



CITY OF
PORTLAND, OREGON

OFFICE OF NEIGHBORHOOD INVOLVEMENT

CHLOE EUDALY, COMMISSIONER

Amalia Alarcón de Morris, Bureau Director

Cannabis Policy Center

1221 SW 4th Avenue, Room 110

Portland, Oregon 97204

Promoting a culture of civic engagement

Cannabis Policy Oversight Team Meeting January 4, 2017

Members in attendance:

Randa Shahin

Darillis Garcia-McMillan

Erik Vidstrand

Meghan Walstatter

Jesce Horton

Sondra Storm

Allan Folz

Helen Ying

Public in attendance:

Al Ochoa (Cannabis Business Owner)

Ronald Brown (No affiliation specified)

Barry Joe Stull (Mill Park Neighborhood Association)

Gabriel Perez (Cannabis Minority Business Association)

Meeting Summary

The Cannabis Policy Oversight Team (CPOT) met on January 4, 2017 to discuss the current political landscape around local marijuana regulations in Portland. The meeting included a presentation by ONI staff outlining the principles, perspectives, and priorities that informed the development of Portland City Code 14B.130 to license and regulate Medical Dispensaries and Marijuana Businesses in the City. In addition, staff provided background and context for the various regulatory requirements unique to Portland to ensure CPOT representatives gained a thorough understanding of City regulations, which include:

- 1000-foot distance requirement between consumer-based businesses
- Proof of Security Alarm Permit issued by PPB's Alarms Unit
- Authority to exercise regulatory oversight over unlicensed business operations (production, processing or sales)
- Written Marijuana Control Plan (similar to good neighbor agreements)
- Proof of adherence to building & fire code for producers & processors
- Proof of air filtration systems for all businesses to minimize odor impacts

The presentation was followed by a discussion about possible models to consider for the future of local regulation in the City. The discussion centered around the comparison between a municipality like Portland pop. 632,309 which currently has 204 consumer-based marijuana outlets, and Eugene pop. of 163,460; 19 consumer-based marijuana outlets.

C POT Representatives were asked to share their perspectives on the direction the City should take with regard to local regulations. They were asked to provide their opinion on:

- Maintaining current regulations;
- Amending licensing requirements to ensure the effectiveness and intent of local regulations; or
- Eliminating local marijuana regulations

Below is a selection of how members responded. The full audio of the meeting is available on the C POT website:

Randa Shahin – Owner, Home Grown Apothecary (Cannabis Business)

- “The City is more of a fine-tuned regulation than the OLCC because that’s broader over the state, and I value that the [City] program is around... we need some kind of enforcement group over unregulated licenses, because as a licensed business I don’t want to have to compete with unlicensed businesses.”
- “[The City has] an understanding of the local community and the area, as opposed to someone who’s coming from another Oregon city. They may not have the same understanding.”

Allan Folz – Piedmont Neighborhood Association

- “I think we should keep [City cannabis regulation] and the zoning aspects, those buffers, we should have a more two-way discussion about what the community would like to see, and what the industry feels they can live with.”
- “It feels like the City is coming down on the side of the industry, and that’s that. We had the vote [at a previous C POT meeting], it split, end of discussion, and that was really, really frustrating from my perspective.”

Helen Ying – Big Village Coalition

- “We’re unique, different than Eugene, different from Medford, different from Gresham. So I think we definitely need to look at what makes sense for Portland. I do believe we need to have our set of regulations different than what other cities have, because we’re not the same as them.”
- “The reason why I joined this oversight team is because I really want to see our City to do this right, and because it’s our opportunity to set the environment for legalizing marijuana... we’ve talked about the need to balance the economic side of it, as well as the public safety side of it.”

