



CITY COUNCIL AGENDA
October 21, 2019, 6:30PM
 CITY COUNCIL CHAMBERS, CITY HALL
 29592 ELLENSBURG AVE
 GOLD BEACH OR 97444

SPECIAL LAND USE HEARING

Call to order: Time: _____

1. **The pledge of allegiance**

2. **Roll Call:**

Members	Present	Absent
Mayor Karl Popoff		
Council Position #1 Summer Matteson		
Council Position #2 Larry Brennan		
Council Position #3 Anthony Pagano BEGINNING VOTE		
Council Position #4 Becky Campbell		
Council Position #5 Tamie Kaufman		
City Administrator Jodi Fritts		

3. **Special Orders of Business: (PRIOR TO THE SCHEDULED LAND USE HEARING)**

a. *Virginia Razzo, Curry Health Network CEO regulatory feasibility study for inpatient hospital beds in Brookings, and Brookings Emergency Department*

4. **Consent Calendar:**

None Scheduled

5. **Citizens Comments**

As presented to the Mayor at the beginning of the meeting

6. **Public Hearing (SPECIAL LAND USE HEARING)**

GBC-1905: a request for conditional use authorization for a Retail Marijuana retail store within the Commercial (4-C) zone filed by Earl Crumrine & Cory Talbot of Sockeye Farm LLC on property identified as assessor map/tax lot: 3615-36AD tax lot 602 located at 29970 Ellensburg Avenue

- 7. **Citizen Requested Agenda Items**
None Scheduled
- 8. **Public Contracts and Purchasing**
None Scheduled
- 9. **Ordinances & Resolutions**
None Scheduled
- 10. **Miscellaneous Items (including policy discussions and determinations)**
None Scheduled
- 11. **City Administrator's Report**
None Scheduled
- 12. **Mayor and Council Member Comments**
 - a. Mayor Karl Popoff
 - b. Councilors
 - 1) Summer Matteson
 - 2) Larry Brennan
 - 3) Anthony Pagano
 - 4) Becky Campbell
 - 5) Tamie Kaufman
- 13. **Citizens Comments**
As permitted by the Mayor
- 14. **Executive Session**
None Scheduled

**EFFECTIVE OCTOBER 2019 THE GOLD BEACH CITY COUNCIL REGULAR MONTHLY MEETINGS
WILL BE HELD ON THE FIRST MONDAY OF THE MONTH**

The next regularly scheduled City Council meeting is the **Monday, November 4, 2019 at 6:30PM** in the Council Chambers of City Hall, 29592 Ellensburg Avenue, Gold Beach, Oregon.

- 15. **Adjourn** **Time:** _____



File #: GBC-1905

City Council Hearing Date: October 21, 2019

Map/TL: 3615-36AD tax lot 602

Owner/Applicants: Earl Crumrine & Cory Talbot dba Club Sockeye

Land Use Request: A request for conditional use authorization to operate a Recreational Marijuana retail sales store in the Commercial (4-C) zone

Background Information:

Location: The subject property is located at 29970 Ellensburg Avenue (Hwy 101) between Port Drive and Harbor Way. The subject property is approximately 0.13 acres (approx. 5600 sq. ft.) in size.





The subject property is currently developed with a one-story commercial building and parking lot. The applicants have provided findings to address the ordinance criteria. The findings are attached to this report as Exhibit A and hereby incorporated by reference.

Applicable Criteria: Gold Beach Zoning Ordinance

Commercial (4-C) Zone

Section 2.330 Conditional Uses Permitted

9. Recreational Marijuana Wholesaler or Retailer

Section 6.042 Specific Conditional Use Standards

10. Medical or Recreational Marijuana Uses (a-f)

Background information on recreational marijuana businesses generally:

Information about Conditional Uses from the zoning ordinance:

ARTICLE VI. Conditional Uses

Section 6.010. Authorization to Grant or Deny Conditional Use.

Uses designated in this ordinance as conditional uses may be permitted, enlarged or altered in accordance with the requirements of Sections 6.020 through 6.060.

In permitting a conditional use the City may impose conditions in addition to the provisions set for uses within each zone in order to protect the best interests of the surrounding property, the neighborhood, or the city as a whole. These conditions may include, but are not limited to, increasing the lot size or setbacks, controlling the location or number of vehicular access points, increasing the street width, limiting the height of buildings to protect the light and air of adjacent properties, increasing the amount of off-street parking or loading, or other provisions necessary to minimize any conflict between the proposed conditional use and the use of adjacent properties.

