ▪ No more than 4 marijuana plants ▪ No more than 1 ounce of usable marijuana in a public place ▪ No more than 8 ounces of usable marijuana ▪ No more than 16 ounces of marijuana products in solid form ▪ No more than 72 ounces of marijuana products in liquid form ▪ No more than 1 ounce of marijuana extracts ▪ No marijuana extracts that were not purchased from a licensed marijuana retailer

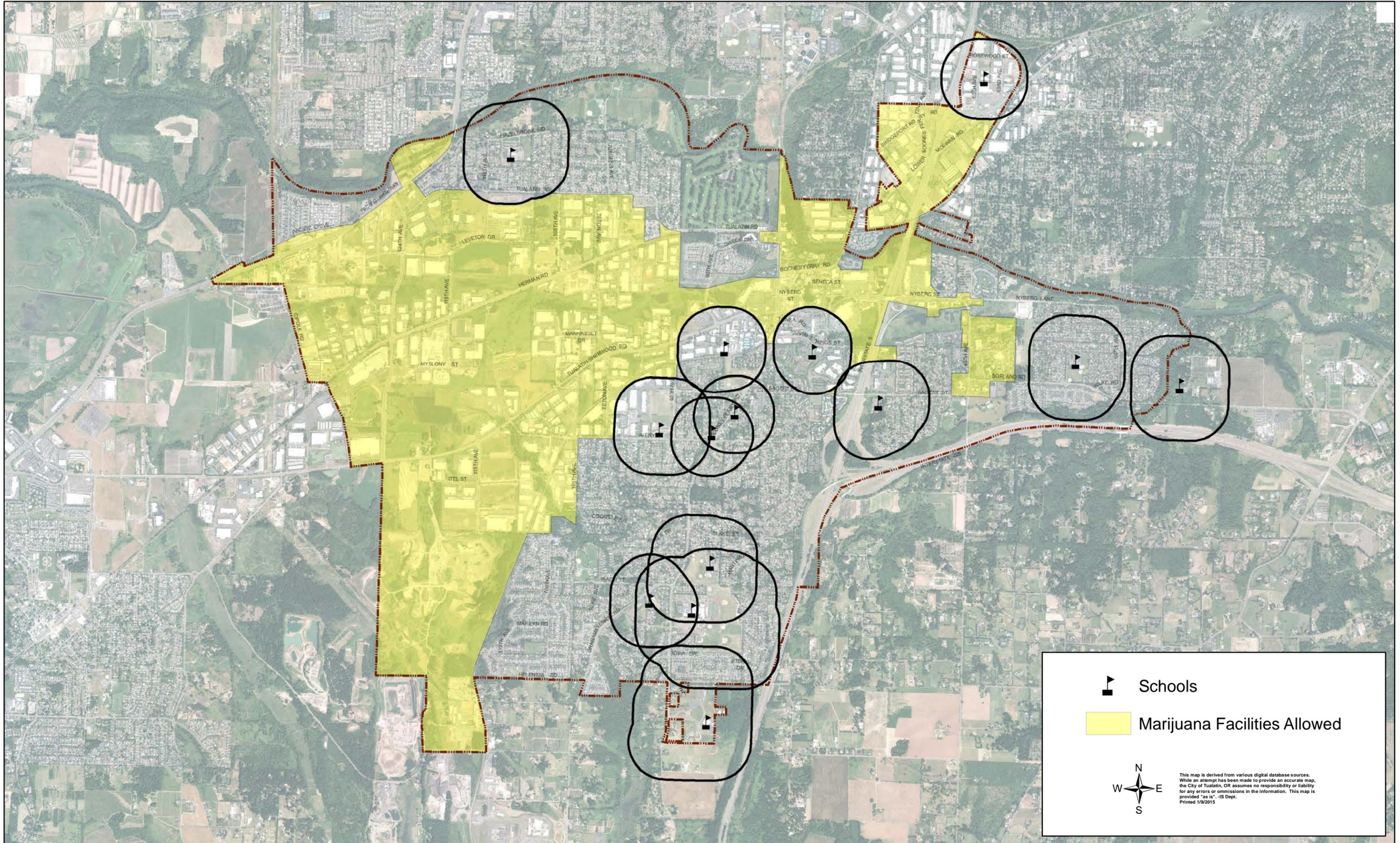
Regulations Specific to Medical Marijuana Facilities		
Jurisdiction	Districts where Permitted	Key Provisions and Time, Place & Manner Restrictions
<p>Washington County (A-Engrossed Ord No. 792; Oct 2014)</p> <p>Applies only to Medical Marijuana Facilities</p>	<p>Community Business; General Commercial; Industrial; Rural Commercial; Transit Oriented; Neighborhood Commercial Mixed Use (North Bethany)</p>	<ul style="list-style-type: none"> • Reviewed/permitted as a Special Use • All State requirements must be met (see above) • Hours of operation limited to 8:00 am – 10:00 pm • Entrances and off-street parking areas shall be well lit and not visually obscured from public view/right of way • In addition to State location requirements: <ul style="list-style-type: none"> ○ Located at least 2,000 feet away from any other registered MMD (Distances measured by a straight line between any point on the boundary lie of the real property containing the MMD to any point on the boundary line of the real property containing another MMD) ○ In Industrial, General Commercial, and Rural Commercial districts the maximum allowed gross floor area for a MMD is 3,000 square feet
<p>City of Ashland (Ord No. 3097; July 7, 2014)</p> <p>Applies only to Medical Marijuana Facilities</p>	<p>Retail Commercial (Special Permitted and Conditional) Employment (Special Permitted and Conditional)</p>	<ul style="list-style-type: none"> • All State requirements must be met (see above) • Reviewed/permitted as a Special Permitted Use: <ul style="list-style-type: none"> ○ Must be located on a property with a boundary line adjacent to a boulevard ○ Not permitted in Downtown Design Standards zone ○ Must be located in permanent building ○ Prohibit outdoor storage of merchandise, raw materials, or other material associated with dispensary ○ Require Site Review approval for any exterior building modifications ○ Prohibit security bars or grates on windows and doors ○ No drive-up use ○ Must provide for secure disposal of marijuana remnants or by-products • Reviewed/permitted as a Conditional Use: <ul style="list-style-type: none"> ○ Located 200 feet or more from residential zone ○ Same restrictions as for Special Permitted Use (above) • Prohibited as Home Occupation • Hours of operation limited to 9:00 am – 7:00 pm (for retail sales) • May not be co-located on the same property or within the same building with any marijuana social club or smoking club • Requires City permit; valid for one year of issue

Regulations Specific to Medical Marijuana Facilities		
Jurisdiction	Districts where Permitted	Key Provisions and Time, Place & Manner Restrictions
<p>City of Happy Valley (Ord No. 446; March 18, 2014)</p> <p>Applies only to Medical Marijuana Facilities</p>	<p>Employment Center; Industrial Campus</p>	<ul style="list-style-type: none"> • All State requirements must be met (see above) • Registered as a business or have filed a pending application to register as a business with the Office of the Secretary of State • MMD shall not be: <ul style="list-style-type: none"> ○ Located within 1,000 feet of the real property comprising a public or private elementary, secondary or career school attended primarily by minors ○ Located within 1,000 feet of another medical marijuana facility • Install a security system, including a video surveillance system, alarm system and safe • Test for pesticides, mold and mildew and the processes by which usable marijuana and immature marijuana plants that test positive for pesticides, mold or mildew must be returned to the registry identification cardholder, the cardholder's designated primary caregiver or the cardholder's registered grower
<p>City of Hillsboro (No ordinance passed; reactivating Planning Commission Hearing in Feb 2015)</p> <p>Applies only to Medical Marijuana Facilities</p>	<p>Commercial; Industrial that allows retail</p>	<ul style="list-style-type: none"> • Considering several restrictions including: <ul style="list-style-type: none"> ○ State-required buffer of 1,000 feet from schools ○ Added buffer of 1,000 feet from active parks, plazas and libraries ○ Added buffer of 1,000 feet from residential zones • Subject to change based on Planning Commission hearing and deliberations
<p>City of Portland (Medical Marijuana Dispensary Task Force; report to Council Work Session Oct 7, 2014)</p> <p>Applies only to Medical Marijuana Facilities</p>	<p>Not specified at this time</p>	<ul style="list-style-type: none"> • No specific regulations to date; deferred in October 2014 pending outcome of Measure 91 • Marijuana Workgroup recommendations: <ul style="list-style-type: none"> ○ Prohibit commercial manufacturing of edible marijuana products made with butane honey oil in unlicensed kitchens and private residences ○ Require dispensaries and retail establishments to provide notification of siting to neighbors before opening and include a Good Neighbor Plan process ○ Study compliance rate of new facilities applying for City permits, as well as fire and safety incidents, resulting from manufacture of butane honey oil ○ Require cap on total number of facilities (both medical dispensaries and retail outlets) allowed in the City; e.g. 1/5,000 residents ○ Broaden location of buffer zones to include additional youth oriented facilities such as playgrounds and libraries ○ Limit hours of operation for dispensaries and retail facilities

Regulations Specific to Medical Marijuana Facilities		
Jurisdiction	Districts where Permitted	Key Provisions and Time, Place & Manner Restrictions
<p>City of Salem (Engrossed Ord No. 17-14; Oct 13, 2014)</p> <p>Applies only to Medical Marijuana Facilities</p>	<p>Only where retail use is permitted</p>	<ul style="list-style-type: none"> • All State requirements must be met (see above) • In addition to State location requirements: <ul style="list-style-type: none"> ○ Not allowed in Central Business Zoning District ○ Not allowed within a residence or mixed-use property that includes a residence ○ Located 500 feet from a public park or public playground ○ Located 500 feet from a housing facility owned by a public housing authority ○ Located 100 feet from a residentially-zoned property unless the facility location abuts a Major Arterial or Parkway ○ Located 100 feet from a certified child care facility • Requires adequate outdoor lighting over each exterior exit • May not have walk-up window or drive-through • May not be co-located on the same property or within the same building with any tobacco or marijuana social club or smoking club • Prohibited as Home Occupation • Hours of operation limited to 10:00 am – 8:00 pm • Prohibit manufacture or production of any extracts, oils, resins, or similar derivatives on-site; no open flames or gases may be used in preparation • Requires secure disposal of marijuana remnants or by-products • Requires City permit; valid for one year of issue
Regulations Applying to Both Medical and Recreational Marijuana Facilities		
Jurisdiction	Districts where Permitted	Key Provisions and Time, Place & Manner Restrictions
<p>City of Albany (Ord No. 5833; April 2014)</p> <p>Applies to Medical and Recreational Marijuana Dispensaries</p>	<p>Industrial; Some Commercial (Community, Regional, Transit)</p>	<ul style="list-style-type: none"> • All State requirements must be met (see above) • In addition to State location requirements: <ul style="list-style-type: none"> ○ Located 300 feet from any property zoned residential or mixed-use ○ Located 300 feet from Office Professional and Neighborhood Commercial zones • Requires City permit; valid for one year of issue • Sales of marijuana authorized by Measure 91 subject to same locational limitations and regulations as for medical marijuana facilities
<p>City of Beaverton (Ord No. 2050; Oct 21, 2014)</p> <p>Applies to Medical and Recreational Marijuana Dispensaries</p>	<p>Community Service; Corridor Commercial; General Commercial</p>	<ul style="list-style-type: none"> • All State requirements must be met (see above) • Hours of operation limited to 7:00 am – 10:00 pm • Does not distinguish between MMD and RMD (Recreational Marijuana Dispensary) • No restriction on MMGS

Regulations Applying to Both Medical and Recreational Marijuana Facilities		
Jurisdiction	Districts where Permitted	Key Provisions and Time, Place & Manner Restrictions
<p>City of Tigard (Development Code Amendment 2014-00002; first hearing at Planning Commission January 12, 2015)</p> <p>Applies to Medical and Recreational Marijuana Dispensaries</p>	<p>Commercial; Mixed Use; Industrial</p>	<ul style="list-style-type: none"> • Not allowed in Residential or Park zones • All State requirements must be met (see above) • Hours of operation limited to 10:00 am – 8:00 pm • Primary entrance must be located on street-facing façade and clearly visible from a public or private street • Must be located inside a permanent building; may not be located in trailer, shipping container, cargo container, tent or motor vehicle; no drive-through facilities allowed • No outdoor storage of merchandise, plants or other materials allowed • Parking lots, primary entrances, and exterior walkways must be illuminated with downward facing security lighting; light patterns must overlap at a height of seven feet • MMD shall not be located within 500 feet (as measured at the closest property line) of: <ul style="list-style-type: none"> ○ Residential zone ○ Parks and Recreation zone ○ Public Library ○ Public or Private elementary or secondary school • Confine all marijuana odors and other objectionable odors to levels undetectable at the property line

Potential Medical Marijuana Zoning - 1000' Buffer (Schools)



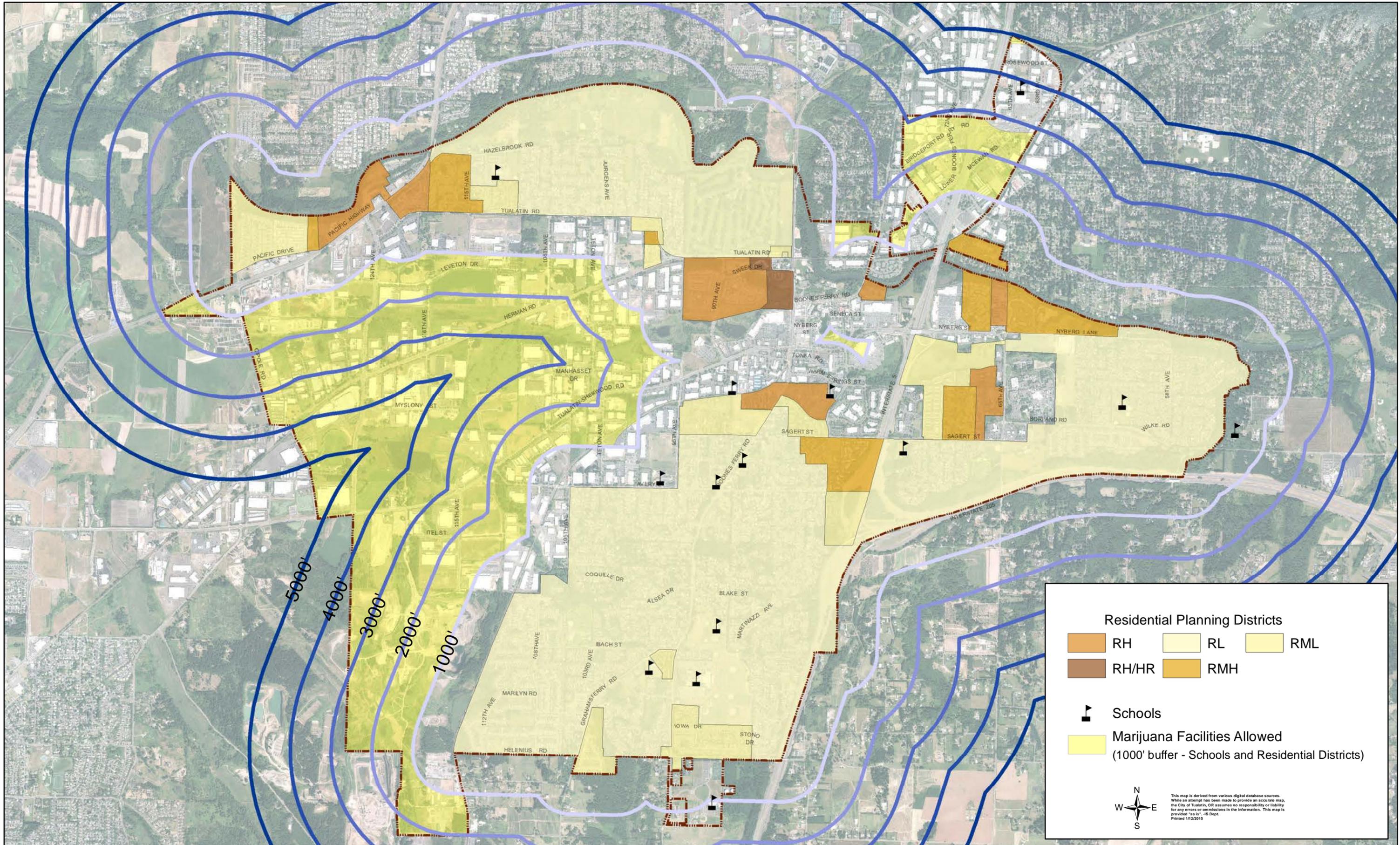
Schools

Marijuana Facilities Allowed



This map is derived from various digital database sources. While an attempt has been made to provide an accurate map, the City of Tualatin, OR assumes no responsibility or liability for any errors or omissions in the information. This map is provided "as is" - IS Dept. Printed 1/9/2015

Potential Medical Marijuana Zoning - 1000' to 5000' Buffer (Residential Districts)



Residential Planning Districts

 RH	 RL	 RML
 RH/HR	 RMH	

 Schools

 Marijuana Facilities Allowed
(1000' buffer - Schools and Residential Districts)



This map is derived from various digital database sources. While an attempt has been made to provide an accurate map, the City of Tualatin, OR assumes no responsibility or liability for any errors or omissions in the information. This map is provided "as is." -IS Dept.
Printed 1/12/2015



MARIJUANA DISPENSARY POLL

SUMMARY REPORT

OCTOBER 24, 2014

Michael J Riley & Crystal Bolyard
Riley Research Associates

RESEARCH | INSIGHT | KNOWLEDGE

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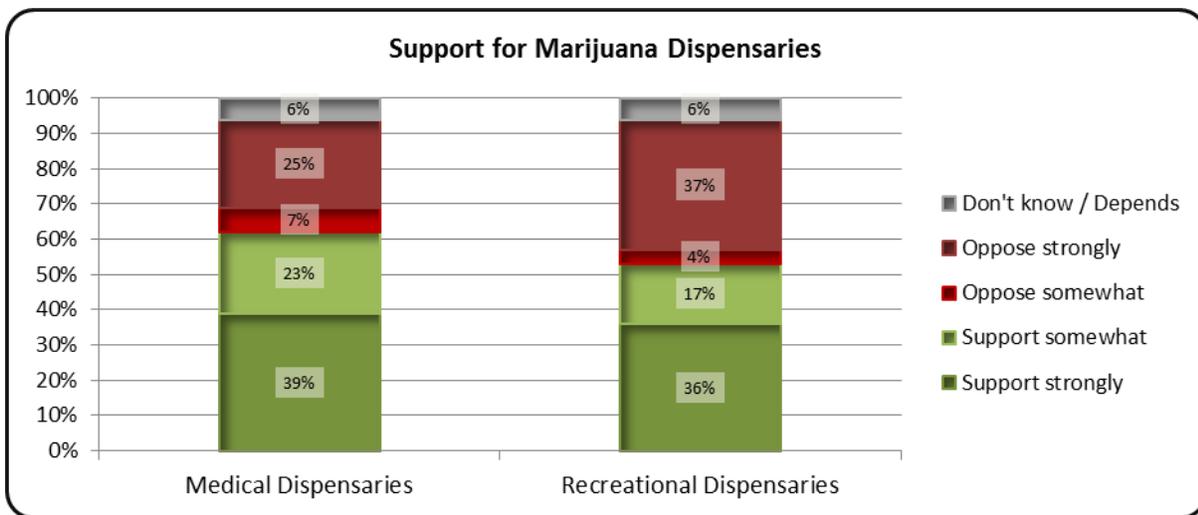


EXECUTIVE OVERVIEW

City of Tualatin residents were asked to indicate their level of support or opposition to medical marijuana and recreational marijuana dispensaries in Tualatin. They were also asked to share their thoughts on guidelines or restrictions for dispensaries in the event they are allowed.

While Tualatin residents were more likely to support medical marijuana dispensaries than recreational marijuana dispensaries (62% support versus 53% support respectively) a majority of those surveyed support both types.

- More than one-third *strongly* support both types of dispensaries.
- Feelings on recreational dispensaries were strong, with equal proportions of residents *strongly supporting* and *strongly opposing* them.
- Males, residents ages 18-34 and 45-54, and those newer to the area were more likely to support both types of dispensaries.



A majority of respondents said they would support a city tax on recreational marijuana if dispensaries are allowed (70%), including 56% who would strongly support the tax. About one-fifth were opposed (22%), and 8% were unsure.

Most residents offered recommendations about where dispensaries should be allowed to be located, if approved. Top-mentioned recommendations usually involved locations dispensaries should not be allowed to be near:

- Where minors congregate
- Parks
- Schools
- Homes and residential neighborhoods
- Daycare operations
- Public or busy areas of town

Respondents were also asked to share other recommended guidelines or restrictions for dispensaries, should they be approved. Top-mentioned suggestions included:

- Age restrictions on customers
- Limited hours of operation
- Non-retail sites
- Regulated like alcohol
- Limited signage
- Enhanced security



INTRODUCTION

The City of Tualatin was interested in hearing from its residents regarding levels of support and opposition to allowing medical and/or recreational marijuana dispensaries in Tualatin, and what, if any, restrictions residents would prefer (in the event dispensaries are allowed). Riley Research Associates was asked to conduct a representative survey among residents to hear opinions and preferences.



METHODOLOGY

Riley Research Associates worked with Tualatin to develop the methodology and questionnaire. A random-sample telephone survey among residents was conducted. Respondents were also asked to confirm that they live within the City of Tualatin.

A total of 346 interviews were conducted. The sample of 346 produces a margin of error of +/-5.2% at a 95% level of confidence. Interviews were conducted from October 13th through October 23rd, 2014.

The report includes question-by-question responses, with statistically significant demographic insights as applicable. Verbatim comments are included in the report; cross-tabulations are bound separately.

In order to better reflect the residential population, the survey sample was weighted for age and gender, creating a comparable proportion of respondents. The data is presented in percentages, with the top row of each table citing the percentage sign (%). Some response percentages are presented as a "0;" this indicates that while that response was given, it was given by too few people to round up to 1%. Not all responses add to 100% due to accepting multiple responses and/or rounding.



RESULTS

As you may be aware, sales of medical marijuana is already allowed. However, a statewide measure to legalize recreational marijuana will be on the ballot this November, and the Tualatin City Council would like to hear your views on a number of related issues.

Q1. First of all, regarding medical marijuana, would you support or oppose allowing medical marijuana dispensaries in Tualatin? (Strongly or somewhat?)

The majority of Tualatin residents would support allowing medical marijuana dispensaries in Tualatin (62%), including 39% who would strongly support allowing the dispensaries. About one-third opposed the dispensaries, and 6% were unsure.

Some groups were more likely to support medical marijuana dispensaries than others:

- Males (65%)
- Ages 18-34 (80%) and 55-64 (61%)
- Newer residents of Tualatin (73%)

	Total
Total Participants	346
<u>Support</u>	62%
Support strongly	39
Support somewhat	23
<u>Oppose</u>	32%
Oppose somewhat	7
Oppose strongly	25
<u>Don't know / No response</u>	6%
Not sure/Depends/Undecided	1
Don't know / Refused	5

Q2. The state of Oregon has already placed some restrictions on where medical marijuana dispensaries can be located. For example, they cannot be located within 1,000 feet of a school.

If dispensaries are allowed to locate in Tualatin, what, if any, additional restrictions would you advise the council to place on where such operations can or cannot be located? (Unaided, multiple responses)

Residents named a variety of restrictions they would recommend in terms of where dispensaries could be located, namely away from where minors congregate (19%), away from parks (14%) and schools (14%), and away from homes (13%). With the majority citing at least one recommended restriction (59%), 29% had no additional recommended restrictions, and 12% were unsure.

	Total
Total Participants	346
Away from places where minors congregate	16%
Away from parks	14
Away from schools	14
Away from homes / Non-residential	13
Away from daycare operations	9
Away from public / Busy places (restaurants, downtown, malls, etc)	6
Don't support / Want in Tualatin	6
In medical offices / hospitals / medical settings	4
Away from major thoroughfares / main roads	4
Away from churches / senior centers	3
In industrial / commercial areas	3
Near police stations / Monitored by police	2
Away from business / commercial areas	1
In liquor stores	1
Miscellaneous	8
None / No restrictions	29
Unsure / Don't know / Can't think of any	12

Q2. The state of Oregon has already placed some restrictions on where medical marijuana dispensaries can be located. For example, they cannot be located within 1,000 feet of a school.