Meghan Walstatter – Owner, Pure Green (Cannabis Business)

- “The 1000-foot rule, that is City ordinance at this point... the OLCC does not have that buffer. From the industry perspective, I get it, believe me, I don’t want tons of shops everywhere either. If the City’s program goes away, then who regulates that 1000 feet [buffers between Medical Dispensaries and Marijuana Retailers]?”
- “I see how to go from where we are now to [unregulated at the City level] would be like a record skip in a way, a very large record skip, more like a Mack truck derailing or something, or a train derailing. But my heart would say [unregulated], but it’s hard for me to conceptualize how we get to [unregulated] from now.”

Darilis Garcia-McMillan – Director, Portland Community College

- “Thinking of things that are duplicates, I feel like if they’re already required from the State, then let’s not duplicate things that we don’t have to, but I do believe in regulation for other things, and especially involving the community and making sure community members feels as good as possible with whatever changes are happening, and they feel like they’re in a good place is important. So I think some regulations are necessary, but let’s not duplicate it if we don’t need to. Let’s keep it as simple as possible.”
- “I feel like air filtration that may be important, depending on what’s being done.”

Jesce Horton – Minority Cannabis Business Association; Saints LLC and Panacea Valley Gardens (Cannabis Businesses)

- “I think the only thing to me that really makes sense is... the zoning, the residential zoning I think is something that the people of Portland should have more insight on and more say over, so I think that’s important. I think that, potentially, the Producer and Processor and unlicensed businesses, I think that’s important, but I’ve heard the same things that the OLCC is considering looking at some of that, so before I say let’s move forward and do something about that, let’s make sure that it’s not... ‘let’s go heavy on regulation’ not knowing that other things are going to be regulated, let’s not move ahead on some of those things.”
- “The overregulation essentially... it sounds good to have more oversight and more regulation, but who that really hurts, ultimately, and what we’re seeing right now, is the small business owners, the people who are getting in first, the people who are paving the way for the rest of people coming behind.”

Sondra Storm – Embarcadero Hotel Group

- “I’m very discouraged to hear talk about rolling back local regulation. I think that the State policy was written in a very broad way for the entire State. Portland is very different than the rest of the State, it’s different than Eugene, and it’s different from anywhere else in the State.”
- “I do think streamlining when possible is good, but sometimes duplication is necessary, and one of the reasons that duplication sometimes exists is so that the City has the ability to act on something.”
- “Caring about our City and our neighborhoods and our economy... we’re here to really balance the economic opportunity that exists, and the innovative and bright minds that are committing time and resources to this industry, with that public safety side and ensuring that it’s successful.”
- “One major risk that we have in rolling back regulations is basically giving away the power the City has to address these issues on a local basis. I think it’s important to be smart about how that regulation is administered, and that it’s done thoughtfully and done in a way that is with the industry and works with the industry, but by rolling it back and giving it away, we are not going to be able to suddenly regain that. It’s going to be a very hard fight to gain back some of those controls.”

- “From my perspective, having worked with alcohol and tobacco, the State of Oregon has a very difficult system for local communities to address issues with alcohol and tobacco.... a lot of bar owners that I’ve worked very closely with and talked with have often been frustrated at the lack of ability for the City to address local issues from other people in their same industry that are causing problems in their neighborhood, or causing problems, or who they have to compete with.”

Erik Vidtsrand – Multnomah County Environmental Health Services

- “I’m totally involving the community[SIC]. I think whenever time the community is involved, it makes a better community... alarms for the security not only for the employees, but all the other dispensaries and shops I think are very helpful, and to notify the police.”
- “I think we need to look at it more. It’s only early in the administration, we need to look at best practices. I think eliminating [City regulation] altogether and being like a Wild West, I think that would be too much, I think we have to have some and just adapt some and not put the burden on the businesses, too.

CPOT Representatives and members of the public in attendance alike expressed interest in maintaining local regulation. Attendees advocated for a focus on good governance in order to promote economic development while ensuring neighborhood safety and livability.

Key points included:

- Reducing the cost of obtaining a Marijuana Regulatory License
- Eliminating unnecessary duplication of State licensing requirements
- Streamlining the application procedure to limit barriers to market entry
- Assess and modify regulatory requirements as needed