Section 6.020. Application for Conditional Use.

General Concept: A conditional use may be permitted but review is necessary to determine what, if any, conditions should be imposed. A conditional use is an activity which is basically similar to other uses permitted in the zone but because of the manner in which such a use is conducted, or the manner in which land and buildings might be developed to accommodate such a use, a public hearing and review of the specific proposed use and the imposition of certain conditions, if necessary, will appropriately adapt the use to its location



and neighborhood. Approval of a conditional use is not a variance, waiver or relaxation of any of the provisions of this ordinance.

A request for a conditional use, modification of an existing conditional use or a reinstatement of a discontinued nonconforming use may be initiated by the property owner or his authorized agent by filing an application with the Planning Commission or its designated agent. The application shall include plans of the proposed use, or modification of an existing use, or reinstatement of a discontinued nonconforming use.

In land use decisions, the burden of proof is upon the applicant to prove the proposed use fully complies with all applicable criteria specific to the proposal.

RECREATIONAL MARIJUANA BRIEF HISTORY

From the OLCC Recreational MJ website:

<http://www.oregon.gov/olcc/marijuana/Pages/FAQs-Recreational-Marijuana-in-General.aspx>

FAQs: Recreational Marijuana in General



Q: What is the purpose of legalizing recreational marijuana?

A: As stated in Measure 91, the purpose of the Act is to:

- Eliminate the problems caused by the prohibition and uncontrolled manufacture, delivery, and possession of marijuana within this state;
- Protect the safety, welfare, health, and peace of the people of this state by prioritizing the state's limited law enforcement resources in the most effective, consistent, and rational way;
- Permit persons licensed, controlled, regulated, and taxed by this state to legally manufacture and sell marijuana to persons 21 years of age and older, subject to the provisions of this Act;
- Ensure that the State Department of Agriculture issues industrial hemp licenses and agricultural hemp seed production permits in accordance with existing state law;
- Establish a comprehensive regulatory framework concerning marijuana under existing state law.

Q: What did Measure 91 do?

A: Measure 91 allows Oregonians to grow limited amounts of marijuana on their property and to possess personal limited amounts of recreational marijuana for personal use beginning



July 1, 2015 under Oregon law. The measure also gives OLCC authority license and regulate recreational marijuana grown, sold, or processed for commercial purposes. The OLCC does not regulate the home grow/personal possession provisions of the law.

Q. When did Measure 91 go into effect?

A. The home grow/personal possession provisions of the measure started on July 1, 2015. OLCC began issuing commercial licenses in spring of 2016.

Q. Who will implement the initiative?

A. The initiative designates the Oregon Liquor Control Commission as the state agency that will regulate the commercial growing and selling of recreational marijuana. It also gives the OLCC authority to license and regulate commercial recreational marijuana operations. The OLCC has no authority to regulate or enforce the home grow/personal possession provisions of the law.

Q: Has Measure 91 been changed from what voters approved?

A: Yes. Both the 2015 and 2016 sessions of the Oregon Legislature made technical changes to Measure 91, that can be found in ORS 475B The Legislature also changed the way recreational marijuana is taxed. Instead of the OLCC imposing the tax at the grower level, it will now be imposed at the retail level and collected by the Department of Revenue.

Locally, in the November 2016 election City voters approved Measure 8-87, which permitted the taxing of recreational marijuana facilities. By approving the proposed tax, this effectively permitted the use of recreational marijuana facilities within the City limits.

After the adoption of the measure, the City Council determined that, while marijuana sales were not prohibited within the City limits, the City would regulate the businesses through the land use planning process. The Council adopted Ordinance 661 in December 2016 which provided provisions within the zoning ordinance for recreational and medical marijuana facilities **CONDITIONALLY** within the Commercial (4-C) and Industrial (5-I) zones. The Council further amended Ordinance 661 with the adoption of Ordinance 665 in May 2018 to restrict the location of marijuana business within 1000' of each other.

To clarify: marijuana businesses are **not prohibited** within the City, but they *are regulated*.