If dispensaries are allowed to locate in Tualatin, what, if any, additional restrictions would you advise the council to place on where such operations can or cannot be located? (Do not read list – Mark all that apply)

Miscellaneous Comments

Away from hospitals (3)

1,000 feet from a school is too far

Close to a rehab center

Designated areas

Follow standard codes

Good place for Marijuana dispensaries would be near the Fred Meyers store and logically next to the Kaiser Hospital and in the King City Area

I want it where it can be monitored, out where people can see who's going in and out, not in the same places as alcohol

I would like them to be somewhere where they did not increase the traffic problems in the city

In stores with alcohol and cigarettes clearly posted

Near hospitals

Next to a tavern

Next to Cabelas

Not confined to back alleys. They need to be out in the open to see who's coming or going.

Not near liquor stores

Not near pharmacies

Not too convenient

On a bus line

On pacific highway

Only on major thoroughfares

Place by Martinazzi square

Somewhere where there is a lot of visibility

Stick with the current stuff

There should be a distance regulation

They need to be in a very inconvenient place way off the beaten path

Well lit in a high trafficked area

Where it can handle excessive traffic

Would have to be determined on a case by case basis

Q3. Next, regarding recreational marijuana: One consideration regarding whether or not to ban recreational marijuana dispensaries is a rule that says cities which ban recreational dispensaries will not get a share of any state taxes raised from marijuana sales.

Considering that along with any other issues, would you support or oppose allowing recreational marijuana dispensaries in the City of Tualatin? (Strongly or somewhat?)

About half of residents would support allowing recreational marijuana dispensaries in the City of Tualatin (53%), including 36% who would *strongly support* the dispensaries. About two-fifths were opposed (41%), including 37% who were *strongly opposed*; 6% were unsure.

Some groups were more likely to support medical marijuana dispensaries than others:

- Males (61%)
- Ages 18-34 (80%) and 55-64 (52%)
- Newer residents of Tualatin (63%)

	Total
Total Participants	346
<u>Support</u>	53%
Support strongly	36
Support somewhat	17
<u>Oppose</u>	41%
Oppose somewhat	4
Oppose strongly	37
<u>Don't know / No response</u>	6%
Not sure/Depends/Undecided	5
Don't know / Refused	1

Q4. In addition to considerations about the location, what other guidelines or restrictions would you recommend that the council consider in order to minimize any potentially negative impacts if recreational dispensaries were allowed? (Unaided, multiple responses)

About half of respondents had a recommended restriction if recreational dispensaries were allowed, namely age restrictions on who could purchase marijuana (16%), limited hours of operation for the dispensaries (12%), a general opposition to allowing dispensaries (7%), and not allowing them in retail areas (6%).

	Total
Total Participants	346
Age restrictions / No minors allowed	16%
Limited hours	12
Don't allow / No dispensaries	7
In a business park / Non-retail site	6
No advertising allowed	4
Regulated / monitored like alcohol and bars	4
Limited signage / Low profile signs	4
Bars on windows / Enhanced security / Lighting	3
Limit quantities / frequencies of purchasers	2
Monitor customers / background checks	2
Limit number of dispensaries per town / per area	2
No public consumption	1
A stand-alone building	1
Same restrictions as medical marijuana	1
No edible marijuana products	0
Not on the ground floor of building	0
On the ground floor of building	0
Miscellaneous	11
None / No guidelines or restrictions	26
Unsure / Don't know / Can't think of any	27

Q4. In addition to considerations about the location, what other guidelines or restrictions would you recommend that the council consider in order to minimize any potentially negative impacts if recreational dispensaries were allowed? (Unaided, multiple responses)

Miscellaneous Comments

Enforcement / Accountability

Better background checks for the employees of the dispensaries

Don't enable the customers

Drug testing, cannot use it within so many hours of their job

Enforcement from the city to ensure that these locations are able to manage the traffic flow. Also, prosecute any adults that purchase for minors.

Heavy fines

How much and who can sell it needs to be really strict. They need to go along with regulations

Impairment and bad behavior fines

Monitor what the kids are doing

Monitored so that you can't drive after you've had any

Monitoring by law enforcement

More police officers to control the streets, in the schools too because i don't want legalizing marijuana to interfere; we have a good community

More restrictive than they have for smoke shops; there should be disclaimers about health and brain side effects, like on cigarette packs

Name signs, police to arrest them, can check them if they find some on them

Not be permitted to drive

Not just anybody should be able to buy it. What if someone had been in jail and just came out? It would be easy for him to hang out with friends and not prioritize his life and do more important things. It can be addictive; the younger a person is the easier it is for them to make bad choices

Over the age of 21, can't be done while driving or under the influence

Permanent police position outside the door, and check all ids

Pricing restrictions

Regulate days

The dispensaries should be held liable for all the people who get hurt by people driving while under the influence of marijuana

Traffic and loitering

Oversight

Form a committee

I would leave to the council

Regulated by the city and not by the state

Regular audits

State laws

Q4. In addition to considerations about the location, what other guidelines or restrictions would you recommend that the council consider in order to minimize any potentially negative impacts if recreational dispensaries were allowed? (Unaided, multiple responses)

Miscellaneous Comments (Continued)

Building restrictions

Clear signage

Keep it respectful and no bright lights, same restrictions as bars

Limit the size of the buildings

Make it clean, neat, and tidy

Make sure people are carding

Taxing and regulating

A high tax

Don't overtax

Huge taxes

Put a high tax on it

Miscellaneous

EBT

Every restriction in the book

I don't think it should be sold to the general public

If a city doesn't want them in their city limits, then that's kind of runs contrary to the law. If it's legal for recreational use, it should be legal all over; state law is state law

Keep it for pharmaceutical purposes

Let people vote before a decision

Mandatory drug testing of any public employees

Maybe dispensaries could be part of a pharmacy

Online operation where it gets shipped to them, adequate parking

Purchasers must reside within a ten mile radius of the city

Take a look at Colorado and do what they do

The boundaries should be at least for the whole city of Tualatin I am just seriously opposed to marijuana recreational especially

The city should vote or opt out prior to November to ban recreational marijuana

Tualatin controlled locations, follow what they set in terms of reputation of medical dispensaries, places that serve alcohol

Q5. If the council opts to allow recreational marijuana dispensaries, would you support or oppose having the council impose a city tax on marijuana sales? (Strongly or somewhat?)

The majority of respondents would support a city tax on marijuana sales if recreational dispensaries were allowed (70%), including more than half who would *strongly support* the tax (56%). About one-fifth would likely oppose the tax (22%), and 8% were unsure.

Residents ages 35-44 (91%) and those who were newer to Tualatin (89%) were more likely than others to support a city tax on recreational marijuana.

	Total
Total Participants	346
Support	70%
Support strongly	56
Support somewhat	14
Oppose	22
Oppose somewhat	11
Oppose strongly	11
Don't know / No response	8%
Not sure/Depends/Undecided	7
Don't know / Refused	1

Q6. Are there any other final comments or questions you would like to add?

Some respondents voiced opposition of the dispensaries, sharing concerns of the impact it could have on the community, specifically the children, and that they don't feel it is a necessary thing to allow. Others voiced support for dispensaries, comparing them to liquor stores and saying they feel the legalization is inevitable. Some shared concerns about the location and restrictions that would be placed on dispensaries.

Please see page 12 for full list of responses.

Q7. About how many years have you lived in Tualatin?

	Total
Total Participants	346
1-2 years	13%
3-5 years	14
6-10 years	27
11-20 years	25
21-40 years	18
41+ years	2
Refused	2
Mean	13 years

Q8. May I ask your age?

	Total
Total Participants	346
18-34	35%
35-44	20
45-54	20
55-64	16
65+	11
Refused	0
Mean	44

Q9. Gender

	Total
Total Participants	346
Male	49%
Female	51

Q6. Are there any other final comments or questions you would like to add?

Opposed

- Because of the type of area it is: that's why I oppose this. I am not against marijuana being legalized; I would like to see it legalized so instead of cops going after people who smoke pot they're going after more important things. I just think it should be out of neighborhood areas and in more important areas
- Don't do it
- I am against marijuana period
- I am against marijuana use
- I am biased the people I work with at the Center of Family History I believe they are pretty much against marijuana. My position is far enough to the left and non-marijuana related
- I am in the transportation industry and I am strongly opposed to it
- I am really opposed to it and formally from Colorado; I have friends that say it is just very bad there. The use of marijuana and they have not lived off to the potential taxes they expected to get and not received it. I just opposed having marijuana legalized in Oregon
- I do not want any marijuana in the City of Tualatin
- I do understand the value of medical marijuana because I am a pharmacist, but at least in a recreational perspective it's a huge mistake, what Washington and Colorado has done, and I will oppose it in this state. There is a reason to have dispensaries in the City of Portland, but I would oppose having dispensaries where I live in Tualatin. I would hope the Council would oppose any dispensing establishments in Tualatin, especially recreational
- I don't like or support recreational marijuana. Medical is OK. It is a stepping stone drug; kids will try other drugs too after they try marijuana
- I don't want it, I have seen all the marketing for and against and it is a gateway drug, I don't want it around.
- I don't like casual use is criminalized as much as it is. I'm not in favor of allowing recreational use
- I don't support it
- I hope recreational dispensaries are a failure on the ballot
- I hope this does not happen. What are the ramifications from this?
- I just hope it doesn't go through
- I just hope it doesn't pass
- I just prefer that they keep it out of Tualatin
- I oppose it completely maybe they should tax it so highly that no one can afford to smoke it.
- I oppose the charging of taxes on marijuana sales, because I don't want us to be tied to the success of marijuana businesses.
- I really oppose recreational dispensaries
- I really oppose the dispensaries. We have a theft problem in our area, because of a known drug house on the neighborhood.
- I regret that there is one more intoxicant available
- I see no value in recreational marijuana publicly available. I feel strongly that tax income does not justify recreational marijuana
- I strongly oppose marijuana use as a physician, and strongly oppose legalization of marijuana, dispensaries or any other usage. Please look at the medical and scientific literature coming out just about monthly, showing how it causes permanent damage to various organs and functions of the body including brain damage. The governor of Colorado has just publicly stated that it was a mistake to legalize marijuana in his state. Studies come out every month showing how detrimental marijuana is to the body causing permanent damage

Q6. Are there any other final comments or questions you would like to add? (Continued)

Opposed (Continued)

I suppose that I would not support it. It gets lost in the shuffle and people tend to abuse the situation. It is not use I look at it as child service it has good implementation so there is kids that are not and that are looked after good intention and a lot of flaws in the marijuana. I don't approve of medical marijuana dispensaries at all

I think in the long run it will cost more than it will earn to have recreational dispensaries. I would prefer it to not be around our city.

I think it's a bunch of crap. I don't think people need marijuana. That's up to them

I think we should keep marijuana completely out of Tualatin. I think it is a bad idea. Anybody who supports it will not get my vote

I would hate to see the city become a place where marijuana users come for it. We just got rid of jiggles; I'd hate to see it become a point for recreational users.

If council allows this I will vote against them and tell all my friends to vote against them too.

If recreational marijuana is allowed i will consider moving.

It is the stupidest thing to legalize it; it's the same as driving drunk

It isn't a good idea or direction for society

It's the demise of our city, state and country. Our morality and everything

It's a gateway to harder stuff

Just get it out of here; don't want it around

Just that because of my age group I suppose, I consider particularly recreational marijuana to be far too slippery a slope

Keep marijuana out of the city Tualatin and we don't need it, we have other priorities

Keep the marijuana out of our city

Medical marijuana is supposed to be for medical use only. Bringing it to the city of Tualatin is just money-making scam and it would destroy our neighborhood. There's no oversight to be ensuring that it's being used for medical instead of recreational use

My position would be that if council approves marijuana in the city I would oppose the council for everything else because I strongly oppose marijuana and what it does to people

No recreational marijuana for any one

Only that I strongly oppose the ballot measure passing

Recreational use should not be legalized

Should not been on the ballot and if you would take lessons from other states you would not consider it

They need to know it is a gateway drug

We know what it does to people, I just can't believe the governments going to allow this, I'll just pray that god will clean this up

We need to do whatever we can to keep it out; it's going to increase crime. We already have kids smoking pot where police officers are having a hard time with, it'll just make it worse

We would prefer not to have it in the city or if we have to it would be severely limited. I don't think it would be helpful to this family friendly community

Q6. Are there any other final comments or questions you would like to add? (Continued)

Support

Helps a lot of people with medical reasons, to help them extremely to receive the medicine. Thank you for calling and getting my opinion

I believe it should be legal and taxed as high as possible

I don't see a reason why not to have it here why not have it here. It's not any different than having a liquor store in town.

I don't personally smoke pot, but I don't care if other people do. Alcohol's legal. You don't really see too many people fight after smoking some pot. There is one caution; it could put more people high on the road. It would be just as bad as alcohol. That would be my biggest fear, but to be honest, police spend too much time chasing around pot and not doing other things

I don't see a difference between recreational and medical. Anyone who wants a medical card can get it. I am not a personal user, so I have no direct experience with it. There are a lot of things going on I don't understand personally and it doesn't make them wrong. I'm not going to impose myself on this issue unfairly. If people want it they can go elsewhere to get it, it's pointless for us to ban it.

I hope when we pass the medical marijuana that the city of Tualatin and lets it happen and makes it happen

I just approve

I just think the time is right to support it, especially for medical reasons. I'm in a lot of pain and I would love medical marijuana near my home

I just think we need to; I think it's probably something that needs to be done. I think fewer restrictions, the better because you're just going to end up with more criminals; people have to use their common sense

I say we give it a try and if it doesn't work we will vote it back out. Let's see if any benefits of medical marijuana can help people out. I have also heard that this plant is good for other things such as making paper out of it. If we can find a way to use it as a useful benefit why not put a little bit of research into that

I support the legalization of marijuana, and think it should have been legalized 40 years ago I was, back in the 70s, in Washington, able to have an oz. of marijuana and it wasn't illegal in those amounts. That seemed reasonable there. I think the prohibition needs to be over.

I would encourage looking at benefits of all. Any other business if done properly is still in infancy and should have proper control anywhere and not opposed to distance of schools

I would support a city tax if it was used for the appropriate thing like for the schools

I've never done any drugs but it will become legal and if its revenue for the states, why not.

It should be available to seniors near the senior centers. We need one in the city or they will go elsewhere for it. Might as well have it in the city, banning it in the city limits won't deter usage for those who want to use it.

It's about time we legalized marijuana

Legalizing it is inevitable city needs to participate in the process

Long overdue, I'm tired of people's lives being ruined because they make the mistake. There is nothing special about it, it should just be legal. OLCC should cover both; it seems weird to have one building for alcohol control, and another for marijuana

More people die from alcohol use than marijuana use, so it should be up to them. A lot of money would be made

There are so many crimes being committed, the resources are limited

They should legalize it

Q6. Are there any other final comments or questions you would like to add? (Continued)

Concerns / Recommendations

Before allowing any dispensaries, there would have to be a public hearing to allow them to open the business

I had heard that one way to regulate the legalization would be to treat it like and have the OLCC regulate it and using the same system to regulate marijuana. I think restrictions on the dispensaries would be discriminatory against people who need their services.

I heard today on a radio station they have not set guidelines for driving under the influence of marijuana

I hope they don't mess around with medical patients; they have other handicaps they can't afford that; I have heard that the price has doubled. Make sure that recreational doesn't overlap with those who use it as medicine.

I just hope they wouldn't put it on a main street, out of sight.

I think anything that is used as a drug should be regulated by the FDA and sold by pharmacies.

Any drug that can be used recreationally, shouldn't be allowed

I think my biggest concern is crime, and also people driving under the influence. I'm concerned with children using it

I think the rules for drunk driving should apply for driving under the influence of marijuana. The impact of lung cancer is the same for cigarettes as well as marijuana

I think they should clearly designate the restrictions when they pass the law that it shouldn't be like Washington. They should examine how things are already working in other states and look at medical marijuana and look at other restrictions and develop the bill and not leave it wide open with no restrictions

I think they should pay taxes on it

I would like the money to go into law enforcement and drug treatment. Otherwise we shall become dependent on it like legalized gambling. I would like to have recreational marijuana approved for limited basis only to be reviewed and looked at again after 3 years or so. Someone should collect the revenue from it and it should be distributed to law enforcement and drug treatment.

I'm a nurse and I'm concerned about people coming in to the hospital after taking too much, like an overdose

If permitted, recreational use of marijuana should be limited and should be for adults only

If they do allow recreational same restriction on medical to be only located in business district easy to keep an eye on it.

In any case whether they buy or not either way they need to provide a lot of info on it and the side effects and any negative effects. Provide info before they buy maybe sign off on awareness.

Give harmful and addiction information of the drugs.

It should be away from main stream population

Keep the price down. Right now the prices are triple to what you can get it on the street; try to bring the prices down to the black market or it will fail

Make the tax very high like on cigarettes

My concern with legalizing it is because of the children

My family and I have talked about this and we have teenagers and we think marijuana is just the same as alcohol we think it might eliminate the trouble it comes with but I don't want it in the hands of kids.

My major thing is i am inherently opposed to marijuana establishments where kids walk by them or see them. If they can do it the in the city without kids seeing it i am ok.

On the first medical dispensaries, to place a police officer outside to check all IDs 24/7

Q6. Are there any other final comments or questions you would like to add? (Continued)

Concerns / Recommendations (Continued)

The city shouldn't be in a rush to support on this until all things are known about this like impacts on minors, children, and the economy; because when the government sells it, it's cheaper to buy on the black market then it is to buy in a store

The most important thing is that children are protected. I would like to see strict punishment for serving to minors

The only one would be that I hope Oregon doesn't make the same mistakes as Washington, that they are taxing too much making a black market

The state should be the one growing it, so they take it out of the hands of individuals

There should be a lot more testing of children at school. In the past it was too expensive, but I think it is no longer. I think there should be a tax on recreational marijuana, but not medical marijuana.

They should research the marijuana to determine if it has legitimate medical uses.

They shouldn't even do medical pot. It is just an excuse for people to use it. It can cause more problems more than it helps. It is bad enough having to inhale it generally and I am a smoker

They would already make money on the state sales tax just not city tax. You don't want the building to look bad keep it nice.

To my knowledge the current measure restricts cities from imposing marijuana taxes

Questions

Are there going to be bars for smoking weed?

Can they require cigarettes be sold in the same stores

I don't see where they are pulling the sales tax

I know there is a one year moratorium on dispensaries so cities can decide whether or not to have them. Is this going to be extended?

I would like to know how they are looking at other places, where it has been approved, and any consequences or lack of consequences

This measure 91 would cut down violence by cartels?

When will we know?

Where can I smoke it? Will it be the same as tobacco?

Where would they be contemplating to put a place to put a dispensary?

Undecided

I have very mixed feelings on the subject

I'm kind of in-between on it not really strong opinion that I find good and bad

I'm sure it's going to pass I'm just kind of concerned with how it pans out, I guess time will tell

I'm undecided on all of it

Q6. Are there any other final comments or questions you would like to add? (Continued)

Miscellaneous

I appreciate the city council getting the opinions of the City

I don't smoke marijuana

I just see in these apartments...they just pass it out and they do it. They have little parties at their house and they spray. The other day the caretaker had to go in to paint and scrub. It's a non-smoking building

I wish they would conduct surveys like this on more important things

If we start relying on taxes for marijuana, because then it will become independent

Marijuana used to be seen as a poison now it's seen as a holy medicine. I don't understand.

Not an issue for me

Nothing you can do, I think that you just hope for the best. Just watch and be careful

The whole topic and the people who vote on it, then sit down and drink and discuss how to spend the money, it is silly to me.

Too many resources are spent implementing laws that should be changed. I don't smoke pot

Wait to see marijuana legalized



APPENDIX: QUESTIONNAIRE

Hello, my name is _____ with Riley Research Associates, calling on behalf of the City of Tualatin with a quick, confidential survey to hear your thoughts about Marijuana Dispensaries.

(IF NECESSARY) I'm not trying to sell or sign you up for anything. We're simply gathering feedback from Tualatin residents about marijuana dispensaries. The survey will take about five minutes. Is now a good time to ask you a few questions?

To confirm, do you live in the City of Tualatin? (Continue with survey if "yes")

As you may be aware, sales of medical marijuana is already allowed. However, a statewide measure to legalize recreational marijuana will be on the ballot this November, and the Tualatin City Council would like to hear your views on a number of related issues.

Q1. First of all, regarding medical marijuana, would you support or oppose allowing medical marijuana dispensaries in Tualatin? (Strongly or somewhat?)

- | | |
|---|---|
| <input type="checkbox"/> 1 Support strongly | <input type="checkbox"/> 4 Oppose somewhat |
| <input type="checkbox"/> 2 Support somewhat | <input type="checkbox"/> 5 Oppose strongly |
| <input type="checkbox"/> 3 (Not sure/Depends/Undecided) | <input type="checkbox"/> 9 (Don't know / Refused) |

Q2. The state of Oregon has already placed some restrictions on where medical marijuana dispensaries can be located. For example, they cannot be located within 1,000 feet of a school.

If dispensaries are allowed to locate in Tualatin, what, if any, additional restrictions would you advise the council to place on where such operations can or cannot be located?

(As necessary, if respondent says only that they support/oppose dispensaries, repeat the question and emphasize that the question is about any restrictions they would place on WHERE they could be located, IF they WERE allowed) (Do not read list – Mark all that apply)

- | | |
|---|---|
| <input type="checkbox"/> 01 Away from parks | <input type="checkbox"/> 10 Don't support / Want in Tualatin |
| <input type="checkbox"/> 02 Away from homes / Non-residential | <input type="checkbox"/> 11 Near police stations / Monitored by police |
| <input type="checkbox"/> 03 Away from major thoroughfares / main roads | <input type="checkbox"/> 12 Away from business / commercial areas |
| <input type="checkbox"/> 04 Away from daycare operations | <input type="checkbox"/> 13 Away from public places (restaurants, malls, theaters, etc) |
| <input type="checkbox"/> 05 Away from places where minors congregate | <input type="checkbox"/> 14 Away from churches / senior centers |
| <input type="checkbox"/> 06 In medical offices / hospitals / medical settings | <input type="checkbox"/> 97 None / No restrictions |
| <input type="checkbox"/> 07 In liquor stores | <input type="checkbox"/> 98 Other (specify) |
| <input type="checkbox"/> 08 In industrial / commercial areas | <input type="checkbox"/> 99 (Unsure / Don't know / Can't think of any) |
| <input type="checkbox"/> 09 Away from schools | |

Q2b. Other:

Q3. Next, regarding recreational marijuana: One consideration regarding whether or not to ban recreational marijuana dispensaries is a rule that says cities which ban recreational dispensaries will not get a share of any state taxes raised from marijuana sales.

Considering that along with any other issues, would you support or oppose allowing recreational marijuana dispensaries in the City of Tualatin? (Strongly or somewhat?)

- | | |
|--|--|
| <input type="checkbox"/> ₁ Support strongly | <input type="checkbox"/> ₄ Oppose somewhat |
| <input type="checkbox"/> ₂ Support somewhat | <input type="checkbox"/> ₅ Oppose strongly |
| <input type="checkbox"/> ₃ (Not sure/Depends/Undecided) | <input type="checkbox"/> ₉ (Don't know / Refused) |

Q4. In addition to considerations about the location, what other guidelines or restrictions would you recommend that the council consider in order to minimize any potentially negative impacts if recreational dispensaries were allowed?

(As necessary: if respondent says only that they support/oppose dispensaries, remind them that the question is about what rules or restrictions they would recommend IF they WERE allowed) (Do not read list – Mark all that apply)

- | | |
|---|---|
| <input type="checkbox"/> ₀₁ Limited hours | <input type="checkbox"/> ₁₁ Regulated / monitored like alcohol and bars |
| <input type="checkbox"/> ₀₂ Limited signage / Low profile signs | <input type="checkbox"/> ₁₄ Same restrictions as medical marijuana |
| <input type="checkbox"/> ₀₃ Bars on windows / Enhanced security / Lighting | <input type="checkbox"/> ₁₅ Monitor customers / background checks |
| <input type="checkbox"/> ₀₄ A stand-alone building | <input type="checkbox"/> ₁₆ Limit number of dispensaries per town / per area |
| <input type="checkbox"/> ₀₅ In a business park / Non-retail site | <input type="checkbox"/> ₁₇ Limit quantities / frequencies of purchasers |
| <input type="checkbox"/> ₀₆ On the ground floor of building | <input type="checkbox"/> ₁₈ No public consumption |
| <input type="checkbox"/> ₀₇ Not on the ground floor of building | <input type="checkbox"/> ₁₉ No edible marijuana products |
| <input type="checkbox"/> ₀₈ Age restrictions / No minors allowed | <input type="checkbox"/> ₉₇ None / No guidelines or restrictions |
| <input type="checkbox"/> ₀₉ No advertising allowed | <input type="checkbox"/> ₉₈ Other (specify) |
| <input type="checkbox"/> ₁₀ Don't allow / No dispensaries | <input type="checkbox"/> ₉₉ (Unsure / Don't know / Can't think of any) |

Q4b. Other guidelines / restrictions

Q5. And finally, if the council opts to allow recreational marijuana dispensaries, would you support or oppose having the council impose a city tax on marijuana sales? (Strongly or somewhat?)

