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Dear Members of the Stayton City Council,

As a business and property owner in Stayton I appreciate being able to give my opinion on the consideration of amending the zoning requirements for marijuana retail. I have been involved with and owned businesses in the Oregon marijuana industry since the start of legalization over 5 years ago, seeing its evolution positive and negative throughout the state. The new zoning of these business has been one of the trickiest aspects for all stakeholders to address properly. I think it is prudent to look at what other cities have done and the impact, as well as consider what is best for the overall business and livability impact on Stayton.

I know from my experience that the vast majority of Oregon cities have maintained the 1000' buffer between licensed stores in their city codes. For your consideration the OLCC has limited the number of recreation producers(growers) because they could not regulate the overwhelming number of applicants into the industry. The more flooded the market, the lower bar got, the less oversight, the more issues the OLCC was having with keeping producers operating within the laws. There is no such limit on OLCC Marijuana Retail Licenses. The only factor limiting stores locations from oversaturating markets is the City zoning restrictions. And it is very easy to oversaturate a market with stores in Oregon. The OLCC has much less restrictive retail licensing requirements then other states with legalization, making Oregon the go to place for out-of-state pockets who want to own a dispensary anywhere they put one.

I have three operating stores and three more pending. They are all in small to medium size communities. Every one of those communities has a 1000' buffer

between stores. Two also maintain a 1000' buffer from parks in addition to school buffer. These communities all have adequate access to multiple stores, but do not have "Greenmiles" that negatively impact the diversity of brick and mortar business. Only a few larger cities reduced the restrictions of 1000' buffer created for Medical Dispensaries. Eugene, Salem, Bend; I believe Eugene has since limited the number of licenses. I like most Oregonians am for the marijuana industry, but same as alcohol industry, it is best for everyone if regulated properly. Same as having a neighborhood packed full of bars, clubs, and liquor stores, might work in some cities, it does not create the business and living environment that is right for most communities.

It is to the benefit of businesses, property owners, and residents to have consistency and long term impacts at the forefront of consideration beyond any one parties interests when it comes to zoning amendments.

Sincerely,

Peter Brock