GBZO Section	Staff & Applicant Findings
Section 6.042 Specific Conditional Uses Standards	
<i>10. Medical or Recreational Marijuana Uses (a-g)</i>	
Medical or Recreational Marijuana Uses	
<i>a) The facility shall not be permitted within 1000' of a school as defined in the state medical and recreational marijuana regulations. Additionally, the facility shall not be permitted within 1000' of another property with a licensed medical or recreational marijuana facility.</i>	
<p>6.042 10. a)</p>	<p>The facility is not located within 1000' of a school as defined in the state medical and recreational marijuana regulations: https://www.oregon.gov/olcc/marijuana/Documents/MJ_FAQS.pdf</p> <p>A: Oregon statute defines a school as: (a) A public elementary or secondary school for which attendance is compulsory under ORS 339.020; or (b) A private or parochial elementary or secondary school, teaching children as described in ORS 339.030 (1)(a)</p> <p>Based on the GIS data, the facility is located 1170' NE of the only other licensed MJ facility within the city limits (LaMota located at 29846 Ellensburg Avenue).</p>
<i>b) The facility shall be registered and licensed through the State of Oregon and shall comply with all state regulations regarding medical or recreational marijuana facilities, depending on its type of state registration. This includes, but is not limited to: siting standards, proximity to schools or other marijuana or OLCC regulated facilities, hours of operation, security measures, etc.</i>	
<p>6.042 10. b)</p>	<p>The applicants provided findings to address the ordinance criteria. The findings are attached to this report as <u>Exhibit A</u> and hereby incorporated by reference.</p> <p><u>STAFF FINDINGS:</u> The applicants currently operate a state licensed recreational marijuana retail business, Club Sockeye, located across the river in Wedderburn, outside of the City limits. As of October 11th the license was listed as active. It is assumed, based on that Active status that they are currently in compliance with OLCC requirements.</p>