- | | |
|--|--|
| <input type="checkbox"/> ₁ Support strongly | <input type="checkbox"/> ₄ Oppose somewhat |
| <input type="checkbox"/> ₂ Support somewhat | <input type="checkbox"/> ₅ Oppose strongly |
| <input type="checkbox"/> ₃ (Not sure/Depends/Undecided) | <input type="checkbox"/> ₉ (Don't know / Refused) |

Q6. Are there any other final comments or questions you would like to add?

Now just a few questions to finish up:

Q7. About how many years have you lived in Tualatin? (As necessary) Your best guess is fine. (Record only whole numbers, round up as necessary) Years in Tualatin _____

Years in area categorized

- ₁ 1-2 years
- ₂ 3-5 years
- ₃ 6-10 years
- ₄ 11-20 years

- ₅ 21-40 years
- ₆ 41+ years
- ₉ Refused

Q8. May I ask your age? Age _____

Q8b. (Record category or if refused) Which of the following categories includes your age? (Read List)

- ₁ 18-24
- ₂ 25-34
- ₃ 35-44
- ₄ 45-54

- ₅ 55-64
- ₆ 65+
- ₉ (Refused)

Those are all my questions. The City of Tualatin would like me to thank you for your time and opinions.

Q9. (Record Gender)

- ₁ Male

- ₂ Female



***MARIJUANA
DISPENSARY POLL***

Cross Tabulations

October 24, 2014

Q1. First of all, regarding medical marijuana, would you support or oppose allowing medical marijuana dispensaries in Tualatin? (Strongly or somewhat?)

	Total	GENDER		AGE					YEARS IN TUALATIN			
		MALE	FEMALE	18-34	35-44	45-54	55-64	65+	1-5 YEARS	6-10 YEARS	11-20 YEARS	21+ YEARS
Total Participants	346	133 49%	213 51%	19 33%	59 20%	82 20%	84 16%	96 11%	72 27%	63 27%	93 25%	106 20%
Support	62%	65%	58%	80%	47%	53%	61%	50%	73%	56%	66%	50%
Support strongly	39	39	39	58	22	32	35	30	36	38	50	31
Support somewhat	23	26	20	22	25	21	26	20	38	18	16	19
Oppose	32%	26%	38%	14%	40%	45%	35%	45%	24%	36%	28%	45%
Oppose somewhat	7	3	10	9	1	8	6	8	9	9	5	4
Oppose strongly	25	23	27	5	38	37	29	37	15	27	23	40
Don't know	6%	9%	4%	6%	13%	2%	3%	5%	3%	8%	6%	5%
Depends/ Undecided	1	1	1	-	2	-	2	1	0	-	2	1
Don't know / Refused	5	8	3	6	11	2	2	4	3	8	4	4
Chi Square		13.07 .023		61.85 .001					35.00 .002			

Q2. The state of Oregon has already placed some restrictions on where medical marijuana dispensaries can be located. For example, they cannot be located within 1,000 feet of a school. If dispensaries are allowed to locate in Tualatin, what, if any, additional restrictions would you advise the council to place on where such operations can or cannot be located? (Unaided, multiple responses)

	Total	GENDER		AGE					YEARS IN TUALATIN			
		MALE	FEMALE	18-34	35-44	45-54	55-64	65+	1-5 YEARS	6-10 YEARS	11-20 YEARS	21+ YEARS
Total Participants	346	133 49%	213 51%	19 33%	59 20%	82 20%	84 16%	96 11%	72 27%	63 27%	93 25%	106 20%
Away from places where minors congregate	16%	14%	17%	21%	10%	11%	20%	10%	13%	12%	19%	19%
Away from parks	14	9	19	15	20	9	16	10	7	21	18	10
Away from schools	14	17	12	12	11	15	20	19	12	15	18	13
Away from homes / Non-residential	13	13	13	6	15	20	16	11	7	8	22	13
Away from daycare operations	9	8	10	11	4	9	12	7	6	10	13	8
Away from public / Busy places	6	8	4	6	5	4	13	3	2	4	13	6
Don't support / Want in Tualatin	6	7	5	-	8	6	7	17	1	4	3	18
In medical offices / hospitals / medical settings	4	3	5	-	8	6	4	2	7	3	3	2
Away from major thoroughfares / main roads	4	2	5	5	5	3	2	2	1	1	9	4
Away from churches / senior centers	3	1	4	5	-	1	3	4	7	0	0	3
In industrial / commercial areas	3	2	4	-	2	5	4	4	2	2	3	4
Near police stations / Monitored by police	2	2	2	-	4	1	3	3	3	1	1	4
Away from business / commercial areas	1	1	2	-	5	1	1	-	-	1	3	2
In liquor stores	1	2	-	-	-	-	6	-	-	1	-	4
Miscellaneous	8	9	8	11	4	10	9	6	8	6	5	16
None / No restrictions	29	34	24	48	20	23	16	20	51	31	19	11
Don't know / Can't think of any	12	10	15	5	21	10	13	23	6	15	13	14
Chi Square		27.04 .041		130.88 .001					122.86 .001			

Q3. Next, regarding recreational marijuana: One consideration regarding whether or not to ban recreational marijuana dispensaries is a rule that says cities which ban recreational dispensaries will not get a share of any state taxes raised from marijuana sales.

Considering that along with any other issues, would you support or oppose allowing recreational marijuana dispensaries in the City of Tualatin? (Strongly or somewhat?)

	Total	GENDER		AGE					YEARS IN TUALATIN			
		MALE	FEMALE	18-34	35-44	45-54	55-64	65+	1-5 YEARS	6-10 YEARS	11-20 YEARS	21+ YEARS
Total Participants	346	133 49%	213 51%	19 33%	59 20%	82 20%	84 16%	96 11%	72 27%	63 27%	93 25%	106 20%
<u>Support</u>	53%	61%	45%	80%	40%	36%	52%	28%	63%	49%	58%	43%
Support strongly	36	42	29	59	19	25	34	18	43	33	37	29
Support somewhat	17	19	16	21	21	11	18	10	20	16	21	14
<u>Oppose</u>	41%	32%	50%	14%	50%	61%	42%	66%	35%	40%	35%	56%
Oppose somewhat	4	2	6	-	3	5	9	7	2	5	5	5
Oppose strongly	37	30	44	14	47	56	32	59	34	35	30	51
<u>Don't know</u>	6%	8%	5%	6%	10%	2%	6%	6%	2%	11%	7%	2%
Not sure/Depends/ Undecided	5	7	4	6	10	1	3	4	2	10	5	2
Don't know / Refused	1	0	1	-	-	1	3	2	0	1	2	-
Chi Square		14.66 .012		82.13 .001					22.84 .088			

Q4. In addition to considerations about the location, what other guidelines or restrictions would you recommend that the council consider in order to minimize any potentially negative impacts if recreational dispensaries were allowed? (Unaided, multiple responses)

	Total	GENDER		AGE					YEARS IN TUALATIN			
		MALE	FEMALE	18-34	35-44	45-54	55-64	65+	1-5 YEARS	6-10 YEARS	11-20 YEARS	21+ YEARS
Total Participants	346	133 49%	213 51%	19 33%	59 20%	82 20%	84 16%	96 11%	72 27%	63 27%	93 25%	106 20%
Age restrictions / No minors	16%	19%	13%	18%	12%	14%	19%	14%	11%	14%	18%	23%
Limited hours	12	15	9	12	18	7	14	5	8	9	13	20
Don't allow / No dispensaries	7	10	5	6	4	10	9	11	3	5	11	11
In business park / Non-retail site	6	6	5	11	3	3	5	3	1	6	4	14
No advertising allowed	4	1	6	5	7	2	1	2	1	9	1	3
Regulated / monitored like alcohol and bars	4	2	5	-	4	4	9	4	2	3	3	6
Limited signage / Low profile	4	6	2	6	-	4	4	1	1	9	2	2
Bars on windows / Enhanced security / Lighting	3	1	4	5	4	-	3	1	2	7	-	3
Limit quantities / frequencies of purchasers	2	2	2	-	1	5	1	2	3	1	1	1
Monitor customers / background checks	2	1	2	-	3	5	-	1	2	2	2	1
Limit number of dispensaries per town / per area	2	1	2	-	1	2	3	3	1	-	2	3
No public consumption	1	1	2	-	-	4	2	2	-	-	3	1
A stand-alone building	1	1	2	-	3	1	-	2	1	3	0	-
Same restrictions as medical marijuana	1	1	1	-	-	4	-	1	-	-	2	1
No edible marijuana products	0	-	1	-	-	-	1	2	0	-	-	1
Not on the ground floor of building	0	-	1	-	-	-	1	1	-	-	-	1
On the ground floor of building	0	-	0	-	-	-	-	1	-	0	-	-
Miscellaneous	11	10	12	-	15	20	16	10	10	12	10	10
None/No guidelines/restrictions	26	26	26	47	20	17	6	20	42	23	22	13
Don't know / Can't think of any	27	26	29	20	33	22	38	35	28	19	34	30
Chi Square		25.96 .131		142.87 .001					98.48 .001			

Q5. And finally, if the council opts to allow recreational marijuana dispensaries, would you support or oppose having the council impose a city tax on marijuana sales? (Strongly or somewhat?)

	Total	GENDER		AGE					YEARS IN TUALATIN			
		MALE	FEMALE	18-34	35-44	45-54	55-64	65+	1-5 YEARS	6-10 YEARS	11-20 YEARS	21+ YEARS
Total Participants	346	133 49%	213 51%	19 33%	59 20%	82 20%	84 16%	96 11%	72 27%	63 27%	93 25%	106 20%
Support	70%	68%	72%	62%	91%	71%	65%	61%	89%	66%	62%	61%
Support strongly	56	51	61	46	78	63	47	46	78	44	53	45
Support somewhat	14	16	12	17	12	8	17	15	11	22	9	16
Oppose	22%	22%	22%	32%	4%	24%	18%	26%	7%	21%	30%	33%
Oppose somewhat	11	15	7	22	1	10	1	7	-	18	11	14
Oppose strongly	11	7	15	9	3	14	17	19	7	3	19	18
Don't know	8%	10%	6%	6%	5%	5%	17%	13%	4%	13%	8%	7%
Not sure/Depends/ Undecided	7	9	5	6	4	5	12	12	3	12	7	5
Don't know / Refused	1	1	1	-	1	-	5	1	0	1	1	2
Chi Square		15.39 .009		61.78 .001					55.67 .001			

Q7. About how many years have you lived in Tualatin?

	Total	GENDER		AGE					YEARS IN TUALATIN			
		MALE	FEMALE	18-34	35-44	45-54	55-64	65+	1-5 YEARS	6-10 YEARS	11-20 YEARS	21+ YEARS
Total Participants	346	133 49%	213 51%	19 33%	59 20%	82 20%	84 16%	96 11%	72 27%	63 27%	93 25%	106 20%
1-2 years	13%	9%	17%	19%	18%	7%	7%	10%	49%	-	-	-
3-5 years	14	15	12	17	16	15	9	6	51	-	-	-
6-10 years	27	34	20	39	32	23	11	9	-	100	-	-
11-20 years	25	18	31	20	25	32	27	22	-	-	100	-
21-40 years	18	22	14	6	8	18	41	36	-	-	-	89
41+ years	2	1	3	-	-	2	3	11	-	-	-	11
Refused	2	1	3	-	1	4	1	6	-	-	-	-
Mean	13	13	13	9	9	14	20	23	3	8	16	31
Chi Square		-		-					1000+			
		.001		.001					.001			

Q8. May I ask your age?

	Total	GENDER		AGE					YEARS IN TUALATIN			
		MALE	FEMALE	18-34	35-44	45-54	55-64	65+	1-5 YEARS	6-10 YEARS	11-20 YEARS	21+ YEARS
Total Participants	346	133 49%	213 51%	19 33%	59 20%	82 20%	84 16%	96 11%	72 27%	63 27%	93 25%	106 20%
18-24	17%	16%	18%	52%	-	-	-	-	17%	35%	12%	-
25-34	16	20	12	48	-	-	-	-	26	13	14	10
35-44	20	18	23	-	100	-	-	-	26	24	20	8
45-54	20	22	18	-	-	100	-	-	16	17	26	20
55-64	16	16	16	-	-	-	100	-	10	7	18	36
65+	11	9	12	-	-	-	-	100	6	4	10	26
Refused	0	0	0	-	-	-	-	-	-	0	0	0
Mean	44	43	44	25	40	50	60	74	40	35	45	57
Chi Square		5.94		1000+					93.32			
		.430		.001					.001			

Q9. Record Gender

	Total	GENDER		AGE					YEARS IN TUALATIN			
		MALE	FEMALE	18-34	35-44	45-54	55-64	65+	1-5 YEARS	6-10 YEARS	11-20 YEARS	21+ YEARS
Total Participants	346	133 49%	213 51%	19 33%	59 20%	82 20%	84 16%	96 11%	72 27%	63 27%	93 25%	106 20%
Male	49%	100%	-	53%	43%	53%	49%	42%	44%	62%	36%	57%
Female	51	-	100	47	57	47	51	58	56	38	64	43
Chi Square		345.00		3.17					14.94			
		.001		.531					.002			



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STORE LOCATION	PHONE	ADDRESS	REGULAR HOURS
1213 Agness	541-247-7233	<u>04219 Agness Rd 97406</u>	Summer: 8-7 M-Sun Winter: 10-6 M-Sun
1219 Albany Downtown	541-926-1166	<u>104 4th Ave SE 97321</u>	11-7 M-S; 12-5 SUN
1103 Albany East	541-926-2887	<u>2530 Pacific Blvd SE 97321</u>	11-7 M-S; 12-5 SUN
1191 Aloha Farmington	503-649-6155	<u>17455 SW Farmington Rd Ste 30A 97007</u>	11-7 M-T; 10-7 F-S; Closed Sunday
1239 Aloha TV Hwy	503-591-9590	<u>20285 SW Tualatin Valley Highway 97003</u>	11-7 M-Th; 10-8 FS; 11-4 Sun
1039 Amity	503-835-0300	<u>520 S. Trade St 97101</u>	7-10 M-SUN
1064 Arlington	541-454-2633	<u>200 Arlington Mall 97812</u>	8-6 M-S; 10-2 Sun
1012 Ashland	541-482-4258	<u>40 Lithia Way 97520</u>	10-7 M-Th; 10-8 F-S; 11-6 Sun
1167 Astoria	503-325-4784	<u>730 Bond Street, Suite A 97103</u>	10-7 M-S; 11-4 Sun
1006 Athena	541-566-2396	<u>313 E. Main St 97813</u>	7-7 M-S; 7-6 Sun
1092 Baker City	541-523-5022	<u>1250 Campbell St 97814</u>	10-7 M-Th; 10-8 F; 10-7 S; Closed Sunday
1056 Bandon	541-347-2106	<u>1125 Alabama Ave SE 97411</u>	10-7 M-S; 10-5 Sun
1073 Banks	503-324-2171	<u>12350 NW Main Street, Suite 100 97106</u>	7-10 M-S; 7-10 Sun
1237 Beaverton Allen Blvd	503-644-2235	<u>14334 SW Allen Blvd 97005</u>	11-7 M-W; 11-8 Th-S; 11-6 Sun
1250 Beaverton Murray Scholls	503-521-9032	<u>14700 SW Murray Scholls Dr. Ste 104 97007</u>	11-8 M-S; 12-6 Sun
1086 Beaverton Progress	503-646-2875	<u>8616 SW Hall Blvd 97008</u>	11-7 M-Th; 11-8 F-S; 11-5 Sun
1230 Beaverton Town Square	503-644-7567	<u>11423 SW Beaverton/Hillsdale Hwy 97005</u>	9-10 M-S; 11-9 Sun
1150 Bend East	541-318-2977	<u>2220 NE Highway 20, Ste. 1 97701</u>	10-9 M-W; 9-9 Th-S; 10-7 Sun
1163 Bend North	541-382-7050	<u>2040 NE 3rd Street #108 97701</u>	10-8 M-Th, 10-9 FS, 11-6 Sun
1069 Bend South	541-388-0692	<u>61153 S Highway 97 97702</u>	10-7 M-S; Closed Sunday
1242 Bend West	541-312-2229	<u>155 SW Century Dr., Suite 100 97702</u>	10-8 M-T; 10-9 FS; 11-7 Sun
1165 Blue River	541-822-3531	<u>51748 Cascade Street 97413</u>	Win: 8-7M-F; 9-7S; 10-5Sun. Sum: 8-8M-F; 9-8S; 10-7Sun
1044 Bly	541-353-2271	<u>61278 Hwy 140 E 97622</u>	Winter: 7-6 M-Sun; Summer: 7-7 M-Sun
1161 Boardman	541-481-7351	<u>202 NW 1st 97818</u>	9-7 M-S; 11-3 Sun
1111 Bonanza	541-545-6621	<u>31919 Hwy 70 97623</u>	7-9 M-S; 7-9 Sun
1129 Brookings	541-469-2502	<u>896 Chetco Ave 97415</u>	9-6 M-Th; 9-7 FS; 12-4 Sun
1009 Brownsville	541-466-9100	<u>130 Spaulding Ave 97327</u>	10-7 M-Th; 10-7:30 FS; Closed Sunday
1014 Burns	541-573-2511	<u>767 Ponderosa Village 97720</u>	10-7 M-TH, 10-8 F-SA, 11-4 SUN
1226 Butte Falls	541-865-3223	<u>415 Broad St 97522</u>	Winter: 8-8 M-Sun; Summer: 8-9 M-Sun
1208 Camas Valley	541-445-2313	<u>18355 Highway 42 97416</u>	Winter: 7-8 M-S; Summer: 7-8 M-S; Closed Sunday
1122 Canby	503-266-3562	<u>426 NW 1st Avenue 97013</u>	11-7 M-S; 12-4 Sun
1018 Cannon Beach	503-436-2558	<u>171 Sunset Blvd 97110</u>	11-7 M-Th; 11-8 F,S; 12-6 Sun
1247 Cannon Beach Downtown	503-436-0677	<u>239 N Hemlock 97110</u>	Winter: T-Th 10-6, F-Sun 11-6; Closed Mon
1134 Canyonville	541-839-4105	<u>425 N Main Street 97417</u>	7-10 M-S; 7-10 Sun
1114 Cascade Locks	541-374-8425	<u>450 Wanapa Street 97014</u>	WIN 7-9 Sun-Th, 7-10 F,S; SUM 7-10 M-S; 7-9 Sun
1138 Cave Junction	541-592-3685	<u>121 S. Redwood Hwy 97523</u>	11-7 M-S; Closed Sunday
1085 Central Point	541-664-3910	<u>1217 Plaza Blvd., Suite C 97502</u>	11-8 M-Th; 11-9 FS; 12-5 Sun
1211 Charleston	541-888-4646	<u>91133 Cape Arago Hwy 97420</u>	9-9 M-S; 9-8 Sun

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1110 Chemult	541-365-4422	<u>94511 Highway 97 N 97731</u>	Sum: 9-8 MS; 10-6 Sun; Win: 10-7 MS; 10-6 Sun
1084 Chiloquin	541-783-2346	<u>323 Chocktoot 97624</u>	7:30-8 M-S; 9-8 Sun
1223 Christmas Valley	541-576-2500	<u>87164 Christmas Valley Hwy 97641</u>	Winter: 7-8 M-Sun; Summer: 7-9 M-Sun
1101 Clackamas	503-656-5186	<u>16142 SE 82nd Dr 97015</u>	10:30-7:30 M-Th, 10:30-8 FS; 11-4 Sun
1238 Clackamas Sunnyside	503-698-5829	<u>12046 SE Sunnyside Rd 97015</u>	11-8 M-Th; 10-8 FS; 12-5 Sun
1027 Clatskanie	503-728-2892	<u>235 W. Columbia River Hwy 97016</u>	10-7 M-S; 10-4 Sun
1001 Condon	541-384-2801	<u>225 S Main Street 97823</u>	9-6 M-F; 10-6 S; Closed Sunday
1108 Coos Bay	541-267-6421	<u>784 Central Ave. 97420</u>	10-7 M-Th; 10-8 F-S; 11-6 Sun
1055 Coquille	541-396-4651	<u>630 Hwy 42 E 97423</u>	11-7 M-S; 11-3 Sun
1228 Corvallis Downtown	541-753-7998	<u>575 SW Washington Avenue 97333</u>	10-7:30 M-W, 10-8 Th-Sat; Closed Sunday
1194 Corvallis North	541-754-0769	<u>935 NW Circle Blvd. 97330</u>	10-8 M-S; 12-5 Sun
1137 Cottage Grove	541-942-3469	<u>1785 E Main St #3 97424</u>	10:30-7:30 M-S; 11-6 SUN
1081 Crescent	541-433-2530	<u>136854 Highway 97 N 97733</u>	9-6 M-S; 10-5 Sun
1153 Creswell	541-895-2559	<u>159 E Oregon Ave 97426</u>	10:30-8:30 Sun-Sat
1016 Dallas	503-623-9668	<u>170 W. Ellendale, Suite 105 97338</u>	11-7 M-W; 11-8 Th-S, 11-7 Sun
1135 Dayville	541-987-2133	<u>207 W Franklin Ave 97825</u>	Winter: 9-6 M-S; Summer: 8-6 M-S; 9-5 Sun
1020 Depoe Bay	541-765-2317	<u>Hwy 101, Mail 101, Ste H 97341</u>	11-7 M-S; Closed Sunday
1203 Detroit	503-854-3696	<u>215 D Street 97342</u>	Winter: 7-8 Sun-Th; 7-10 FS; Summer: 7-10 M-Sun
1206 Dexter	541-937-2616	<u>38830 Dexter Rd 97431</u>	Sum 7-8 M-S; 8-6 Sun; Win 7-7 M-S; 8-6 Sun
1088 Drain	541-836-2054	<u>202 Second Street 97435</u>	Win: 9-9 Sun-Th; 9-10 FS; Sum: 9-10 M-Sun
1026 Eagle Point	541-826-3255	<u>11150 Highway 62 97524</u>	9:30-8 M-S, 11-5 Sun
1079 Elgin	541-437-0188	<u>1480 Division Street 97827</u>	7:30-8 M-TH, 8-8 Fri-Sun
1005 Enterprise	541-426-4393	<u>106 W Main Street 97828</u>	10-6 M-S; Closed Sunday
1046 Estacada	503-630-6886	<u>305 SW Wade St. 97023</u>	10-7 M-S; Closed Sunday
1218 Eugene Downtown	541-343-4424	<u>401 West 11th Ave 97401</u>	10-8 MT; 10-9 WTh; 10-10 FS; 11-5 Sunday
1193 Eugene NE	541-485-3093	<u>1530 Coburg Rd 97401</u>	10-8 M-T; 10-9 F-S; 11-6 Sun
1169 Eugene NW	541-688-1400	<u>74 Division Ave 97404</u>	11-8 M-Th; 11-9 FS; 11-6 Sun
1154 Eugene South	541-343-3611	<u>2866 Willamette St 97405</u>	10-8 M-W; 10-9 Th-S; 10-7 Sun
1188 Eugene West	541-343-2757	<u>2170 W 6th Avenue 97402</u>	10-8 M-TH, 10-9 FS; Closed Sunday
1229 Eugene Westside	541-342-3881	<u>4325 Commerce St, Suite 112 97402</u>	10-8 M-Th; 10-9 FS; 11-6 Sun
1159 Fields	541-495-2275	<u>22276 Fields Dr 97710</u>	8-6 M-S; 9-5 Sun
1077 Florence	541-997-2084	<u>1730 Highway 126 97439</u>	10-7 M-S; Closed Sunday
1146 Forest Grove	503-359-5586	<u>3130 Pacific Ave 97116</u>	10-7 M-S; Closed Sunday
1066 Fossil	541-256-0694	<u>690 Main Street 97830</u>	10-6 Mon-Sat
1125 Garibaldi	503-322-3456	<u>510 Garibaldi Ave 97118</u>	9-6 M-F; 10-6 S; Closed Sunday
1160 Gearhart	503-738-8232	<u>4206 Highway 101 N 97138</u>	Winter: 11-7M-S, 12-4Sun; Summer: 11-7M-S, 12-6Sun
1065 Glendale	541-832-2561	<u>432 Pacific Ave 97442</u>	9-6 M-S; 10-6 Sun
1057 Gold Beach	541-247-7514	<u>29830 Ellensburg Avenue 97444</u>	Sum: 10-6 M-Th; 10-7 F; 10-6 S; 1-5 Sun; Win M-S 10-6
1244 Government Camp	503-272-3107	<u>30521 E Meldrum St 97028</u>	7-8 M-Sun
1076 Grants Pass Downtown	541-479-3729	<u>210 SE 8th Street 97526</u>	9-7 M-Th; 9-8 FS; 11-5 Sun
1214 Grants Pass East	541-476-1844	<u>1638 Williams Hwy 97527</u>	9-7 M-Th; 9-8 FS; 11-5 Sun

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1025 Gresham East	503-665-9327	<u>2414 SE Burnside Road 97080</u>	10-10 M-S; 10-6 Sun
1119 Gresham Rockwood	503-665-4479	<u>7 NE 181st Avenue 97230</u>	11-8 M-S; 11-6 Sun
1041 Gresham Troutdale	503-665-5227	<u>3030 NE Hogan Dr. # A 97030</u>	10-10 M-S; 11-6 Sun
1071 Halfway	541-742-2726	<u>143 N Main St 97834</u>	10-6 M-S; Closed Sunday
1098 Happy Valley Southgate	503-774-4201	<u>10415 SE 82nd Ave 97086</u>	10-8 M-S; 11-6 Sun
1109 Harrisburg	541-995-8203	<u>103 S Third St. 97446</u>	7-10 M-Sun
1002 Heppner	541-676-9158	<u>217 N Main Street 97836</u>	7:30-6 M-F; 9-6 S; Closed Sunday
1010 Hermiston	541-567-8885	<u>1875 N First Street, Unit B 97838</u>	10-7 M-Th; 10-8 FS; 11-5 Sun
1096 Hillsboro	503-648-4232	<u>218 SE 6th Ave 97123</u>	10-7 M-S; 11-5 Sunday
1181 Hillsboro Aloha	503-645-5813	<u>1285 NW 185th Avenue 97006</u>	10-7 M-S; Closed Sunday
1042 Hood River	541-386-1991	<u>2149 Cascade Ave #107 97031</u>	9-8 M-S; 11-6 Sun
1204 Huntington	541-869-2855	<u>165 1st Street E 97907</u>	10-6 M-S; Closed Sunday
1175 Idleyld Park	541-496-3404	<u>23873 N Umpqua Hwy 97447</u>	7-9 M-Sun
1054 Independence	503-838-1941	<u>1353 Monmouth St 97351</u>	11-7 M-TH, 11-8 F, 10-7 SAT; Closed SUN
1209 Ione	541-422-7122	<u>285 W Main Street 97843</u>	7-6 M-F; 8-5 S; 9:30-1:30 Sun
1080 Jacksonville	541-899-1829	<u>690 N Fifth 97530</u>	Sum: 10-6 M-S; 11-5 Sun Win: 10-6 M-S Closed Sun
1051 John Day	541-575-1611	<u>131 N Canyon Blvd. 97845</u>	10-6 M-S; Closed Sunday
1136 Jordan Valley	541-586-2201	<u>807 Main Street 97910</u>	7-10 M-Sun
1082 Joseph	541-432-2690	<u>6 S. Main St 97846</u>	Winter: 8-6 M-S; 10-4 Sun Summer: 7-6 M-S; 10-4 Sun
1061 Junction City	541-998-6598	<u>1650 Ivy St 97448</u>	11-7 M-S; Closed Sunday
1220 Keizer	503-390-0322	<u>3530 River Rd North 97303</u>	10-8 M-TH, 10-9 FS, 10-6 SUN
1224 Keno	541-884-4944	<u>15211 Hwy 66 97627</u>	7-8 M-Sun
1189 King City	503-620-5115	<u>15745 SW 116th Avenue 97224</u>	10-8 M-S; Closed Sunday
1152 Klamath Falls Downtown	541-882-3684	<u>825 Klamath Ave 97601</u>	10-8 M-S; 10-9 F; 11-3 Sun
1030 Klamath Falls East	541-884-3313	<u>4335 South Sixth St. 97603</u>	10-7 M-Th; 10-9 FS; 12-5 Sunday
1248 Klamath Falls Running Y	541-273-0956	<u>5416 Running Y Rd 97601</u>	Sum: 10-6 M-Th; 10-7 FS; 12-5 Sun
1036 La Grande	541-963-4386	<u>2212 Island Avenue, Space 102 97850</u>	11-7 M-Th; 11-8 F; 11-7 S; 1-5 Sun
1034 La Pine	541-536-2825	<u>51470 Highway 97 #11 97739</u>	9:30-7 M-S; Closed Sunday
1178 Lake Oswego Downtown	503-636-1112	<u>644 N State Street 97034</u>	11-7 M-Th; 10-8 FS; 12-6 Sun
1158 Lake Oswego Lake Grove	503-636-0310	<u>16364 Boones Ferry Rd 97035</u>	10-8 M-S; 12-5 Sun
1049 Lakeside	541-759-3900	<u>125 N Eighth 97449</u>	11-7 M-S; Closed Sunday
1058 Lakeview	541-947-2236	<u>305 N F Street 97630</u>	Sum: 7-10 M-S; 7-9 Sun; Win: 7-9 M-S; 7-8 Sun
1013 Lebanon	541-258-6126	<u>2780 S Santiam Hwy 97355</u>	11-7 M-Th; 11-8 FS; 12-6 Sun
1091 Lincoln City North	541-994-2521	<u>2409 NW Hwy 101 97367</u>	11-7 M-W; 10-8 Th-Sat; 11-6 Sun
1023 Lincoln City South	541-996-2056	<u>4787 SW Highway 101 97367</u>	10-7 M-W; 10-8 Th-S; 11-6 Sun
1032 Long Creek	541-421-3344	<u>151 Hwy 395 N 97856</u>	7-6 M-S
1148 Madras	541-475-2491	<u>1555 SW Highway 97, Suite A 97741</u>	10-7 M-S, 11-4 Sun
1127 Malin	541-723-2681	<u>2115 Broadway St 97632</u>	8-6 M-S; Closed Sunday
1176 Mapleton	541-268-4478	<u>10792 Highway 126 97453</u>	6-8 M-S; 7-8 Sun
1149 Maupin	541-395-2888	<u>507 Deschutes Avenue 97037</u>	8-7 M-Sun
1089 McMinnville	503-472-2841	<u>1270 NE Baker St 97128</u>	11-7 M-S; Closed Sunday
1217 Medford East	541-773-1505	<u>535 Stevens Street, Ste K 97504</u>	9-8 M-Th; 9-9 FS; 11-5 Sun
1131 Medford North	541-973-2240	<u>1590 Delta Waters Rd, Suite 110 97504</u>	10-8 M-TH; 10-9 F-S; 12-5 Sun
1174 Medford South	541-772-1155	<u>51 E Stewart Ave, Suite 100 97501</u>	9-8 M-S; 10-5 Sun
1210 Medford West	541-772-5611	<u>2060 W Main St 97501</u>	10-8 M-Th; 10-9 F-S; 12-5 Sun
1126 Merrill	541-798-5722	<u>137 W Front St 97633</u>	8-8 M-Sun
1007 Mill City	503-897-2881	<u>250 NW 9TH Ave 97360</u>	9-7 M-F; 8-7 Sat; 8-5 Sun
1063 Milton-Freewater	541-938-5711	<u>1006 S Main Street 97862</u>	11-7 M-S; Closed Sunday

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1094 Milwaukie	503-654-9020	<u>10804 SE Oak St 97222</u>	10-8 M-S; 11-6 Sun
1105 Milwaukie-Oak Grove	503-653-7375	<u>14632 SE McLoughlin Blvd. 97267</u>	11-7:30 M-TH; 11-8:30 FS; 11-5 Sun
1117 Molalla	503-829-2384	<u>1585 W Main Street, Ste G 97038</u>	11-7 Sun-TH; 10-8 F,S
1233 Monument	541-934-2290	<u>335 John Day St 97864</u>	8-6 M-S
1130 Myrtle Creek	541-863-4596	<u>217 NW 2nd Avenue 97457</u>	11-7 M-S; Closed Sunday
1043 Myrtle Point	541-572-5093	<u>309 Spruce St 97458</u>	11-7 M-S; Sun 10-3
1162 Newberg	503-538-5180	<u>2303-A Portland Rd 97132</u>	11-7 M-TH; 10-7 FS; Closed Sunday
1022 Newport	541-265-5621	<u>2019 N Coast Hwy 97365</u>	11-7 M-S; 11-4 Sun
1097 North Bend	541-756-2616	<u>2229 Newmark Ave 97459</u>	10-7 M-TH; 10-8 FS; 11-6 Sunday
1038 North Powder	541-898-2111	<u>845 2nd St 97867</u>	8-7 M-S; 9-5 Sun
1015 Nyssa	541-372-2222	<u>424 Main St. 97913</u>	9-6 M-TH; 9-8 F; 12-8 S; Closed Sunday
1118 Oakridge	541-782-3405	<u>47778 Highway 58 97463</u>	8-8 M-Sun
1235 Odessa	541-356-2272	<u>28200 Hwy 140W 97601</u>	Win: 8-6 M-Sun; Sum 7-7 M-Sun
1011 Ontario	541-889-6129	<u>1179 SW 4th Avenue 97914</u>	11-7 M-S; 12-5 Sun
1172 Oregon City	503-655-9334	<u>1678 Beaver Creek Rd. Suite A 97045</u>	11-7 M-F, 10:30-7 S; 11-5 Sunday
1123 Pacific City	503-965-6375	<u>34585 Brooten Rd 97135</u>	8-10 Sun-Sat
1037 Paisley	541-943-3110	<u>329 Highway 31 97636</u>	Winter: 8-6 M-S; Summer: 8-7 M-S; Closed Sunday
1100 Pendleton	541-276-1202	<u>237 SW Emigrant Avenue 97801</u>	10-7 M-S; Closed Sunday
1062 Philomath	541-929-3313	<u>1805 Main Street 97370</u>	11-7 M-S; Closed Sunday
1033 Pilot Rock	541-443-2251	<u>168 NW Birch Street 97868</u>	8:30-8 M-S; 8:30-7 Sun
1128 Port Orford	541-332-0990	<u>1819 Oregon St 97465</u>	Summer: 11-7 M-S; Winter: 10-6 M-S
1205 Portland 205	503-254-5454	<u>10128A E Burnside Street 97216</u>	10-9 M-TH; 10-10 FS; 11-8 Sun
1139 Portland Barbur	503-246-1760	<u>9875 SW Barbur Blvd. 97219</u>	10-10 M-S; 11-8 Sun
1236 Portland Barnes	503-203-5145	<u>7365-D SW Barnes Rd 97225</u>	11:30-7:30 M-TH; 11:30-8 FS; 12-5 Sun
1192 Portland Beaumont	503-282-0178	<u>3334 NE Killingsworth Street 97211</u>	11-7 M-TH; 11-8 F-S; Closed Sunday
1243 Portland Bethany Blvd	503-533-5584	<u>4756 NW Bethany Blvd 97229</u>	10-9 M-TH; 10-10 FS; 11-9 Sun
1107 Portland Cedar Mill	503-626-2611	<u>13528 NW Cornell Rd 97229</u>	10-8 M-TH; 10-9 FS; 11-6 Sun
1199 Portland Center	503-241-9354	<u>2075 SW First Ave, Suite 1B 97201</u>	10-10 M-Sat; 12-6 Sun
1145 Portland Division	503-762-0227	<u>16353 SE Division St, Suite 100 97236</u>	10-8 M-S; 11-7 Sun
1164 Portland Downtown	503-227-2791	<u>550 SW Washington Street 97204</u>	10-8 M-TH; 10-9 FS; Closed Sunday
1186 Portland Eastport	503-771-8535	<u>4229 SE 82nd Ave Ste 1 97266</u>	10-8 M-S; 11-5 Sun
1170 Portland Eleventh Ave	503-236-2076	<u>1040 SE Hawthorne Blvd. 97214</u>	10-7 M-TH, 10-8 Fri; 11-5 Sun
1241 Portland Garden Home	503-246-3263	<u>7410 SW Oleson Rd 97223</u>	10-7 M-TH; 10-9 FS; 12-5 Sun
1197 Portland Gateway	503-252-4561	<u>10320 NE Halsey Street 97220</u>	11-7 M-S; 12-5 Sun
1155 Portland Hawthorne	503-235-1573	<u>4638 SE Hawthorne Blvd. 97215</u>	11-7 M-TH; 11-8 FS; Closed Sunday
1035 Portland Heights	503-243-1064	<u>2855 SW Patton Rd 97201</u>	11-7 M-S; 12-6 Sun
1074 Portland Hillsdale	503-244-4812	<u>6327-D SW Capitol Hwy, Suite D 97239</u>	11-7 M-T; 10-8 W-S; 12-5 Sunday
1182 Portland Hollywood	503-284-0987	<u>3028 NE Sandy Blvd 97232</u>	9-9 M-TH; 9-10 FS; Sun 12-7
1201 Portland Jantzen Beach	503-283-2907	<u>11980 N Jantzen Dr. 97217</u>	9:30-7:30 M-TH; 9:30-8 FS; 10-7 Sun
1093 Portland Kenton	503-285-1776	<u>8221 N Denver Ave 97217</u>	11-7 M-S; Closed Sunday
1187 Portland King Blvd	503-493-3473	<u>3532 NE MLK Jr. Blvd., Suite B 97212</u>	11-8 M-Sa; 11-6 Sun
1221 Portland Lloyd Center	503-288-0961	<u>1621 NE 9th Ave 97212</u>	11:00-8:00 M-S; 1-6:00 Sun
1112 Portland Macadam	503-246-1466	<u>6141 SW Macadam Ave, Suite 103. 97239</u>	11-7 M-TH; 11-8 FS; 12-6 Sun
1113 Portland Menlo Park	503-252-3550	<u>11936 NE Glisan Street 97220</u>	9:30-8:30 M-TH, 9:30-9:30 FS; 10:30-7 Sun
1166 Portland Moreland	503-235-3635	<u>7207 SE Milwaukie Ave 97202</u>	10-8 M-S; 12-6 Sun
1120 Portland Parkrose	503-252-4409	<u>4200 NE 122nd Ave 97230</u>	11-7 M-S; Closed Sunday
1245 Portland Pearl District	503-477-8604	<u>900 NW Lovejoy St, Suite 140 97209</u>	9-10 M-S; 12-8 Sun

For further information contact Retail Services
503-872-5020

OLCC.RetailServices@state.or.us



Liquor Stores by City
Last Updated On 12/29/2014
(Please call ahead to verify store holiday hours.)

<u>STORE LOCATION</u>	<u>PHONE</u>	<u>ADDRESS</u>	<u>REGULAR HOURS</u>
1183 Portland Powell	503-771-8107	<u>5120 SE Powell Blvd. 97206</u>	10-8 M-TH; 10-9 F-S; Closed Sunday
1202 Portland Raleigh Hills	503-292-1572	<u>4967 SW 76th Avenue 97225</u>	10-7 M-S; 11-5 Sun
1179 Portland Rose City	503-284-7591	<u>7253 NE Sandy Blvd. 97213</u>	9-9 M-S; 11-8 Sun
1142 Portland St Johns	503-286-3931	<u>8915 N Lombard Street 97203</u>	10-7 M-S; Closed Sunday
1200 Portland Tenth Ave	503-227-3391	<u>925 SW 10th Ave 97205</u>	11-8 M-Th; 11-9 FS; 12-5 Sunday
1185 Portland Uptown	503-227-0338	<u>1 NW 23rd Pl 97210</u>	10-7 M-S; Closed Sunday
1216 Portland West Slope	503-297-5118	<u>8765 SW Canyon Ln 97225</u>	10-7 M-Th; 10-8 FS, 11-6 Sun
1215 Portland Woodstock	503-777-3058	<u>4324 SE Woodstock Blvd. 97206</u>	10-7 M-S; 12-5 Sun
1031 Powers	541-439-2321	<u>409 2nd Avenue 97466</u>	Win: 8-6 M-Th; 8-7 FS; 9-6 Sun Sum: 8-7M-S; 9-6Sun
1070 Prairie City	541-820-3588	<u>222 NW Front Street 97869</u>	8-7 M-S; Closed Sunday
1003 Prineville	541-447-5844	<u>1350 NE 3rd Avenue 97754</u>	10-7 M-S; 10-6 Sun
1168 Prospect	541-560-3655	<u>500 Mill Creek Dr 97536</u>	Winter: 8-8 M-Sun; Summer: 8-8 M-Sun
1052 Rainier	503-556-6321	<u>75928 Rockcrest 97048</u>	10-7 M-Th; 10-7:30 FS; 11-4 Sun
1246 Redmond North	541-526-1335	<u>2757 NW 7th. Unit I 97756</u>	M-S 10-8; 10-6 Sun
1004 Redmond South	541-548-2722	<u>1705 Odem Medo Rd. 97756</u>	10-8 M-S, 10-5 Sun
1019 Reedsport	541-271-3412	<u>1421 Highway 101 S 97467</u>	Winter: 10-7 M-S; Summer: M-S 10-7; 12-4 Sun
1078 Richland	541-893-6167	<u>209 Main Street 97870</u>	9-6 M-S; Closed Sunday
1075 Riddle	541-874-2411	<u>308 N Main Street 97469</u>	11-7 M-Th; 11-8 FS; 12-7 Sun
1104 Rockaway	503-355-8330	<u>422 Hwy 101 S 97136</u>	11-7 M-S; Closed Sunday
1050 Rogue River	541-582-3260	<u>502 E Main Street, Ste 4 97537</u>	10-7 M-Th; 10-8 FS; 11-5 Sun
1095 Roseburg East	541-672-4322	<u>1350-26 NE Stephens Street 97470</u>	10-7 M-Th; 10-8 FS; 10-2 Sun
1225 Roseburg West	541-672-9947	<u>780 NW Garden Valley Blvd., #84 97471</u>	9-7 M-Th; 9-8 F; 9-7 S; 11-5 Sun.
1198 Salem Battlecreek	503-385-1725	<u>5107 Commercial St SE 97306</u>	9-9 M-S; 10-7 Sun
1231 Salem Downtown	503-364-8404	<u>263 Commercial St SE 97301</u>	11-7 M-S; Closed Sunday
1157 Salem East	503-581-5654	<u>698A Lancaster Dr NE 97301</u>	9-9 M-S; 10-7 Sun
1141 Salem North	503-581-1910	<u>2829 Lancaster Dr. NE, Suite 150 97305</u>	9-9 M-S; 10-6 Sun
1017 Salem South	503-363-5242	<u>3320 Commercial SE 97302</u>	8-8 M-Th; 8-9 FS; 9-6 Sun
1177 Salem West	503-399-8554	<u>1148 Wallace Rd NW 97304</u>	10-8 M-Th; 10-9 FS; 11-7 Sun
1116 Sandy	503-668-4447	<u>38755 Pioneer Blvd 97055</u>	10-8 M-S; 11-6 Sun
1156 Scappoose	503-543-6515	<u>52517 Columbia River Hwy 97056</u>	10-7 M-F; 10-6 S; Closed Sunday
1151 Seaside	503-738-6641	<u>740 Avenue H, Suite A 97138</u>	11-7 M-S, 12-5 Sun
1047 Shady Cove	541-878-2121	<u>22111 Highway 62 97539</u>	7-10 M-Sun
1053 Sheridan	503-843-2422	<u>103 E Main Street 97378</u>	9-6 M-S; Closed Sunday
1124 Sherwood	503-925-0467	<u>16350 SW Langer Dr 97140</u>	10:30-7:30 M-Th; 10:30-8 FS; Closed Sunday
1133 Silver Lake	541-576-2131	<u>65554 Hwy 31 97638</u>	Winter: 8-7 M-S; Summer: 8-7 M-S; 10-3 Sun
1008 Silverton	503-873-5050	<u>920 N First Street 97381</u>	10-7 M-S
1090 Sisters	541-549-9841	<u>111 W Cascade Avenue 97759</u>	Win: 9:30-6M-S; 9:30-5Sun.Sum: 9:30-7M-S; 9:30-5Sun
1196 Springfield East	541-726-9278	<u>5511 Main St 97478</u>	10-8 M-S; 11-6 Sunday
1143 Springfield Gateway	541-736-3959	<u>812 Beltline Rd. 97477</u>	11-8 M-S; 12-5 Sun
1195 Springfield West	541-746-4611	<u>1408 Mohawk Blvd 97477</u>	10-8 M-S; Closed Sunday
1028 ST Helens	503-397-1733	<u>420 Columbia Blvd 97051</u>	10-7 M-F; 10-6 S; Closed Sunday
1144 Stanfield	541-449-3244	<u>225 Main St 97875</u>	7-9 M-Sun
1132 Stayton	503-769-5758	<u>2520 Martin Dr 97383</u>	11-7 M-S; 11-5 Sunday
1099 Sumpter	541-894-2362	<u>150 N Mill St 97877</u>	Sum: 8-7 M-S, 8-6 Sun; Win: 9-6 M-Sun

For further information contact Retail Services
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OLCC.RetailServices@state.or.us



Liquor Stores by City
Last Updated On 12/29/2014
(Please call ahead to verify store holiday hours.)