GBZO Section	Staff & Applicant Findings																																																																																	
<div style="text-align: center;">  <p>OREGON LIQUOR CONTROL COMMISSION</p> <p>Marijuana Business Licenses Approved as of 10/11/2019</p> <table border="1" data-bbox="227 583 1427 892"> <thead> <tr> <th>LICENSE NUMBER</th> <th>LICENSEE NAME</th> <th>BUSINESS NAME</th> <th>LICENSE TYPE</th> <th>ACTIVE</th> <th>COUNTY</th> <th>Retail Delivery</th> <th>Medical Grade</th> <th>Hemp</th> </tr> </thead> <tbody> <tr> <td>020 1003033593A</td> <td>Rogue Coast Growers, LLC</td> <td>Rogue Coast Growers</td> <td>Recreational Producer</td> <td>Yes</td> <td>Curry</td> <td></td> <td></td> <td></td> </tr> <tr> <td>050 1003493E0C7</td> <td>Sockeye Farms, LLC</td> <td>Club Sockeye</td> <td>Recreational Retailer</td> <td>Yes</td> <td>Curry</td> <td>Yes</td> <td>Yes</td> <td></td> </tr> <tr> <td>020 10036798831</td> <td>Christopher Swick / Thayne Groff</td> <td>Top of the Mountain</td> <td>Recreational Producer</td> <td>Yes</td> <td>Curry</td> <td></td> <td></td> <td></td> </tr> <tr> <td>020 100418847B7</td> <td>Prospector Gardens LLC</td> <td>Prospector Gardens LLC</td> <td>Recreational Producer</td> <td>Yes</td> <td>Curry</td> <td></td> <td></td> <td></td> </tr> <tr> <td>050 10047520A20</td> <td>Smart Choice Investments LLC</td> <td>World Famous Top Shelf Cannabis</td> <td>Recreational Retailer</td> <td>Yes</td> <td>Curry</td> <td>Yes</td> <td></td> <td></td> </tr> <tr> <td>050 1005050D2DA</td> <td>West Coast Organics LLC</td> <td>West Coast Organics</td> <td>Recreational Retailer</td> <td>Yes</td> <td>Curry</td> <td>Yes</td> <td>Yes</td> <td></td> </tr> <tr> <td>050 10051004BC2</td> <td>High Tide Wellness Center LLC</td> <td>High Tide Wellness Newport</td> <td>Recreational Retailer</td> <td>Yes</td> <td>Curry</td> <td>Yes</td> <td>Yes</td> <td></td> </tr> <tr> <td>050 10052669AAA</td> <td>Techlogix Consulting LLC</td> <td>Stateline Cannabis</td> <td>Recreational Retailer</td> <td>Yes</td> <td>Curry</td> <td>Yes</td> <td>Yes</td> <td></td> </tr> </tbody> </table> </div>		LICENSE NUMBER	LICENSEE NAME	BUSINESS NAME	LICENSE TYPE	ACTIVE	COUNTY	Retail Delivery	Medical Grade	Hemp	020 1003033593A	Rogue Coast Growers, LLC	Rogue Coast Growers	Recreational Producer	Yes	Curry				050 1003493E0C7	Sockeye Farms, LLC	Club Sockeye	Recreational Retailer	Yes	Curry	Yes	Yes		020 10036798831	Christopher Swick / Thayne Groff	Top of the Mountain	Recreational Producer	Yes	Curry				020 100418847B7	Prospector Gardens LLC	Prospector Gardens LLC	Recreational Producer	Yes	Curry				050 10047520A20	Smart Choice Investments LLC	World Famous Top Shelf Cannabis	Recreational Retailer	Yes	Curry	Yes			050 1005050D2DA	West Coast Organics LLC	West Coast Organics	Recreational Retailer	Yes	Curry	Yes	Yes		050 10051004BC2	High Tide Wellness Center LLC	High Tide Wellness Newport	Recreational Retailer	Yes	Curry	Yes	Yes		050 10052669AAA	Techlogix Consulting LLC	Stateline Cannabis	Recreational Retailer	Yes	Curry	Yes	Yes	
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<p>6.042 10. c)</p>	<p><u>STAFF FINDINGS:</u> The applicants are proposing that the business be located entirely within the existing commercial building structure.</p> <p><u>If the Commission approves the proposed use, staff proposes the following recommended condition of approval:</u> Restatement of the criterion as a condition of approval.</p>																																																																																	
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<p>6.042 10. d)</p>	<p><u>STAFF FINDINGS:</u> No outside storage is proposed.</p> <p><u>If the Commission approves the proposed use, staff proposes the following recommended condition of approval:</u> Restatement of the criterion as a condition of approval.</p>																																																																																	
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<p>6.042 10. e)</p>	<p><u>STAFF FINDINGS:</u> No drive-up or walk-up window portal is proposed.</p> <p><u>If the Commission approves the proposed use, staff proposes the following recommended condition of approval:</u> Restatement of the criterion as a condition of approval.</p>																																																																																	



GBZO Section	Staff & Applicant Findings
<p><i>f) The facility shall provide for secure disposal of marijuana remnants or by-products; such remnants or by-products shall not be placed within the facility's exterior refuse containers. Burning of remnants or by-products is prohibited within the City limits.</i></p>	
<p>6.042 10. f)</p>	<p><u>STAFF FINDINGS:</u> The applicants have stated in their findings that they will be composting all marijuana remnants at their grow site located at 28472 Hunter Creek Heights (outside of the City limits).</p> <p><u>If the Commission approves the proposed use, staff proposes the following recommended condition of approval:</u></p> <p>Disposal of marijuana remnants and by-products will comply with OLCC best practice standards. No remnants or by-products shall be placed in the facility's exterior refuse containers. Burning of remnants and by-products is prohibited within the City limits.</p>
<p><i>g) Production of oil based products or distilling of oil shall only be permitted within the Industrial (5-1) zone. Review and inspection of the facility and proposed uses by the Fire Chief shall be required prior to the commencement of business.</i></p>	
<p>6.042 10. g)</p>	<p><u>STAFF FINDINGS:</u> The subject property is zoned Commercial (4-C). Production of oil based products or distillation of oil is prohibited in the 4-C zone. The applicants have not proposed oil based products or oil distillation, however, that should be made clear in the Final Order.</p> <p><u>If the Commission approves the proposed use, staff proposes the following recommended condition of approval:</u></p> <p>Restatement of the criterion as a condition of approval. Also, prior to the commencement of operations, a compliance site inspection and approval by planning, police, and fire staff shall be required.</p>
<p style="text-align: center;"><u>GBZO Section 3.030 Off-Street Parking</u></p> <p>Section 3.031 General Provisions</p> <p><i>At any time any structure is hereafter built, an existing structure is enlarged or there is a change of use of an existing structure to a use that would require additional parking as defined by this ordinance, then the requirements of this ordinance shall be met...</i></p>	
<p>GBZO Section 3.031 3., 5., 7., 9.</p>	<p><u>STAFF FINDINGS:</u> A site plan was provided by the applicants. The site plan indicates the current parking lot is accessed from Hwy 101 and developed with 19 parking stalls (although the site plan notes state 21 spaces) to serve the existing commercial building.</p>