STORE LOCATION	PHONE	ADDRESS	REGULAR HOURS
1249 Sunriver North	541-593-8166	<u>18160 Cottonwood Road, #222 97707</u>	7-8 M-Sun
1173 Sunriver South	541-593-8113	<u>57100 Beaver Dr. Bldg. 1 97707</u>	7-9 M-Th; 7-10 FS; 7-9 Sun
1060 Sutherlin	541-459-4108	<u>125 W Central Avenue 97479</u>	9-7 M-S; 11-5 Sun
1106 Sweet Home	541-367-3350	<u>1301 Main St. 97386</u>	11-7 M-S; Closed Sunday
1232 Talent	541-535-2522	<u>101 N Pacific Hwy 97540</u>	7-8 M-S; 9-6 Sunday
1067 The Dalles	541-298-2040	<u>430 Mt. Hood Street 97058</u>	9-8 M-S; 11-6 Sun
1048 Tigard	503-639-1483	<u>12490 SW Main Street 97223</u>	11-7 M-F, 10-7 S; Closed Sunday
1102 Tillamook	503-842-4172	<u>1905 1st St 97141</u>	10-7 M-S; 11-4 Sun
1024 Toledo	541-336-2261	<u>722 W Highway 20 97391</u>	9-6 M-S; 11-5 SUN
1180 Tualatin	503-612-9833	<u>19265 SW Martinazzi Ave 97062</u>	10-8 M-S; 12-5 Sunday
1171 Ukiah	541-427-3271	<u>202 E Main Street 97880</u>	8-7 M-S; 10-7 Sun
1040 Umatilla	541-922-4730	<u>1508 6th St 97882</u>	10:00-7 M-S; 11-4 Sun
1021 Union	541-562-5472	<u>206 S Main Street 97883</u>	Win: 8-6 M-S; Sun 10-4; Sum: 8-7 M-S; 10-4 Sun
1207 Unity	541-446-3660	<u>304 Main St 97884</u>	7-6 M-S; 8-5 Sun
1190 Veneta	541-935-3224	<u>24961 Hwy 126 97487</u>	11-8 M-S; 11-4 Sun
1072 Vernonia	503-429-5651	<u>1026 Bridge St 97064</u>	9-6 M-Th; 9-7 FS; 12-5 Sun
1045 Waldport	541-563-3727	<u>235 Hwy 101 97394</u>	11-7 M-S; Closed Sunday
1083 Wallowa	541-886-2271	<u>210 E First Street 97885</u>	10-6 M-S; Closed Sunday
1234 Wamic	541-544-2333	<u>57016 Wamic Market Rd 97063</u>	8-6 M-Sun
1087 Warrenton	503-861-1103	<u>1673 E Harbor Street 97146</u>	10-7 M-S, 11-4 Sun
1140 Wasco	541-442-5220	<u>1020 Clark St 97065</u>	8-6 M-S; 10-2 Sun
1115 Welches	503-622-3408	<u>68254 E Highway 26 97067</u>	11-7 M-S; 12-4 Sun
1212 West Linn North	503-697-3504	<u>19373 SW Willamette Drive 97068</u>	10-8 M-S; 11-6 Sun
1240 West Linn South	503-723-7455	<u>21130 S. Salamo Rd 97068</u>	11-8 M-S; 12-6 Sun
1121 Wheeler	503-368-4906	<u>327 Nehalem Blvd 97147</u>	10-6 M-S; Closed Sunday
1147 Willamina	503-876-9052	<u>131 NE Main St. 97396</u>	10-6 M-S; 9-4 Sun
1184 Wilsonville	503-682-0323	<u>29955 SW Boones Ferry Rd, Ste H2 97070</u>	11-7 M-S; Closed Sunday
1029 Winston	541-679-7925	<u>390 SW Douglas Blvd 97496</u>	10-7 M-S; Closed Sunday
1068 Woodburn	503-981-1227	<u>1519 N Pacific Hwy 97071</u>	10-7 M-TH, 10-8 F-S, 10-6 Sun



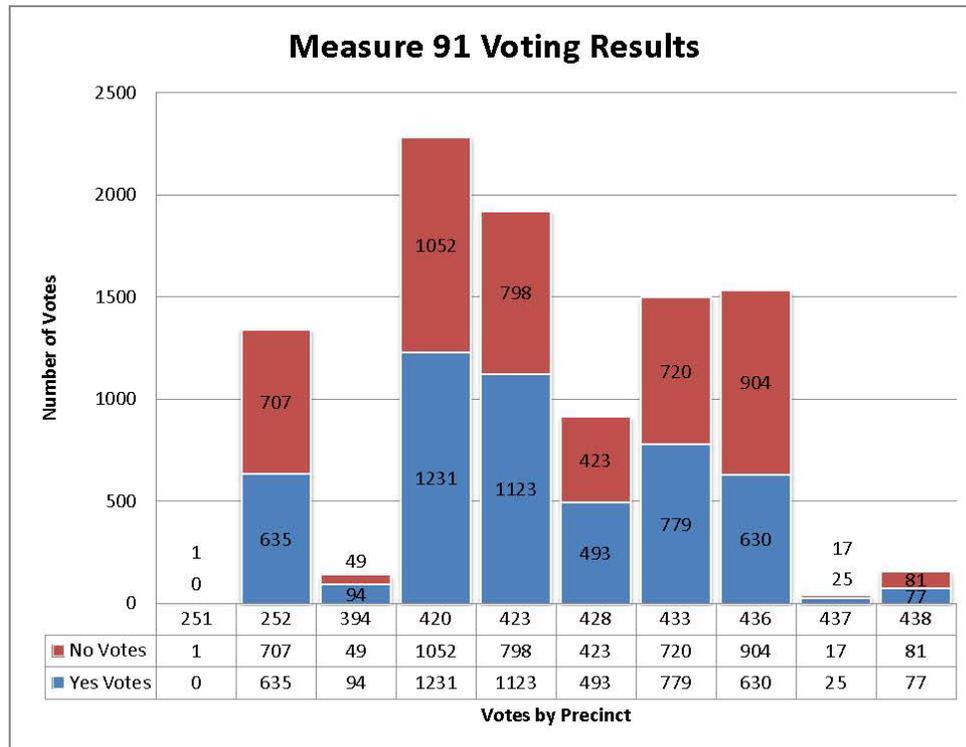
City of Tualatin

Update on Marijuana Regulation

City Council Work Session
January 26, 2015

Ballot Measure 91

- ▶ Nearly 10,000 votes cast
- ▶ Passed by 3% margin
- ▶ Voters in northeast and southwest parts of Tualatin opposed



County and City Regulations

- ▶ **Nine jurisdictions surveyed**
 - ▶ Some regulate **only medical** marijuana:
 - ▶ Washington County
 - ▶ Ashland
 - ▶ Happy Valley
 - ▶ Hillsboro
 - ▶ Portland
 - ▶ Salem
 - ▶ Others regulate **both medical and recreational** marijuana:
 - ▶ Albany
 - ▶ Beaverton
 - ▶ Tigard

Regulation Considerations

- ▶ Propose City adopt regulations applying equally to medical and recreational marijuana
- ▶ Considerations to be addressed in draft regulations:
 - ▶ Extent of time, place and manner restrictions
 - ▶ Grow site regulation

State Regulation of Facilities

Medical Marijuana

- ▶ 1,000-foot buffer from
 - ▶ Schools
 - ▶ Other facilities
- ▶ No co-location with a grow site
- ▶ No mobile service
- ▶ Restricted to commercial, industrial, mixed use or agricultural districts

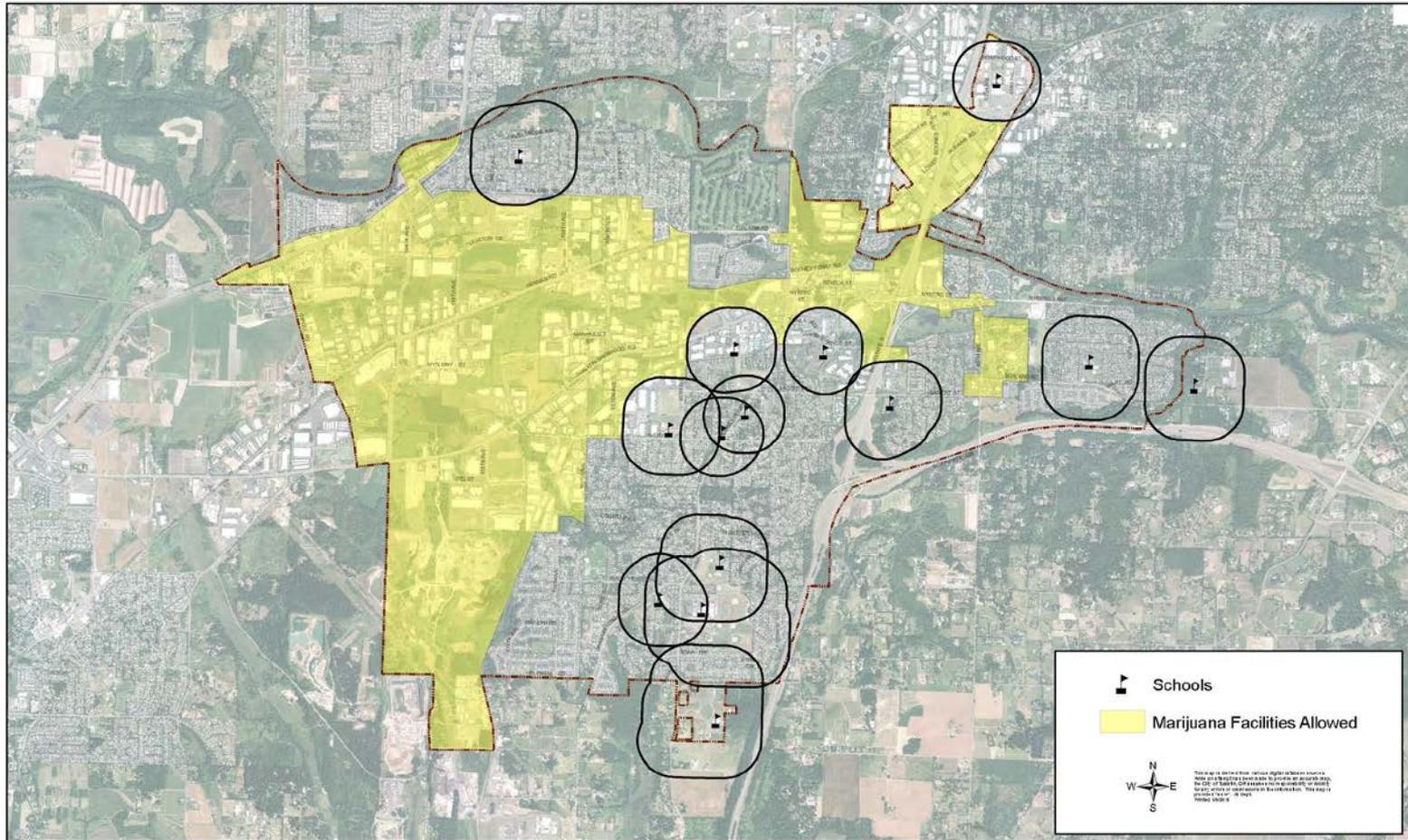
Recreational Marijuana

- ▶ Local jurisdictions may adopt time, place and manner restrictions on “nuisance aspects”
- ▶ Prohibits “noisy, lewd, disorderly, or insanitary” facilities

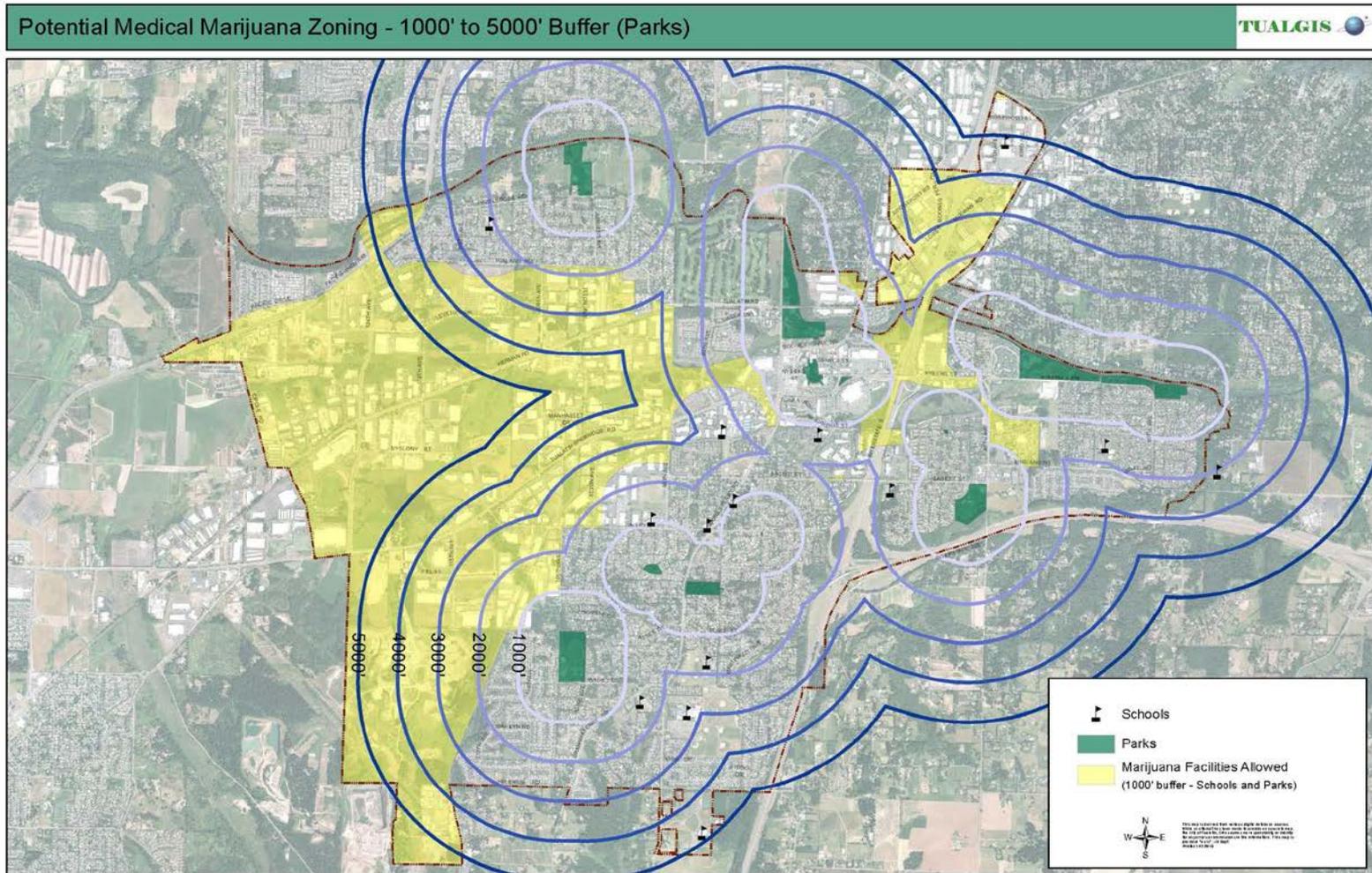
State Mandated Buffer from Schools

Potential Medical Marijuana Zoning - 1000' Buffer (Schools)

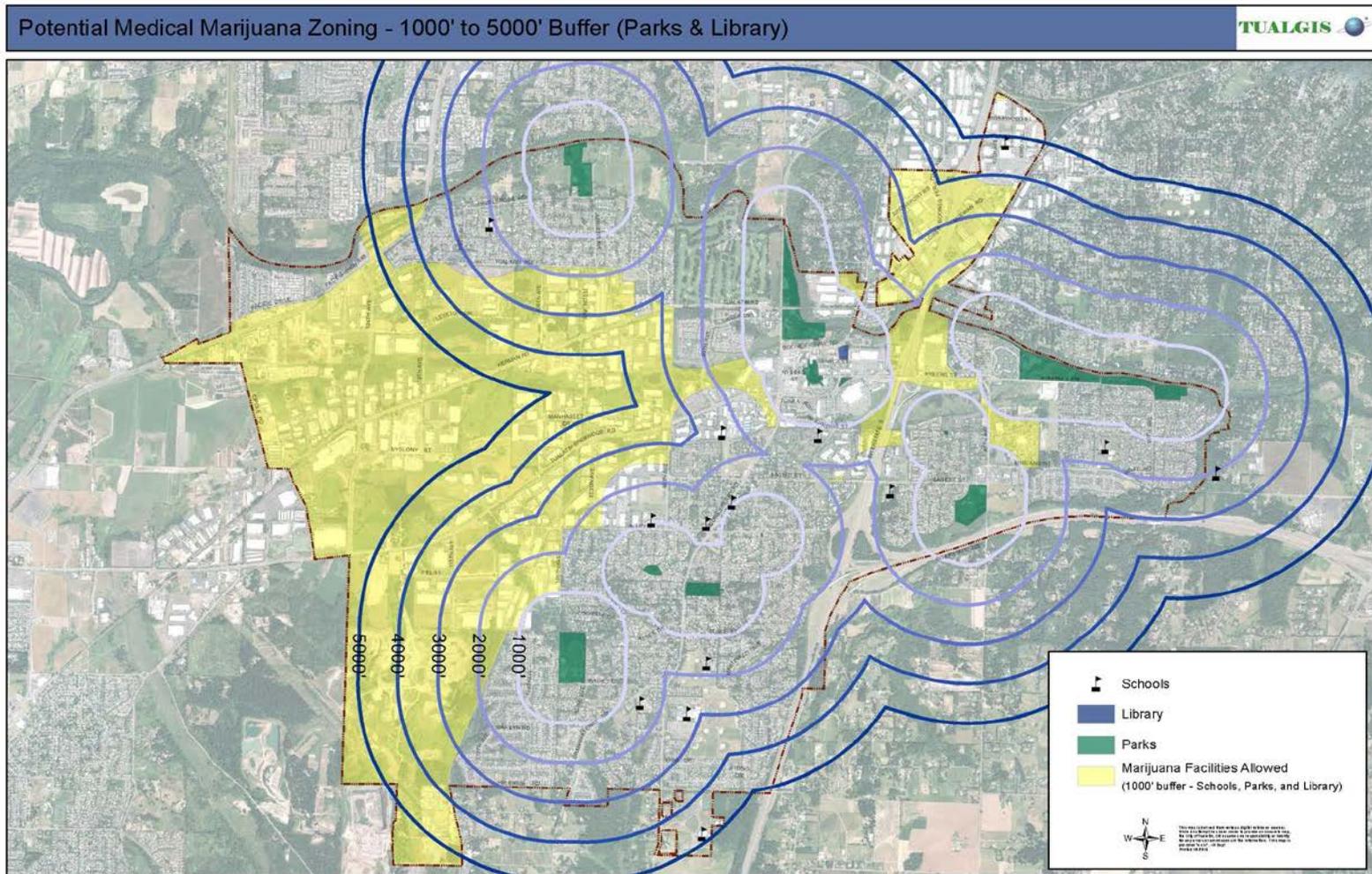
TUALGIS



Buffer from Schools and Parks

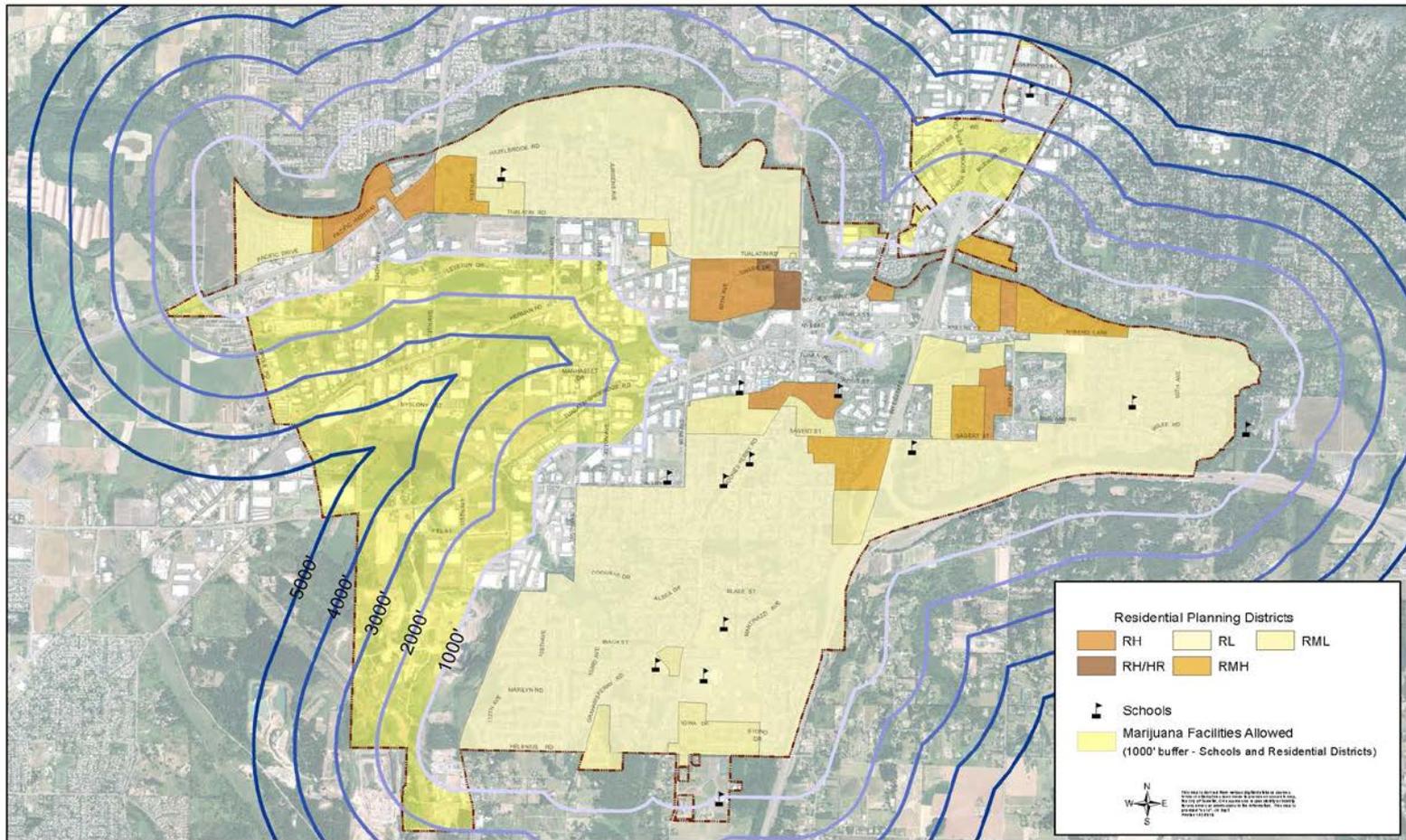


Buffer from Schools, Parks and Library



Buffer from Schools, Parks, Library and Residential Districts

Potential Medical Marijuana Zoning - 1000' to 5000' Buffer (Residential Districts)



Facility Regulation

▶ **Limit:**

- ▶ Hours of operation
- ▶ Number of facilities in the City
- ▶ Size of facilities
- ▶ To commercial, industrial, or a limited selection of planning districts

▶ **Prohibit:**

- ▶ Location in the downtown area
- ▶ Co-location with marijuana social or smoking clubs
- ▶ Security bars on windows and doors
- ▶ Outdoor storage of merchandise, plants or other materials

▶ **Require:**

- ▶ Location in a permanent building
- ▶ Enhanced lighting
- ▶ Clear visibility of off-street parking and entrances to public view or street right-of-way
- ▶ Notification to neighboring businesses or residents
- ▶ Conditional Use permit to operate

Grow Site Regulation

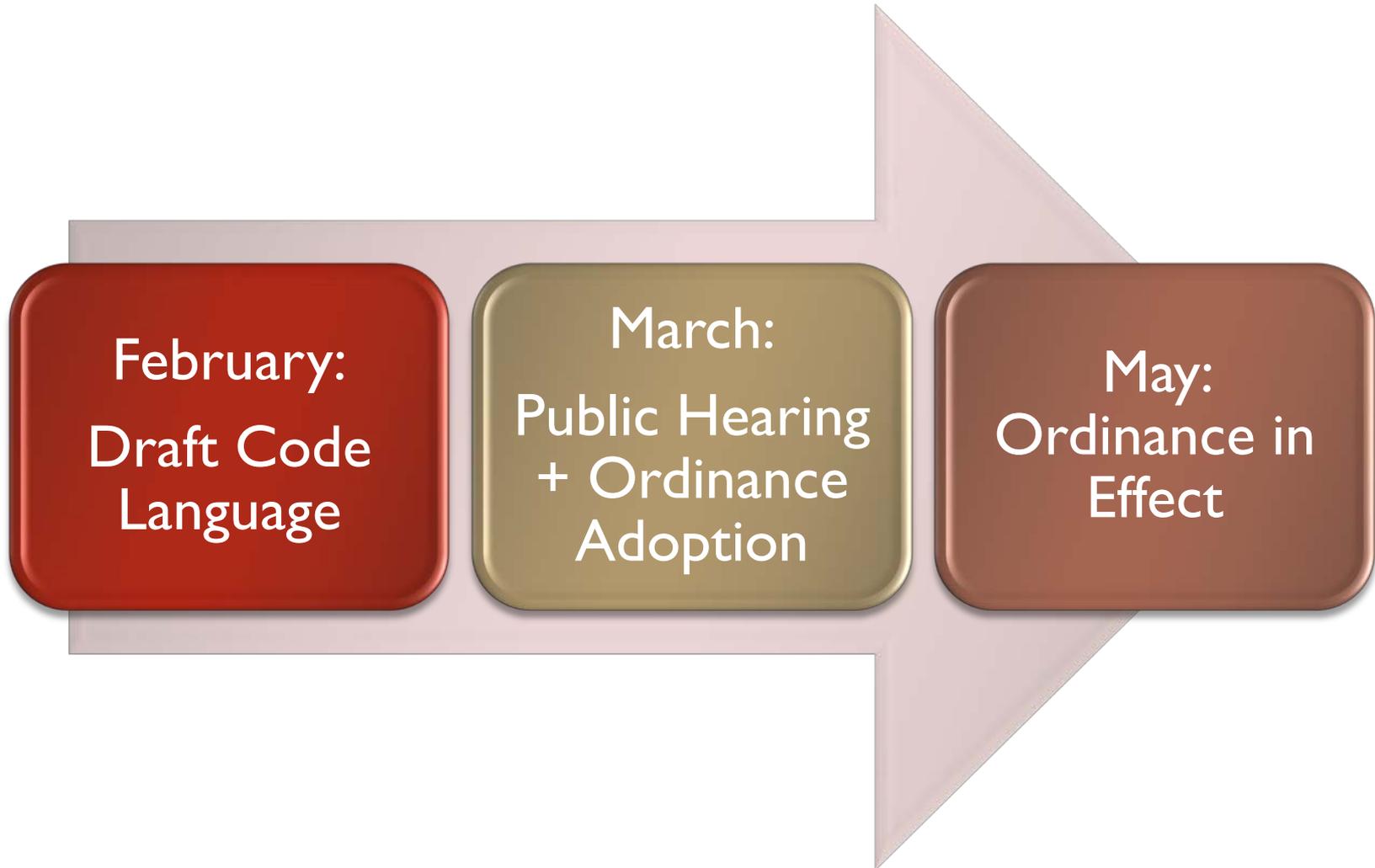
▶ Home grow sites

- ▶ Require property line setbacks in residential areas
 - ▶ 10 feet from all property lines
 - ▶ 25 feet from all adjacent residences (on neighboring properties)

▶ Commercial and industrial grow sites

- ▶ Require:
 - ▶ Distance restrictions between grow sites
 - ▶ Air filtration and odor reduction systems
 - ▶ Screening of outdoor storage areas
 - ▶ Conditional Use permit to operate
- ▶ Prohibit:
 - ▶ Outdoor growing and processing
 - ▶ Grow sites entirely

Next Steps



Council Discussion and Questions



STAFF REPORT

CITY OF TUALATIN

TO: Tualatin Planning Commissioners

THROUGH: Aquilla Hurd-Ravich, Planning Manager

FROM: Clare Fuchs, Senior Planner

DATE: 01/15/2015

SUBJECT: PUBLIC HEARING: Sign Variance Application; LA Fitness; 7405 SW Nyberg Street

ISSUE BEFORE TPC:

A request for a Sign Variance that would allow: two wall signs with taller letters, increased sign face height, and increased area from the maximum allowed in the Office Commercial (CO) Planning District.

RECOMMENDATION:

Staff recommends the Planning Commission consider the staff report and supporting attachments and provide direction.

EXECUTIVE SUMMARY:

- This matter is a quasi-judicial public hearing for a sign variance request, before the Planning Commission.
- The applicant representative is Christe White from Radler, White, Parks and Alexander. The applicant is LA Fitness, the landlord is CenterCal Properties, and TUALA Northwest, LLC is the owner of the tax lot 3100 located at 7405 SW Nyberg Street in the CO Planning District. The property is part of the Nyberg Rivers Shopping Center under construction. Nyberg Rivers consists of banks, restaurants and retail. Cabela's, Pieology, Home Goods, New Seasons, and Wendy's have been newly constructed, are open, and operating. Firehouse Subs is also under construction attached to Wendy's. New tenants are also being developed in the existing retail buildings. Michael's and Barbara Johnsons were remodeled. The subject site takes access from SW Nyberg Street, SW Boones Ferry Road, and SW Martinazzi Avenue. The vicinity of the site includes commercial development to the south, City offices to the west, an apartment complex to the north and I-5 to the east. A Vicinity Map, a Tax Map and a Site and Plan Designation Map are included as Attachments 101, 102, and 103 respectively. The applicant's materials including elevations with the proposed signage are included as Attachment 104.

- LA Fitness is currently in the process of building a new 45,000 square foot store planned to open February 2015.
- The Sign Code allows wall signs in the CO Planning District with the following standards:

TDC38.190(1)(d)(iv) “Height of Sign Face: No higher than three feet provided that no letter or number is higher than two feet. Logos, including logos composed of letter or numbers, may be up to three feet in height.”

TDC38.190(1)(d)(v) “Area: no more than 40 square feet.”

APPLICANT’S REQUEST:

- The LA Fitness application proposes variances to allow a three wall signs with up to 4-foot high letters and a 5.4-foot high sign face, and a total sign area of 158 square feet each. Normally, 2-foot high letters, a 3-foot high sign face, and a total sign area of 40 square feet would be allowed.
- The applicant finds that LA Fitness is unique because it was subject to a lengthy master planning process that other sites are not required to do and is the only building with a CO planning designation in a 34-acre shopping center with CC planning designation. The CO section of the sign code also does not account for a building of this size.
- The Applicant has prepared a narrative that describes the sign variance requests and addresses the Sign Variance approval criteria (Attachment 104). The criteria are listed below:
 - TDC 33.022(1): “A hardship is created by exceptional or extraordinary conditions applying to the property that do not apply generally to other properties in the same planning district, and such conditions are a result of the lot size or shape or topography over which the applicant has no control.
 - TDC 33.022(2): “The hardship does not result from actions of the applicant, owner or previous owner, or from personal circumstances, or from the financial situation of the applicant or owner of the company, or from regional economic conditions.
 - TDC 33.022(3): “The variance is the minimum necessary to eliminate the hardship.”
 - TDC 33.022(4): “The variance is necessary for the preservation of a property right of the owner substantially the same as is possessed by owners of other property in the same planning district however, nonconforming or illegal sign on the subject property or on nearby properties shall not constitute justification to support a variance request.”
 - TDC 33.022(5): “The variance shall be detrimental to the general public health, safety and welfare, and not be injurious to properties or improvements in the vicinity.”
- The City Council has a history of both granting and denying Sign Variances:
- A sign variance for Sweetbrier Inn (Pole sign-Increased Height & Area); Ben Lake Building (Additional Freestanding Sign); for Michaels Crafts (Wall Sign-Increased Height & Area); for GI Joe’s (Wall Sign -Increased Height) and for Legacy Pole Sign were not approved by Council.
- Sign variances for the Best Western (Pole Sign-Height increase) and Dick’s Sporting Goods (area and letter height increase) were approved. Staff has reviewed the Applicant’s

material and included pertinent excerpts in the Analysis and Findings section of this report (Attachment 105).

- This is the second sign variance request for the Planning Commission since the Tualatin Planning Advisory Committee (TPAC) became the Planning Commission.
- The application was submitted on November 21, 2014 and determined complete on December 19, 2014. The statutory 120th day within which a decision must be made is April 18, 2014. This hearing is on day 27. On December 24, 2014 a public hearing notice was mailed to property owners within 1,000 feet of the subject property including the entire phase of a subdivision with a portion within 1,000 feet.
- The applicable policies and regulations that apply to the proposed Sign Variance include: TDC 6.030 Commercial Planning District Objectives; TDC 20.030-Sign Design Objectives; TDC Chapter 33-Variances; TDC Chapter 38-Sign Regulations.
- Before granting the proposed sign variance, the Planning Commission must find that the sign variance criteria 1-6 listed in TDC 33.022 are met: The Analysis and Findings (Attachment 106) examines the application in respect to the criteria for granting a Sign Variance. In the Analysis and Findings, staff finds that the applicant has demonstrated that Sign Variance Criteria 1-6 have been met.
- If approved, the applicant will need to submit for sign and building permit from the Planning and Building Divisions.

OUTCOMES OF DECISION:

Approval of the Sign Variance request will result in the following:

Allows LA Fitness to obtain three variances for sign permits and erect a three wall signs with up to 4-foot high letters, 5.4-foot high sign face, and a 158 square foot sign area for each sign that creates a total of 474 square feet of sign face area for the entire store. Otherwise, the maximum letter height would be 2-feet high, the maximum sign face height would be 3-feet, the maximum sign area would be 40 square feet and the total maximum sign square footage would be 120 square feet for three signs.

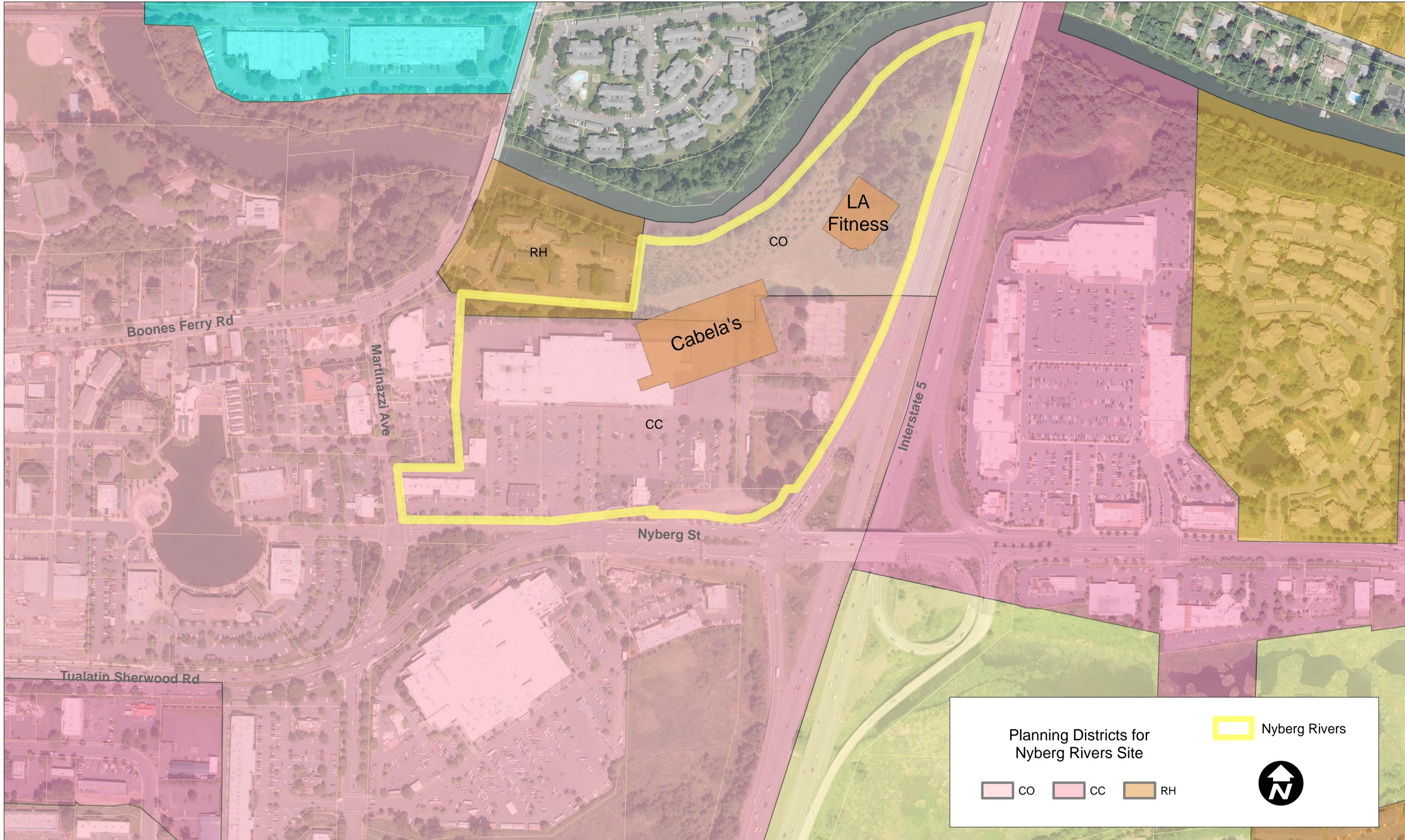
Denial of the Sign Variance request will result in the following:

The applicant will not be allowed to construct the proposed wall signs with letters larger than 2 ft., a sign face height greater than 3ft, and a sign face area greater than 40 square feet for each wall face.

ALTERNATIVES TO RECOMMENDATION:

The alternatives to the staff recommendation for the Commission are:

- Approve the proposed Sign Variance with findings to support a determination that the applicant has met each of criteria 1-6 in TDC 33.022.
- Deny the request for the proposed Sign Variance with findings that state which criteria in



NE 1/4 SECTION 24 T2S RIW W.M.

2S 1 24A

WASHINGTON COUNTY OREGON

SCALE 1"=200'

CANCELLED TAX LOT NUMBERS
2400, 2504, 1301, 701, 800, 100, 101, 102
103, 104, 105, 200, 300, 400, 401, 500, 600
700, 900, 1000, 1100, 1200, 1300, 1400
1500, 1600, 1700, 1800, 1900, 2000, 2100
2200, 2300, 2590, 2500, 2501-AI, 2501,
2505, 2509, 2506, 2507, 2700

FOR ASSESSMENT PURPOSES ONLY
DO NOT RELY ON FOR ANY OTHER USE

SEE MAP
2S 1 24AA

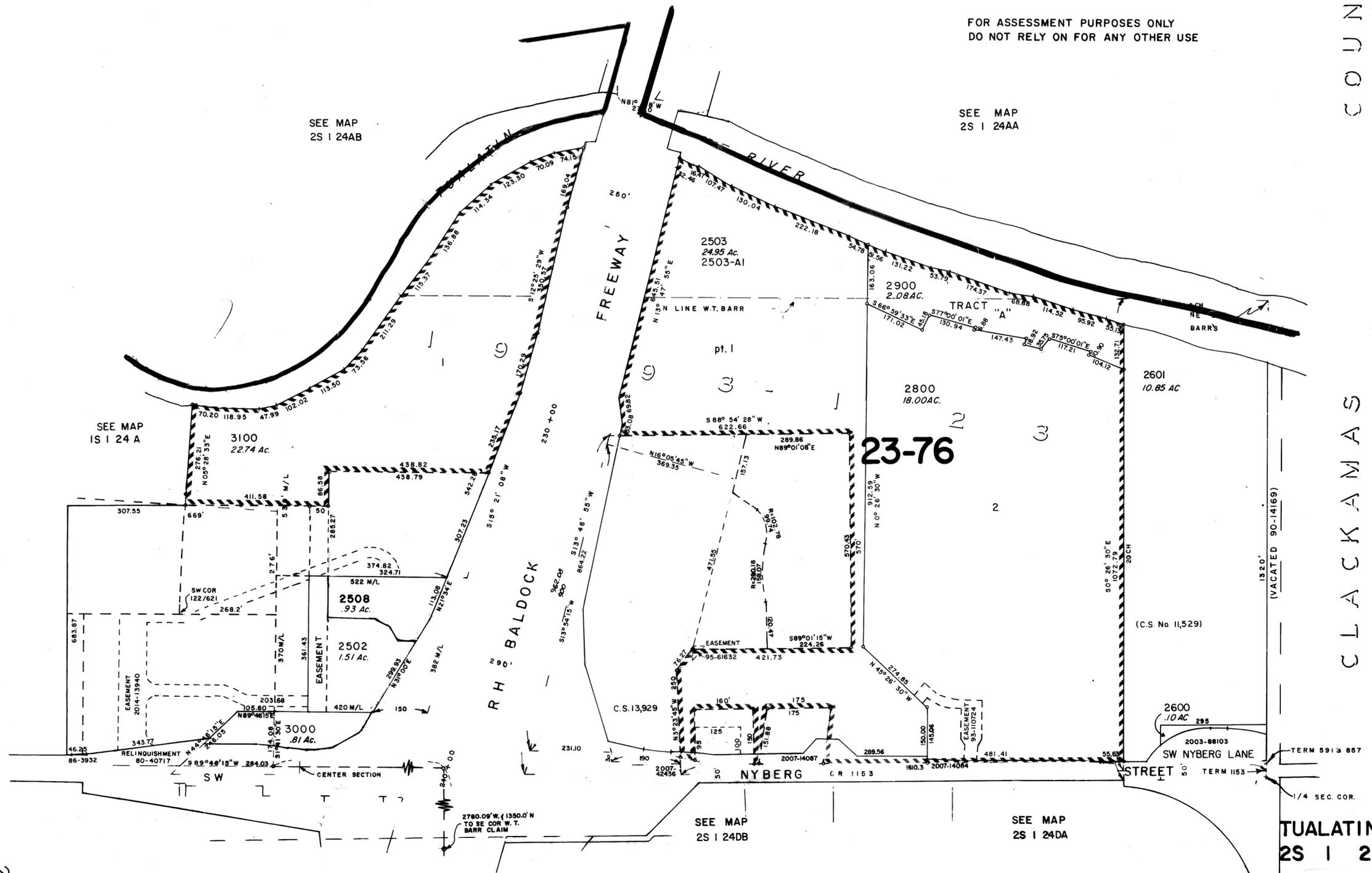
SEE MAP
2S 1 24AB

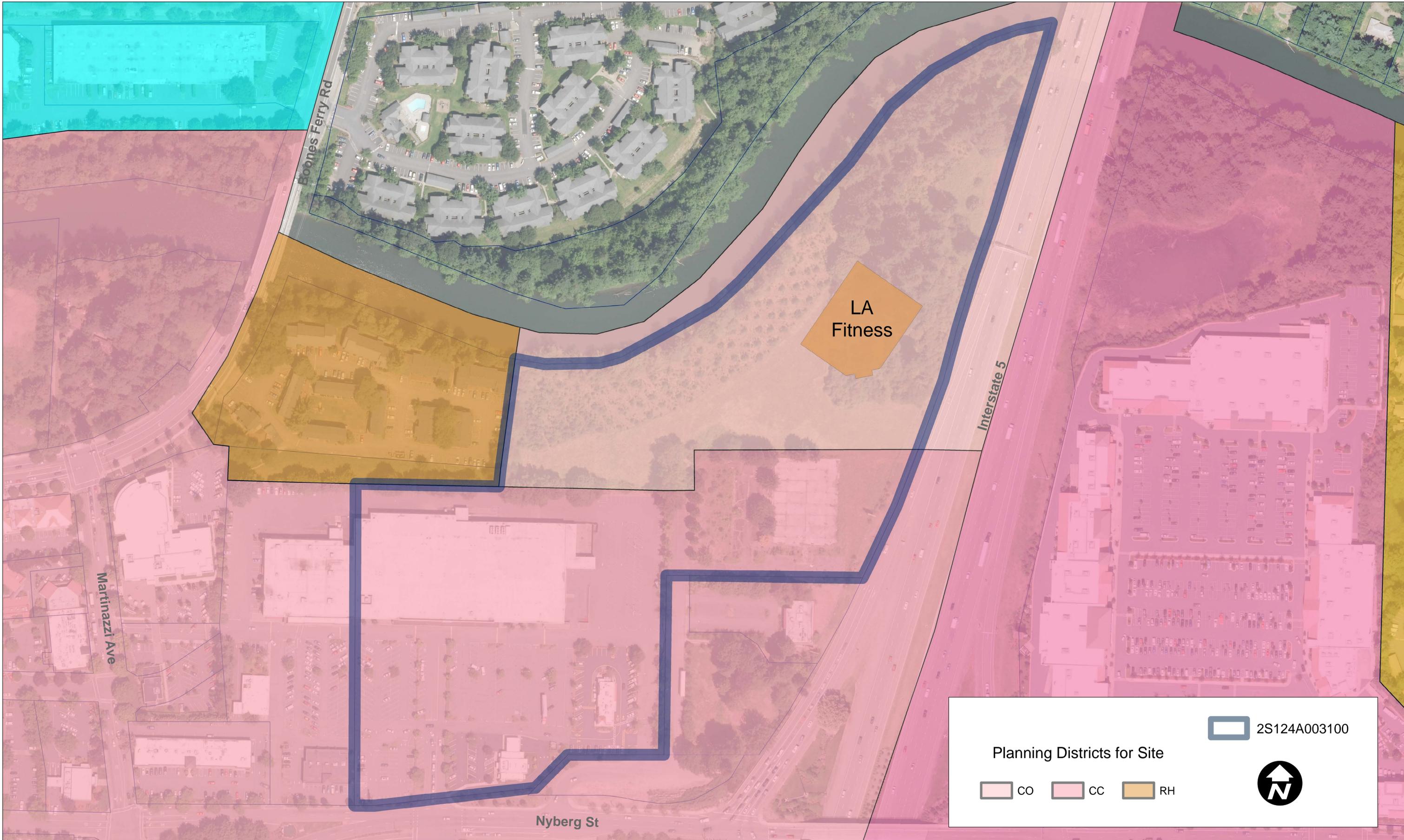
SEE MAP
1S 1 24 A

C O U N T Y

C L A C K A M A S

TUALATIN
2S 1 24A







City of Tualatin

www.ci.tualatin.or.us

"NECESSARY PARTIES"
MARKED BELOW

NOTICE OF APPLICATION SUBMITTAL

- ANNEXATION
- ARCHITECTURAL REVIEW
- CONDITIONAL USE PERMIT
- PLAN MAP AMENDMENT
- PLAN TEXT AMENDMENT
- OTHER: SIGN VARIANCE

CASE/FILE: SVAR-14-02

(Community Development Dept.: Planning Division)

PROPOSAL	Sign Variance Request to place three separate wall signs on the building totaling 158 square feet each.
-----------------	---

PROPERTY <input type="checkbox"/> n/a	Street Address	7405 SW Nyberg Street
	Tax Map and Lot No(s).	2S1 24A 2700
	Planning District	Office Commercial (CO)
	Related Applications	AR-13-07, MP-13-01, CUP-13-04

DATES	Receipt of complete application	12/19/14	CONTACT	Name: Clare Fuchs
	Notice of application submittal	12/24/14		Title: Senior Planner
	Project Status / Development Review meeting	N/A		E-mail: cfuchs@ci.tualatin.or.us
	Comments due for staff report	1/7/15		Phone: 503-691-3027
	Public meeting: <input type="checkbox"/> ARB <input checked="" type="checkbox"/> TPC <input type="checkbox"/> n/a	1/15/15		Notes:
	City Council (CC) <input type="checkbox"/> n/a			

City Staff

- City Manager
- Building Official
- Chief of Police
- City Attorney
- City Engineer
- Community Dev. Director
- Community Services Director
- Economic Dev. liaison
- Engineering Associate
- Finance Director
- GIS technician(s)
- IS Manager
- Operations Director
- Parks and Recreation Coordinator
- Planning Manager
- Street/Sewer Supervisor
- Water Supervisor

Neighboring Cities

- Durham
- King City Planning Commission
- Lake Oswego
- Rivergrove PC
- Sherwood Planning Dept.
- Tigard Community Dev. Dept.

- Wilsonville Planning Div.

Counties

- Clackamas County Dept. of Transportation and Dev.
- Washington County Dept. of Land Use and Transportation

Regional Government

- Metro

School Districts

- Lake Oswego School Dist. 7J
- Sherwood SD 88J
- Tigard-Tualatin SD 23J (TTSD)
- West Linn-Wilsonville SD 3J

State Agencies

- Oregon Dept. of Aviation
- Oregon Dept. of Land Conservation and Development (DLCD) (via proprietary notice)
- Oregon Dept. of State Lands: Wetlands Program
- Oregon Dept. of Transportation (ODOT) Region 1
- ODOT Maintenance Dist. 2A
- ODOT Rail Div.

Utilities

- Republic Services (Allied Waste)

- Clean Water Services (CWS)
- Comcast [cable]
- Frontier Communications[phone]
- Northwest Natural [gas]
- Portland General Electric (PGE)
- TriMet
- Tualatin Valley Fire & Rescue (TVF&R)
- United States Postal Service (USPS) (Washington; 18850 SW Teton Ave)
- USPS (Clackamas)
- Washington County Consolidated Communications Agency (WCCCA)

Additional Parties

- Tualatin Citizen Involvement Organization (CIO)
- DKS,



City of Tualatin

www.tualatinoregon.gov

SIGN VARIANCE APPLICATION

BUSINESS NAME LA Fitness CONTACT PERSON Christe White PHONE 971.634.0204

ADDRESS 111 SW Columbia Street, Ste 1100 CITY Portland STATE OR ZIP 97201

APPLICANT'S NAME Fitness International, LLC PHONE 949.255.7296

ADDRESS 3161 Michelson Drive, Ste 600 CITY Irvine STATE CA ZIP 92612

AS THE PERSON RESPONSIBLE FOR THIS APPLICATION, I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE INFORMATION IS CORRECT TO THE BEST OF MY KNOWLEDGE.

APPLICANT'S SIGNATURE  DATE 12/11/14

PROPERTY OWNER'S NAME TUALA Northwest, LLC PHONE 503.799.8324

ADDRESS 5638 Dogwood Drive CITY Lake Oswego STATE OR ZIP 97035

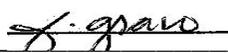
PROPERTY OWNER'S SIGNATURE  DATE _____

Power of attorney/letter of authorization required if not signed by owner.

BUILDING OWNER'S NAME Nyberg Centercal II, LLC PHONE 310.563.6900

(If different than property owner.)

ADDRESS 1600 E. Franklin Ave. CITY El Segundo STATE CA ZIP 90245

BUILDING OWNER'S SIGNATURE  DATE 12/8/14

Power of attorney/letter of authorization required if not signed by owner.

VARIANCE REQUEST

A BRIEF STATEMENT OF THE VARIANCE REQUESTED AND THE SIGN ORDINANCE SECTION NO. see attached

SUBMIT SEPARATE SHEETS WITH THE SUPPORTING MATERIAL ADDRESSING THE SIGN VARIANCE CRITERIA [TDC 33.020 (6-11)] AND EXPLAINING WHY AND HOW THE REQUESTED VARIANCE MEETS THE CRITERIA.

PROJECT INFORMATION

PLANNING DISTRICT CO PROPOSED/EXISTING USE Retail

TAX MAP NO. 2s124a TAX LOT NO. 2700 PARCEL SIZE _____

Date App Rcvd: _____ Received by _____ Date App Complete _____

Receipt # _____ Variance Fee _____ Circle one: Cash Check Credit Card

Sign Variance Case No. _____

Request for Approval of Sign Variance for LA Fitness Facility in Nyberg Rivers

Applicant: LA Fitness, Fitness International, LLC
Warren Wismer
Fitness International, LLC
3161 Michelson Drive, Ste 600
Irvine, CA 92612
949.255.7296

Applicant's Representatives: Christe White
Radler White Parks & Alexander LLP
111 SW Columbia Street, Ste 1100
Portland, OR 97201
971.634.0204

Request: Variance to Permit 4 Foot Letters on LA Fitness
Building in Nyberg Rivers

Date: November 17, 2014

This application requests the minimal variance necessary from the Tualatin Development Code, 33.220 to accommodate the LA Fitness signage in the redeveloped Nyberg Rivers shopping center.

Introduction

The Nyberg Rivers redevelopment is uniquely situated in the City of Tualatin relative to other CO- or CC-zoned properties. Unlike many CO- or CC-zoned properties, Nyberg Rivers was subject to a lengthy master planning process that only applies to few properties in the Central Urban Renewal Area. This master planning process and resulting ARB and Public Facilities Review established a specific site plan for this property that was the result of many unique factors. Those factors include: (1) redevelopment of an existing shopping center with some major retailers retained in their pre-existing location; (2) the development of a new public road through the center of the site; (3) and the location of the Greenway on the northern edge of the site and the freeway on the eastern edge of the site. In addition, while the center was designed as a cohesive contiguous development, it carries a split zone. The LA Fitness facility is located in the CO pocket of the site, while most of the other uses are contained in the CC area of the site. (See Exhibit A).

This sign variance is related to each of these unique factors. The LA Fitness requests only a variance to the size of the letters on the sign and resulting sign area and not to

the number of signs or the location of the signs. The variance will result in 417 square feet of total signage where the code would allow 600 square feet in the CC zone and 160 square feet in the CO zone. The unique zone location reduces the signage permitted on the LA Fitness building from 600 square feet to 160 square feet. The neighboring building, while in the same center, is zoned CC and is permitted 600 square feet of signage. The proposed variance would normalize the distinction between the two neighboring master planned buildings and ensure a consistency between signs within the comprehensively designed center.

The sign variance meets all of the approval criteria below.

- a. *A hardship is created by exceptional or extraordinary conditions applying to the property that do not apply generally to other properties in the same planning district, and such conditions are a result of lot size or shape or topography over which the applicant or owner has no control.*

The exceptional and extraordinary circumstances that apply to this property and generally do not apply to other properties in the CC and CO districts are many:

(1) The property is within a required master plan area. As a result, this site went through extensive design proceedings starting with the master plan process and approval that are not required of other CC and CO properties outside the master plan area. The master plan proceedings resulted in an approved site layout that locates LA Fitness in the northeastern corner of the site, east of Cabela's.

(2) The property is within the Nyberg Rivers center and integrated with all other uses in the center from a design, circulation and site planning perspective. Yet, because of a paper zoning boundary, the LA Fitness is located in the CO zone and not the CC zone as most other uses in the center, reducing its signage allowance compared to its immediate neighbors.

(3) The location of the freeway and the distance from Nyberg Road create unique visibility issues that require a sign variance to maintain our identity along Nyberg Road;

(4) LA Fitness has no control over the site size, layout or topography of the site, particularly here where the project is to redevelop an existing center on contiguous and integrated lots and which is bordered by the Tualatin River, the freeway and Nyberg Road and integrates a new road system which bifurcates the site;

(5) The hardship that is created by these circumstances is that the code-restricted signage cannot be easily viewed or read from the major

arterials because it is simply too small and out of scale with the approved façade and the signage and facades of its neighbor, Cabela's.

LA Fitness has no control over these conditions that, on the aggregate, create this hardship.

- b. *The hardship does not result from actions of the applicant, owner or previous owner, or from personal circumstances, or from the financial situation of the applicant or owner or the company, or from regional economic conditions.*

This hardship is not the result of actions of the applicant, owner or previous owner, or from personal circumstances, or from the financial situation of the applicant or owner or the company, or from regional economic conditions. The TDC created the master plan process and the TSP created the road location that bifurcates the site. The freeway location was also outside of the control of the applicant, as was the introduction of a split zone on the site. This site was also already developed with a center when LA Fitness became interested in the site and the redevelopment of the site and location of the LA Fitness was dictated by the master plan process, not the applicant.

- c. *The variance is the minimum remedy necessary to eliminate the hardship.*

Exhibit B demonstrates that this variance is the minimum necessary to maintain adequate visibility for the business and to integrate the sign with the architectural scale of the façade without creating any sign clutter.

As Exhibit B demonstrates, the proposed sign package does not appear out of scale with the facade and is appropriately readable within the project site. Along Nyberg Road the signage will become much less readable and will not appear out of proportion with the architectural features. Exhibit A demonstrates that the signage is integrated into the entry way design such that it appears expected and familiar rather than out of place or out of scale.

Any lesser sign area would create the same hardship and same visibility issues as the code-restricted signage. The signage is on-scale with the Cabela's signage the will be comparably visible based on the distance from Nyberg Road.

Further, as shown in Exhibit C, a total of 4 signs are permitted on the 4 LA Fitness facades but only 3 signs are requested, minimizing the variance. If we were in the neighboring CC zone the sign code would permit 600 square feet of signage area on the four facades. We are only proposing 417 square feet. Thus we are highly consistent and under the signage permitted by our immediate neighbor.

LA Fitness however is in the CO zone and is therefore only permitted 160 square feet of signage. While we exceed this CO allowance for overall sign area, we are using two less walls, with one less sign than is permitted by the CO zone.

The proportionality of the sign to building wall area is also maintained. Each of the LA Fitness building walls that contain signage exceeds the 5,000 square foot threshold in the sign code. Thus, enlarging the sign letters without increasing the number of signs or the number of walls with signs protects the visibility of the use in the manner intended by the sign code.

- d. *The variance is necessary for the preservation of a property right of the owner substantially the same as is possessed by owners of other property in the same planning district however, nonconforming or illegal signs on the subject property or on nearby properties shall not constitute justification to support a variance request.*

Due to the distance away from major arterials and the interstate, the restricted signage size will be too small in scale for traffic to read as they drive by. While the distance to the street for many other uses in the center allows those uses sufficient sign coverage to be visible from the street, this is not the case for Cabela's or LA Fitness. Cabela's requested and obtained a sign variance for the same reasons requested here; design integration, proportionality to façade size, and visual access to signage. For these reasons, the sign variance preserves the property right of the owner in substantially the same manner as possessed by owners of other property in the same planning district.

- e. *The variance shall not be detrimental to the general public health, safety and welfare, and not be injurious to properties or improvements in the vicinity.*

The intended signage does not cause detriment to the general public health, safety and welfare, and is not injurious to properties or improvements in the vicinity. In fact the sign variance equalizes visible access to the business identities in the center and simply adjusts the LA Fitness signage appropriately in relation to their location and size of façade architectural features.

- f. *The variance shall not be detrimental to the applicable Sign Design Objectives, TDC 20.030.*

The sign code at TDC 20.030 Sections (7) through (10) contains several objectives that are relevant to this proposal.

(7) Protect and enhance the quality streetscapes, architecture, landscaping and urban character in Tualatin.

(8) Protect and enhance property values.

(9) Protect and enhance the City's economy.

(10) Ensure the number, height and dimensions of signs allowed adequately identifies a business or use and does not result in sign clutter.

In addition to the findings above, this proposal serves all of these objectives. Exhibit A shows that because of the unique façade features, size of the façade and distance to the closest arterial, Nyberg Road, the code-restricted signage would not be easily readable from the surrounding street system and would not serve to identify the business. The proposed signage appears integrated with and proportionate in scale to the façade and is not in any way cluttered. With the proposed variance, the signage is readable and at scale with the balance of the façade and the center. The center has also been comprehensively designed and each use integrated with the surrounding uses. Signage is part of this integration.

LA Fitness was approved as part of a master plan, ARB and Public Facilities process. That process resulted in the adoption of a high quality streetscape and architecture that meets the AR approval criteria, CURP goals and protects and enhances the urban character of Tualatin. The proposed signage is well integrated into the façade of the approved building and is part of the quality architecture and streetscape that was approved under the master plan in further support of this Sign Design Objective. Equalizing the proportionality of signage on neighboring uses protects the contiguous and consistent architecture and urban character of the center.

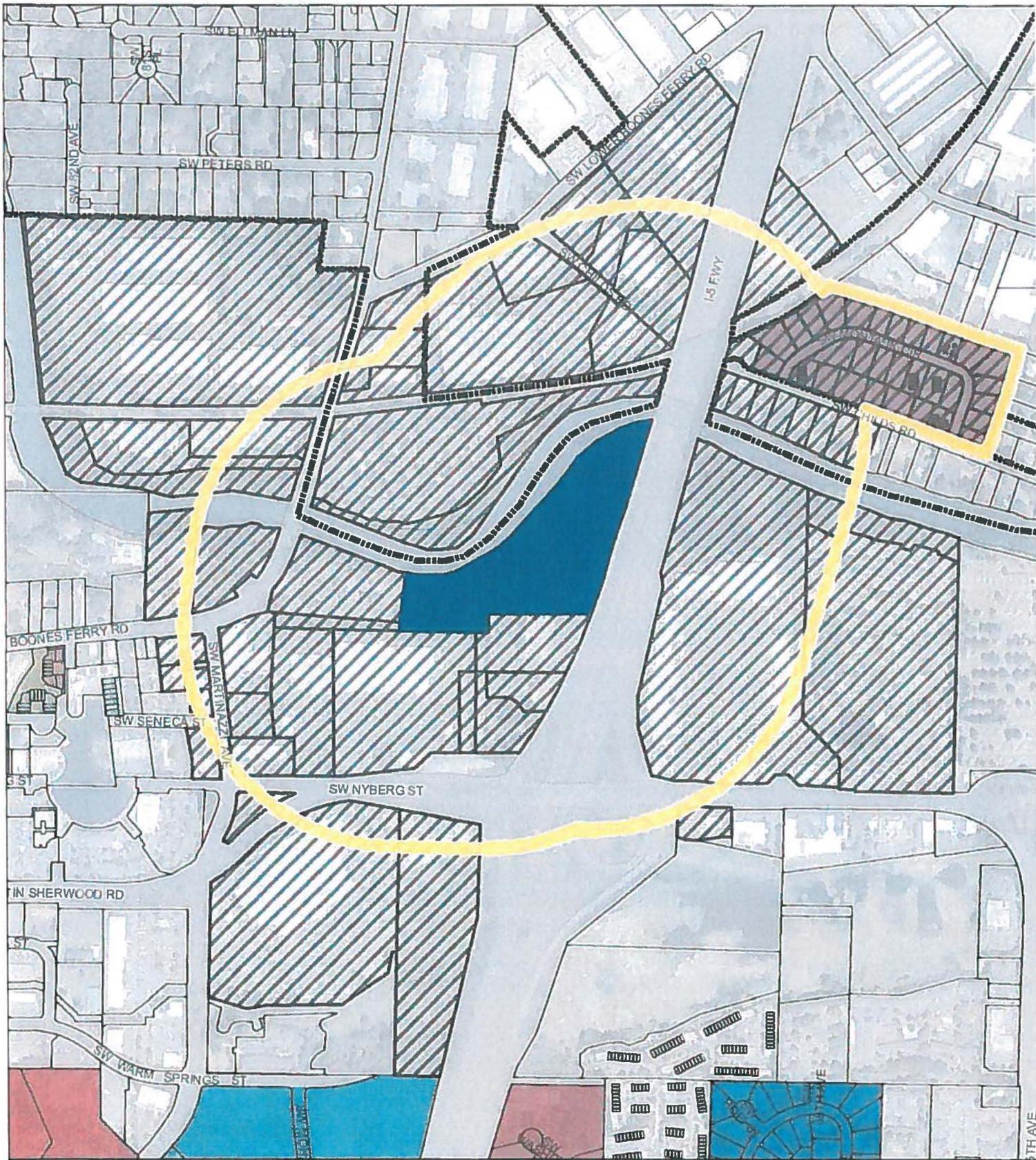
As mentioned above, the sign variance is also the minimal variance necessary to make the commercial signage on LA Fitness visible from the surrounding road system. Visible signage contributes to the protection and enhancement of commercial property values. It also helps ensure the commercial success of a major retailer at Nyberg Rivers which will in turn protect and enhance the property values of other retailers in the center, contributing to the City's economy.

The number of signs in this case is less than the number that would be permitted by the code. The height and dimensions of the sign vary from the code requirements but their total area is less than would be allowed on neighboring uses in the same center. LA Fitness is concentrating the sign square footage in 3 signs rather than spreading the allowance over 4 signs and is using 2 building walls rather than the 4 walls permitted by code. The result is less clutter on the building and a visible manuscript from the surrounding road system.

For all of these reasons, the proposed signage is needed to serve the objectives of the Sign Code to “protect and enhance property values,” “protect and enhance the City’s economy” and “ensure the number, height, and dimensions of signal allowed adequately identifies a business or use.”

Conclusion

This application demonstrates compliance with each of the sign variance criteria and we therefore request approval of this application.



1000' Buffer



1000' Buffer with Subdivisions



Selected Taxlots



SVAR-14-02

To lessen the bulk of the notice of application and to address privacy concerns, this sheet substitutes for the photocopy of the mailing labels. A copy is available upon request.

SIGN VARIANCE CERTIFICATION OF SIGN POSTING

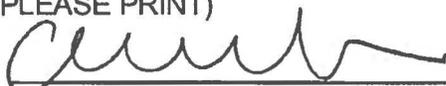


The applicant shall provide and post a sign pursuant to Tualatin Development Code (TDC) 31.064(2). Additionally, the 18" x 24" sign must contain the application number, and the block around the word "NOTICE" must remain red composed of the RGB color values Red 112, Green 48, and Blue 160. Additionally, the potential applicant must provide a flier (or flyer) box on or near the sign and fill the box with brochures reiterating the meeting info and summarizing info about the potential project, including mention of anticipated land use application(s). Staff has a Microsoft PowerPoint 2007 template of this sign design available through the Planning Division homepage at www.tualatinoregon.gov/planning/land-use-application-sign-templates.

NOTE: For larger projects, the Planning Division may require the posting of additional signs in conspicuous locations.

As the applicant for the LA Fitness
project, I hereby certify that on this day, November 19, 2014 sign(s) was/were posted on the subject property in accordance with the requirements of the Tualatin Development Code and the Engineering & Building Department – Engineering Division.

Applicant's Name: Christe White
(PLEASE PRINT)

Applicant's Signature: 

Date: 11/19/14

EXHIBIT A



Sign 1. Internally Illum. Channel Letters 139 sq. ft

Fabricate & install one (1) set of internally illuminated channel letters.

Faces:

- 3/16" 7328 White plex
- 1" trimcap painted to match PMS Cool Gray 7

Construction:

- .040 Letter backs
- Paint inside of letters with Matthews Zap 74-200
- 5", .040 Aluminum coil returns w/clear satin finish
- White LED illumination
- Mount flush to wall

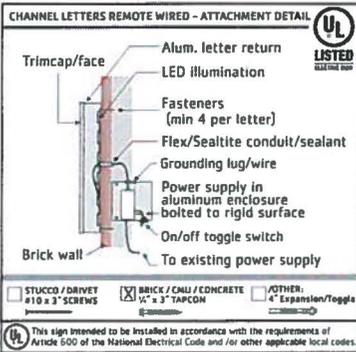
Electrical:

- One (1) 120V, 20A circuit.
- Amp load to be verified

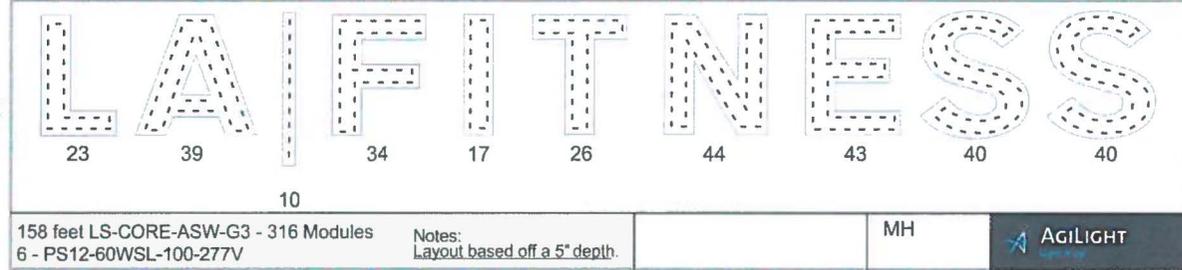
← sign area

31 sq. ft. 2 sq. ft. 106 sq. ft.

EXHIBIT B



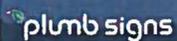
LED LAYOUT



Sign 2. Channel Letters - Scale: 1/4" = 1'

B1 SOUTH-EAST ELEVATION 10,361 SQ FT wall area

1/16" = 1'-0"



DRAWING ID 21475 JOB NAME LA FITNESS TUALATIN 21475 LOCATION TUALATIN, OR

CUSTOMER APPROVAL X DATE

SALES DESIGNER Warren Wissmer M Lee START DATE PRODUCTION 03.19.14 RB 10.21.14 SCALE PAGE/S 1/4"=1' 1 of 5

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Sign 2. Internally Illum. Channel Letters 139 sq. ft.

Fabricate & install one (1) set of internally illuminated channel letters.

Faces:

- 3/16" 7328 White plex
- 1" trimcap painted to match PMS Cool Gray 7

Construction:

- .040 Letter backs
- Paint inside of letters with Matthews Zap 74-200
- 5", .040 Aluminum coil returns w/clear satin finish
- White LED illumination
- Mount flush to wall

Electrical:

- One (1) 120V, 20A circuit.
- Amp load to be verified

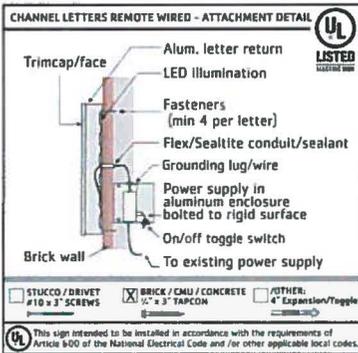
← sign area

31 sq. ft. 2 sq. ft. 106 sq. ft.

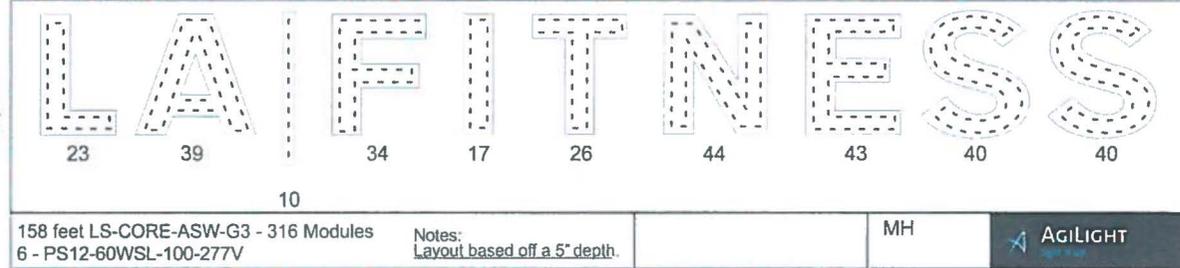
EXHIBIT B



side view

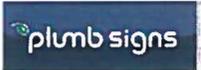
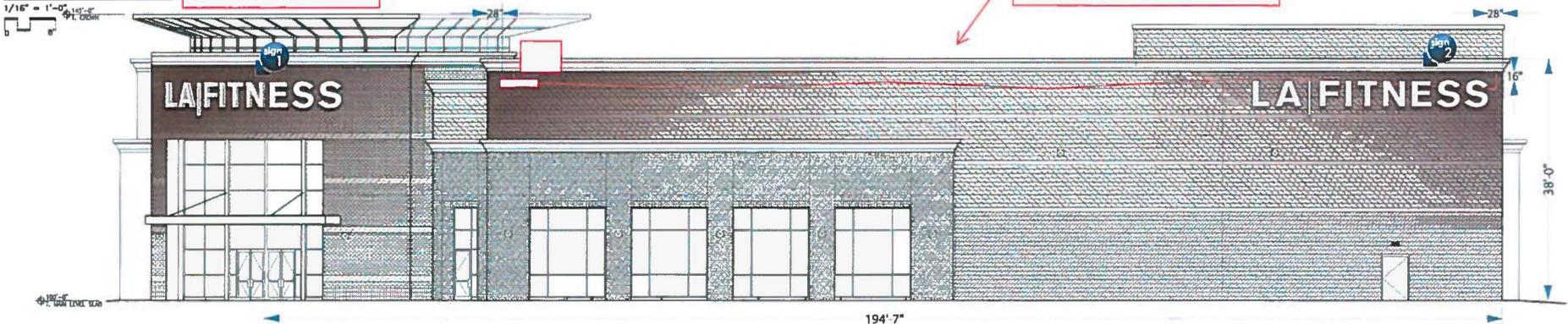


LED LAYOUT



Sign 2. Channel Letters - Scale: 1/4" = 1'

B1 EAST ELEVATION 7,397 SQ FT wall area



DRAWING ID 21475	JOB NAME LA FITNESS TUALATIN 21475 LOCATION TUALATIN, OR	CUSTOMER APPROVAL X _____ DATE _____	SALES DESIGNER Warren Wissmer M Lee	START DATE PRODUCTION 03.19.14 R8 10.21.14	SCALE 1/4"=1'	PAGE/S 2 of 5
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Sign 3. Internally Illuminated Channel Letters 139 sq. ft

Fabricate & install one (1) set of internally illuminated channel letters.

Faces:

- 3/16" 7328 White plex
- 1" trimcap painted to match PMS Cool Gray 7

Construction:

- .040 Letter backs
- Paint inside of letters with Matthews Zap 74-200
- 5", .040 Aluminum coil returns w/clear satin finish
- White LED illumination
- Mount flush to wall

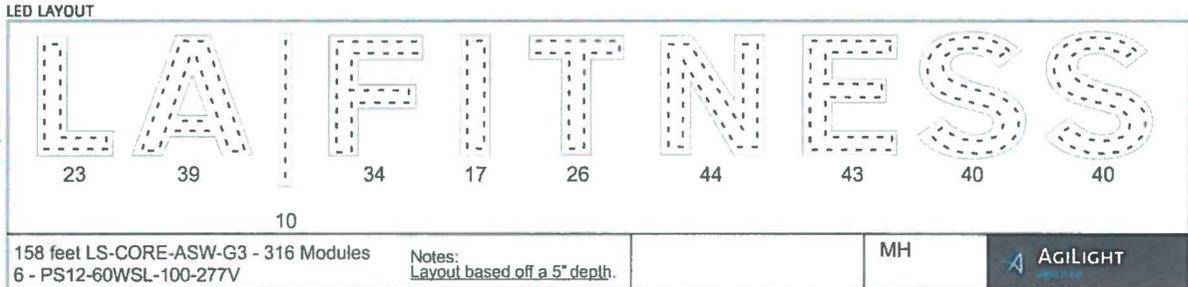
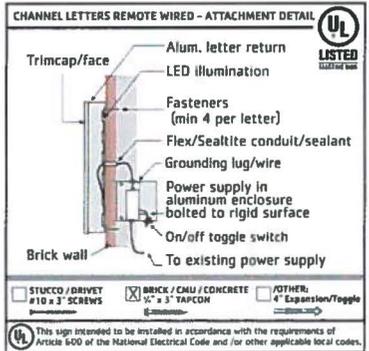
Electrical:

- One (1) 120V, 20A circuit.
- Amp load to be verified

← sign area

31 sq. ft. 2 sq. ft. 106 sq. ft.

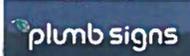
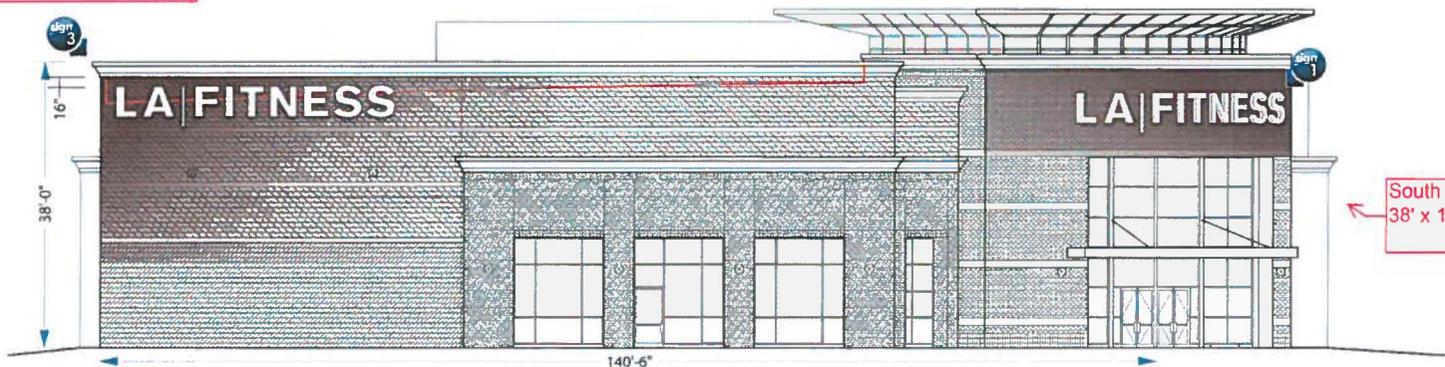
EXHIBIT B



Sign 3. Channel Letters - Scale: 1/4" = 1'

D1 SOUTH ELEVATION 5339 SQ FT wall area

1/16" = 1'-0"



DRAWING ID 21475	JOB NAME LA FITNESS TUALATIN 21475 LOCATION TUALATIN, OR	CUSTOMER APPROVAL X	DATE	SALES DESIGNER Warren Wissmer M Lee	START DATE PRODUCTION 03.19.14 R8 10.21.14	SCALE 1/4"=1'	PAGE/S 3 of 5
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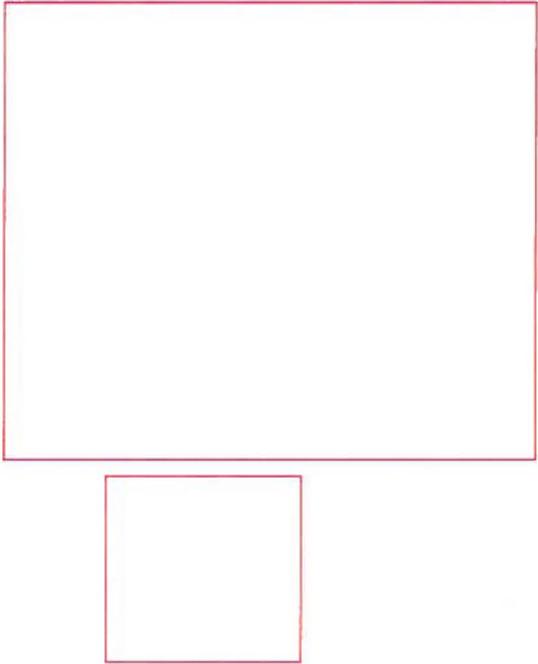
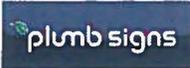
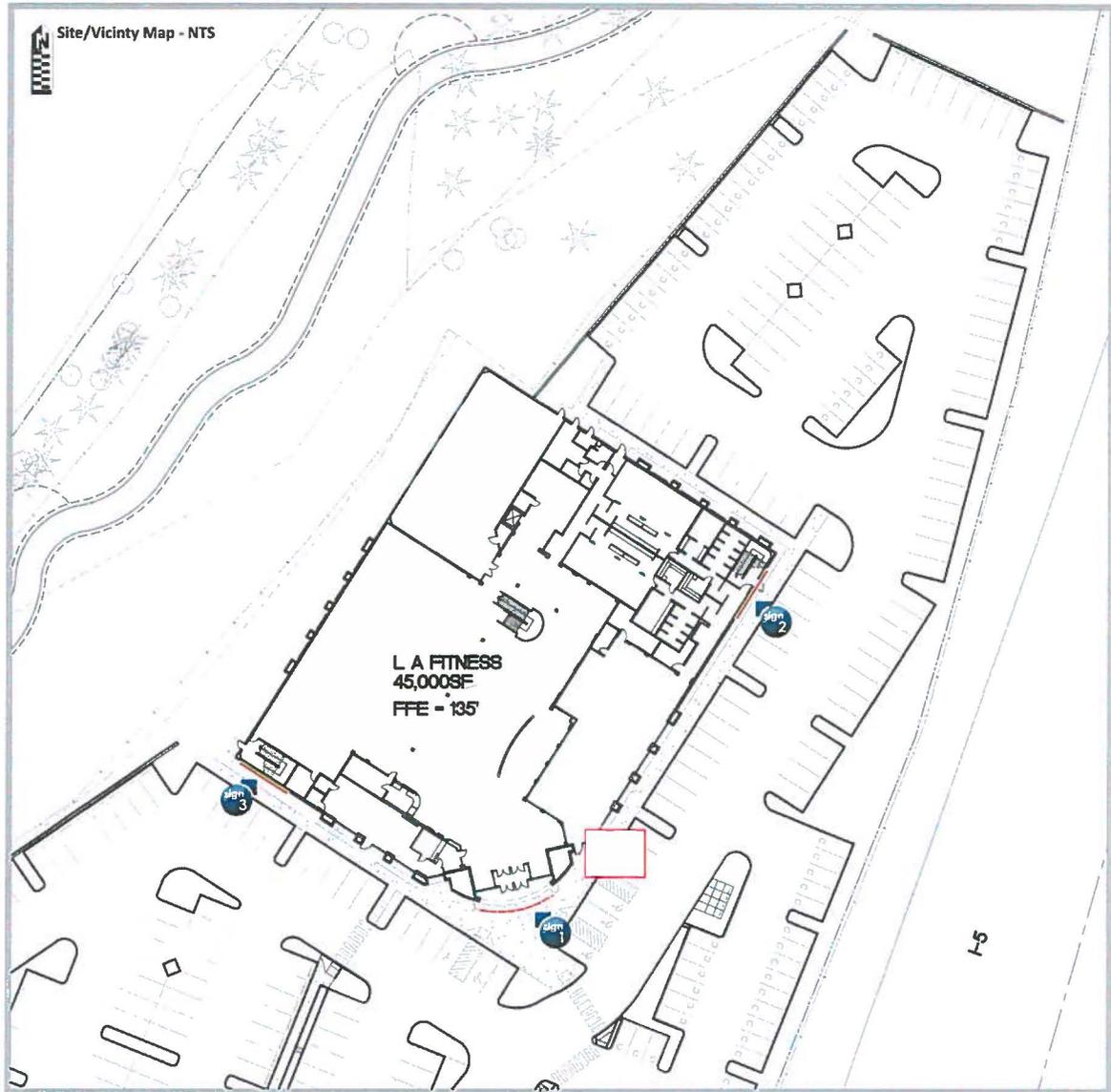


EXHIBIT B



DRAWING ID 21475	JOB NAME LA FITNESS TUALATIN 21475	CUSTOMER APPROVAL X _____	DATE _____	SALES DESIGNER Warren Wissmer M Lee	START DATE PRODUCTION 03.19.14 RB 10.21.14	SCALE 1/2"=1'	PAGE/5 4 of 5
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EXHIBIT C

LA FITNESS SIGNAGE REQUEST

	Allowed	Proposed	Difference
Number of Signs	4	3	Proposal is for 1 less sign than would be allowed by code.
Number of Walls with Signs	4	2	Proposal uses two less walls than would be permitted under code. There is no sign on the north wall facing the Greenway and no sign on the west wall.
CO Area of Signs (based on four walls with 40 square feet allowed per wall)	160 square feet	447 square feet	Proposal exceeds area allowance in the CO zone but uses half the walls and one less sign than would be allowed, reducing clutter. Sign size is proportionate to building wall size.
CC: Area of Signs (All 4 walls are greater than 5,000 square feet in area. Code permits 3 signs on every wall over 5,000 square feet)	No. of signs: 12 No. of walls: 4 Area: 600 square feet	No. of signs: 3 No. of walls: 2 Area: 447 square feet	The site was the subject of a master design review decision. The LA Fitness was approved as a compatible design with the balance of the development, regardless of the paper zoning. Conversely, the CO boundary is an artificial paper boundary that splits the parking lot from the building. In a master planned development, the visitor would expect to see similar treatment of all design elements including signage. In this case the signage request is well below what is allowed outright on the immediately adjacent stores in the same development including Michaels and Cabela's.

October 22, 2014

NEIGHBORHOOD MEETING NOTICE

DATE: November 10, 2014
TIME: 6:00 p.m. - 7:00 p.m.
LOCATION: Juanita Pohl Center located at 8513 SW Tualatin Road, Tualatin, OR 97062-7092, phone # 503.691.3061
SUBJECT: Notice of Neighborhood/Developer Meeting for the property located at 7405 SW Nyberg Road

Dear Property Owner:

Fitness International, LLC cordially invites you to attend a meeting on, November 10, 2014 from 6:00 p.m. to 7:00 p.m. at the Juanita Pohl Center located at 8513 SW Tualatin Road, Tualatin, OR 97062-7092, phone number 503.691.3061.

This meeting shall be held to discuss a sign variance located at 7405 SW Nyberg Road. The proposed sign will be located at SW Nyberg Road, tax lot 2700. The meeting will discuss the sign variance application that addresses the exterior sign elements for the LA Fitness building at Nyberg Rivers.

The purpose of this meeting is to provide a means for the applicant and surrounding property owners to meet and discuss this proposal and identify any issues regarding this proposal.

Very truly yours,



Christe White
On behalf of Fitness International, LLC

Enclosure(s)

NOTICE

**NEIGHBORHOOD /
DEVELOPER MEETING**

11/10/2014 6:00 p.m.

8513 SW TUALATIN RD.

503.691.3061

**NEIGHBORHOOD / DEVELOPER MEETING
CERTIFICATION OF SIGN POSTING**

<p>NOTICE</p> <p>NEIGHBORHOOD / DEVELOPER MEETING</p> <p>___/___/2010 __:__.m.</p> <p>SW _____</p> <p>503-____-____</p>	18"
24"	

In addition to the requirements of TDC 31.064(2) quoted earlier in the packet, the 18" x 24" sign that the applicant provides must display the meeting date, time, and address and a contact phone number. The block around the word "NOTICE" must remain **orange** composed of the **RGB color values Red 254, Green 127, and Blue 0**. Additionally, the potential applicant must provide a flier (or flyer) box on or near the sign and fill the box with brochures reiterating the meeting info and summarizing info about the potential project, including mention of anticipated land use application(s). Staff has a Microsoft PowerPoint 2007 template of this sign design available through the Planning Division homepage at < www.tualatinoregon.gov/planning/land-use-application-sign-templates >.

As the applicant for the

LA Fitness Nyberg Rivers project, I

hereby certify that on this day, October 27th 2014 sign(s) was/were posted on the subject property in accordance with the requirements of the Tualatin Development Code and the Community Development Department - Planning Division.

Applicant's Name: Christ White
(PLEASE PRINT)

Applicant's Signature: 

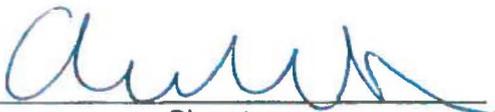
Date: 10/27/14

**NEIGHBORHOOD/DEVELOPER MEETING
AFFIDAVIT OF MAILING**

STATE OF OREGON)
) SS
COUNTY OF WASHINGTON)

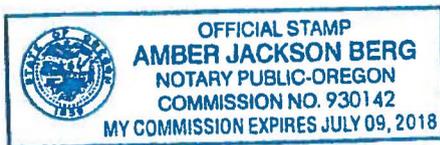
I, Chris White, being first duly sworn, depose and say:

That on the 22nd day of October, 2014, I served upon the persons shown on Exhibit "A," attached hereto and by this reference incorporated herein, a copy of the Notice of Neighborhood/Developer meeting marked Exhibit "B," attached hereto and by this reference incorporated herein, by mailing to them a true and correct copy of the original hereof. I further certify that the addresses shown on said Exhibit "A" are their regular addresses as determined from the books and records of the Washington County and/or Clackamas County Departments of Assessment and Taxation Tax Rolls, and that said envelopes were placed in the United States Mail with postage fully prepared thereon.



Signature

SUBSCRIBED AND SWORN to before me this 22 day of October, 2014.





Notary Public for Oregon
My commission expires: 7/9/18

RE: LA Fitness Nyberg RIVERS



NOTICE

SIGN VARIANCE SVAR-14-02

For more information call
503-691-3026 or visit
www.tualatinoregon.gov

ATTACHMENT 105

SVAR-14-02: ANALYSIS AND FINDINGS

The approval criteria of the Tualatin Development Code (TDC) 33.022(1)-(6) must be met if the proposed Sign Variance to allow LA Fitness wall signs with a taller sign letter height, face height and, additional sign face area is to be granted. The Applicants prepared a narrative that addresses the Sign Variance criteria (Attachment 104). Staff has reviewed the Applicants' material and included pertinent excerpts with each of the criteria in the analysis and findings below.

- 1. A hardship is created by exceptional or extraordinary conditions applying to the property that do not apply generally to other properties in the same planning district, and the conditions are a result of lot size or shape or topography over which the applicant or owner has no control.**

LA Fitness is located on the 34 acre Nyberg River shopping center, more specifically on tax map and lot number 2S1 24A 2700 located at 7405 SW Nyberg Street in the Office Commercial (CO) Planning District. The rest of the Nyberg Rivers shopping center is in the Central Commercial (CC) Planning District and includes Cabela's, Pieology, Home Goods, News Seasons, Michael's, Wendy's, Barbara Johnson's, and several other retail shops, banks, and restaurants. Main access is located off SW Nyberg Street, a second access also on SW Nyberg Street. Two secondary accesses are located off SW Boones Ferry Road and SW Martinazzi Avenue.

The LA Fitness application proposes the following:

- 1) A **variance** to allow a 4-foot letter height maximum on each sign that will read, "LA Fitness."
- 2) A **variance** to allow a 5.4-foot sign face height on each wall sign that will read, "LA Fitness."
- 3) A **variance** to allow the three wall signs to be a maximum of 158 square feet each, for a total of 474 square feet of signage on the building.

The total area of the three signs proposed for the building are 158 square feet each (see Exhibit B of Attachment 104). The total square footage of signs on all sides of the LA Fitness building is 474 square feet.

The building's square footage is 45,000 square feet. The southwest wall face is 5,339 square feet. The southeast wall face is approximately 7,339 square feet according to the applicant.

The CO planning district allows 2-foot high lettering and allows the sign face height to be a maximum of 3-feet. The CO planning district allows one sign per wall and a maximum sign area of 40 square feet. The CO planning district does not take into account the size of the building or building wall face.

The sign regulations for the CC Planning District allow building walls with a wall area (width x height) greater than 5,000 sq. ft. to have up to 3 wall signs with a maximum sign letter/ sign face height of four (4) ft. and a total (all wall signs on that wall) of 150 square feet of sign area. The LA Fitness wall area can be looked at two ways. The building could be looked at as having 4 or 5 wall faces. The southwest and southeast wall could be considered part of the chopped off corner of the front entrance or the front entrance façade could be considered its own wall. Regardless, CC would allow a total of 600 square feet of wall signage for the entire building because the code allows a maximum of 4 walls of building to contain signage. The applicant is requesting a maximum of 474 square feet of wall signage across 3 wall signs.

Three variances that would still be needed if LA Fitness were in a CC planning district would be sign face height and area per wall. The applicant is requesting 158 square feet per sign where 150 square feet per wall would be allowed on the walls that are over 5,000 square feet. If we consider the front entrance sign to be on its own wall, that wall would be approximately 2,200 square feet, making the maximum allowed in the CC district 40 square feet. The third variance needed would be for the sign face height to be 5.33 feet instead of the 4-feet allowed for CC signs.

Therefore because of the hardship of this isolated planning district the applicant request a variance to the sign letter height, the sign face height, and sign area allowed in the CO planning district.

2. The hardship does not result from actions of the applicant, owner or previous owner, or from personal circumstances or from the financial situation of the applicant or owner or the company, or from regional economic conditions.

As stated above the hardship was created by zoning the property CO isolated in a group of Central Commercial (CC) properties. The subject CO property is a triangular shape. It is isolated on two sides: the northwest property line lines up with the Tualatin River natural area, the east property line lines up with Interstate-5. This leaves only one contiguous property line with other developable land. CC property is the only other developable land this CO subject property touches. This zoning was place by the City and was not a result of the property owner's actions.

3. The variance is the minimum remedy necessary to eliminate the hardship.

The applicant states that exhibits B and C in the application packet demonstrate that the proposal is the minimum necessary to alleviate the hardship (Attachment 104). The size is large enough for the words to be recognized from I-5, and the off-ramp. The proposal is proportional with the size of the building and the rest of the signs that were have been allowed in the Nyberg Rivers Shopping Center.

- 4. The variance is necessary for the preservation of a property right of the owner substantially the same as is possessed by owners of other property in the same planning district, however, nonconforming or illegal signs on the subject property or on nearby properties shall not constitute justification to support a variance request.**

The applicant states that the distance away from arterials and I-5 would make restricted signage too small in scale for traffic to read. LA Fitness has a larger façade than most of the other uses in the development.

- 5. The variance shall not be detrimental to the general public health, safety and welfare, and not be injurious to properties or improvements in the vicinity.**

The proposed signage will not cause detriment to the public health, safety, or welfare of citizens. Fred Meyer's Sign is legal non-conforming and of a larger size than allowed by current code. The Cabela's sign is a result of a sign variance. The other commercial nearby are building of a much smaller size and therefore LA Fitness signage is not comparable or detrimental to those smaller buildings. Placement of these signs on the building will not cause visual clutter or interfere with driving vision clearance.

- 6. The variance shall not be detrimental to the applicable Sign Design Objectives, TDC 20.030.**

Section 20.030 Objectives.

The following are the City's Sign Objectives.

- (1) Preserve the right of free speech exercised through the use of signs.**

The proposal will allow LA Fitness to maintain their free speech through a sign proportional to the size of their building.

- (2) Protect the public health, safety and welfare.**

This proposal does not help or hurt public health, safety or welfare. Therefore, the proposal will not be detrimental to this standard.

(3) Protect persons and property in rights-of-way from unsafe and dangerous signs that distract, rather than inform, motorists, bicyclists and pedestrians.

This sign proposed no movement or flashing that could be distracting to drivers or other traffic.

(4) Protect persons and property from unsafe and dangerous signs due to natural forces, including but not limited to wind, earthquakes, precipitation and floodwaters.

This proposal will be required to obtain a building permit which will ensure the signs are affixed to the wall per current building code.

(5) Protect persons and property from unsafe and dangerous signs due to improper construction, repair and maintenance.

This proposal will be required to obtain a building permit which will ensure the signs are affixed to the wall per current building code.

(6) Protect and enhance the visual appearance of the City as a place to live, work, recreate, visit and drive through.

Staff finds that the size of the proposed signage is proportional to the size of the approved building. Therefore, the visual appearance of the building will be enhanced by the proposal.

(7) Protect and enhance the quality streetscapes, architecture, landscaping and urban character in Tualatin.

LA Fitness was approved as part of a Master Plan and Architectural Review Board process. The architecture and placement of building was exhaustively reviewed and analyzed for an optimized public pedestrian climate and streetscape.

(8) Protect and enhance property values.

The success of LA Fitness will help the local economy and thereby help to sustain property values.

(9) Protect and enhance the City's economy.

Adequate signage contributes to the protection and enhancement of commercial property values. It also helps ensure the commercial success of a major anchor store at

Nyberg Rivers. A successful shopping center will enhance the property values of the property owner and contribute to the City's economy.

(10) Ensure the number, height and dimensions of signs allowed adequately identifies a business or use and does not result in sign clutter.

LA Fitness is proposing fewer signs total than is allowed by the sign code.

(11) Allow greater sign heights and dimensions for Major Commercial Centers.

Nyberg Rivers is a major commercial center. This proposal would allow a greater sign height and dimensions in Nyberg Rivers.

(12) Allow only temporary signs on a property with no building.

No temporary sign are proposed. This sign design objective does not apply.

(13) Allow no new permanent sign, or a change of face on an existing permanent sign, on a property with an unoccupied building.

(14) Allow permanent signs only on buildings, or parts of buildings, that are occupied.

This building is set to open in February 2015 and is not planned to be unoccupied.

(15) Regulate the number, height and dimensions of temporary signs.

No temporary signs are proposed.

(16) In the manufacturing and institutional planning districts allow permanent freestanding monument signs, but not permanent freestanding pole signs.

(17) In the residential planning districts sign numbers, heights and dimensions for dwelling units shall be restricted and for conditional uses shall be consistent with the use.

(18) Allow indirect and internal illumination in residential planning districts for conditional uses.

The subject site is a commercial planning district.

(19) Allow greater sign diversity in the Central Urban Renewal District's Central Design District for uses on properties abutting the City owned promenade around the Lake of the Commons.

The subject site does not abut the Lake of the Commons; however this proposal will allow more diversity in signage in the area.

- (20) The wiring for electrically illuminated freestanding signs shall be underground and for wall signs shall be in the wall or a race.**
- (21) Adopt sign regulations for the Mixed Use Commercial Overlay District that are consistent with the type and high quality of developments desired in the District. New sign types to be allowed are wall-mounted plaques and inlaid floor signs.**
- (22) Adopt Sign Design standards and a Sign Design Review process for freestanding signs in commercial districts that encourage attractive and creative signage with varied design elements such as proportionally wider sign bases or pylons, a mix of exterior materials that have a relationship to building architecture, use of dimensional lettering and logos with halo or internal lighting and is consistent with the high quality of developments desired in commercial districts.**
- (23) In Central Commercial and General Commercial planning districts, allow permanent freestanding monument signs on Arterial Streets, and restrict permanent freestanding pole signs to Collector or Local Commercial Street frontages.**
- (24) Create an incentive for improvement of existing freestanding signs and adopt provisions allowing non-conforming freestanding signs in commercial districts to retain non-conforming sign status when structurally altered subject to improved compliance with Sign dimension and Sign Design standards. [Ord. 960-96, §4, 5/28/96; Ord. 1120-02, 11/15/02; Ord. 1176-04, 11/22/04; Ord. 1216-06, 7/24/06; Ord. 1261-08 §1, 6/9/08.; Ord. 1302-10 §1, 5/24/10]**

These above criteria do not apply to the proposal. No freestanding sign are proposed. This proposal does not look to change the sign code.

Staff Conclusion

Based on the application and the above findings and analysis, the staff finds the proposed Cabela's sign variance requests for wall signs meets Criteria 1-6 in TDC 33.022.

RESOLUTION NO. 04-15TPC

A RESOLUTION GRANTING A REQUEST FOR A SIGN VARIANCE FOR LA FITNESS LOCATED IN THE OFFICE COMMERCIAL (CO) PLANNING DISTRICT LOCATED AT 7405 SW NYBERG STREET (TAX MAP AND TAX LOT 2S1 24A 3100) (SVAR-14-02)

WHEREAS, upon the application of LA Fitness represented by Radler, White, Parks, and Alexander, a quasi-judicial public hearing was held before the Tualatin Planning Commission on January 15, 2015, related to the request for a sign variance for the property located at 7405 SW Nyberg Street (Tax Map and Tax Lot 2S1 24A 3100); and

WHEREAS, notice of public hearing was given as required by Tualatin Development Code 31.064; and

WHEREAS, the Commission heard and considered the testimony and evidence presented on behalf of the applicant, the City staff, and those appearing at the public hearing; and

WHEREAS, after the conclusion of the quasi-judicial public hearing the Commission voted to grant the request for a sign variance; and

NOW THEREFORE, BE IT RESOLVED BY THE TUALATIN PLANNING COMMISSION, OREGON, THAT:

Section 1. LA Fitness be allowed to obtain three variances for sign permits and erect three wall signs with up to four (4) foot high letters, a five and one-third (5.33) sign face height, and a sign area of up to 158 square feet each for a total of 474 square feet of sign face area for the entire store.

ADOPTED this ____ day of _____, 20__.

TUALATIN PLANNING COMMISSION,
of City of Tualatin

BY _____
Chairman

APPROVED AS TO FORM

ATTEST:

BY _____
City Attorney

BY _____
Administrator