GBZO Section	Staff & Applicant Findings
	<p><u>Staff Discussion Points:</u></p> <ul style="list-style-type: none"> • Staff received no comments (positive or negative) in writing, in person, or by phone. The applicants provided comments with their application. • Marijuana businesses were not prohibited by the Council nor by the City voters. That decision to <i>not prohibit</i> these types of businesses should be taken into consideration when deliberating and making a decision. • While the choice to use marijuana is a personal one, the land use is similar to liquor or alcohol businesses—and probably should be treated similarly. Indeed the businesses are regulated by the same state agency. The City does receive tax revenue from the state on liquor and tobacco sales—we would receive MJ tax as well. We also passed a local City tax on MJ businesses. • A concern voiced to staff in the past is the possible increase of illegal activities that may be associated with the businesses. If the Council approves the proposed use, a condition of approval could be placed that if complaints regarding the business are found to be valid, then staff will refer the matter back to the Council for further review and action. This would be a mechanism to monitor potential adverse effects to the surrounding neighbors. • Staff also has a mechanism to monitor the businesses through OLCC—just like with taverns and stores that sell alcohol. If we suspect that a business may not be operating within the OLCC regulations, we have the ability to notify OLCC and request that they investigate.

Figure Maps

- 1 – GIS vicinity map
- 2 – Applicants site plans

EXHIBITS

- A: Applicants Findings
- B: Comment letters provided by applicants



GBC-1905 STAFF PROPOSED CONDITIONS OF APPROVAL

If the Council determines that the applicants have met the burden of proof to approve the proposed use, staff recommends the following conditions of approval. Based on testimony received at the hearing, the Council may wish to impose additional conditions to mitigate concerns that individuals may have.

CONDITION #1: Pursuant to Section 6.042 (10)(b) the facility shall be registered and licensed through OLCC. The applicants shall provide proof of OLCC licensing compliance to City planning staff prior to the commencement of retail operations.

CONDITION #2: Pursuant to Section 6.042 (10)(c) The facility must be located entirely within a permanent building and may not be located in a trailer, cargo container, motor or recreational vehicle.

CONDITION #3: Pursuant to Section 6.042 (10)(d) Outside storage of merchandise, raw materials, or other materials associated with the facility is prohibited.

CONDITION #4: Pursuant to Section 6.042 (10)(e) Drive-up or walk-up window use or similar exchange of goods through a portal to the exterior of the retail establishment is prohibited.

CONDITION #5: Pursuant to Section 6.042(10)(f) No remnants or by-products shall be placed in the facility's exterior refuse containers. Disposal of marijuana remnants and by-products will comply with OLCC best practice standards. Burning of remnants or by-products is prohibited within the City limits.

CONDITION #6: Pursuant to Section 6.042 (10)(g) Production of oil based products or distilling of oil are prohibited at this location.

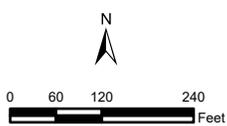
CONDITION #6: Review, inspection, and approval of the facility by the Planning Director, Police Chief, and Fire Chief (or their designees) shall be required prior to the commencement of business.

CONDITION #8: If complaints regarding the business are received by City staff, and are found to be valid, the Planning Director will refer the matter back to the Council for further review and action.



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Source: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

The information on this map was derived from digital databases on the Lane County regional geographic information system. Care was taken in the creation of this map, but is provided "as is". Lane County cannot accept any responsibility for errors, omissions or positional accuracy in the digital data or the underlying records. Current plan designation, zoning, etc., for specific parcels should be confirmed with the appropriate agency. There are no warranties, expressed or implied, accompanying this product. However, notification of any errors will be appreciated.



CLUB SOCKEYE

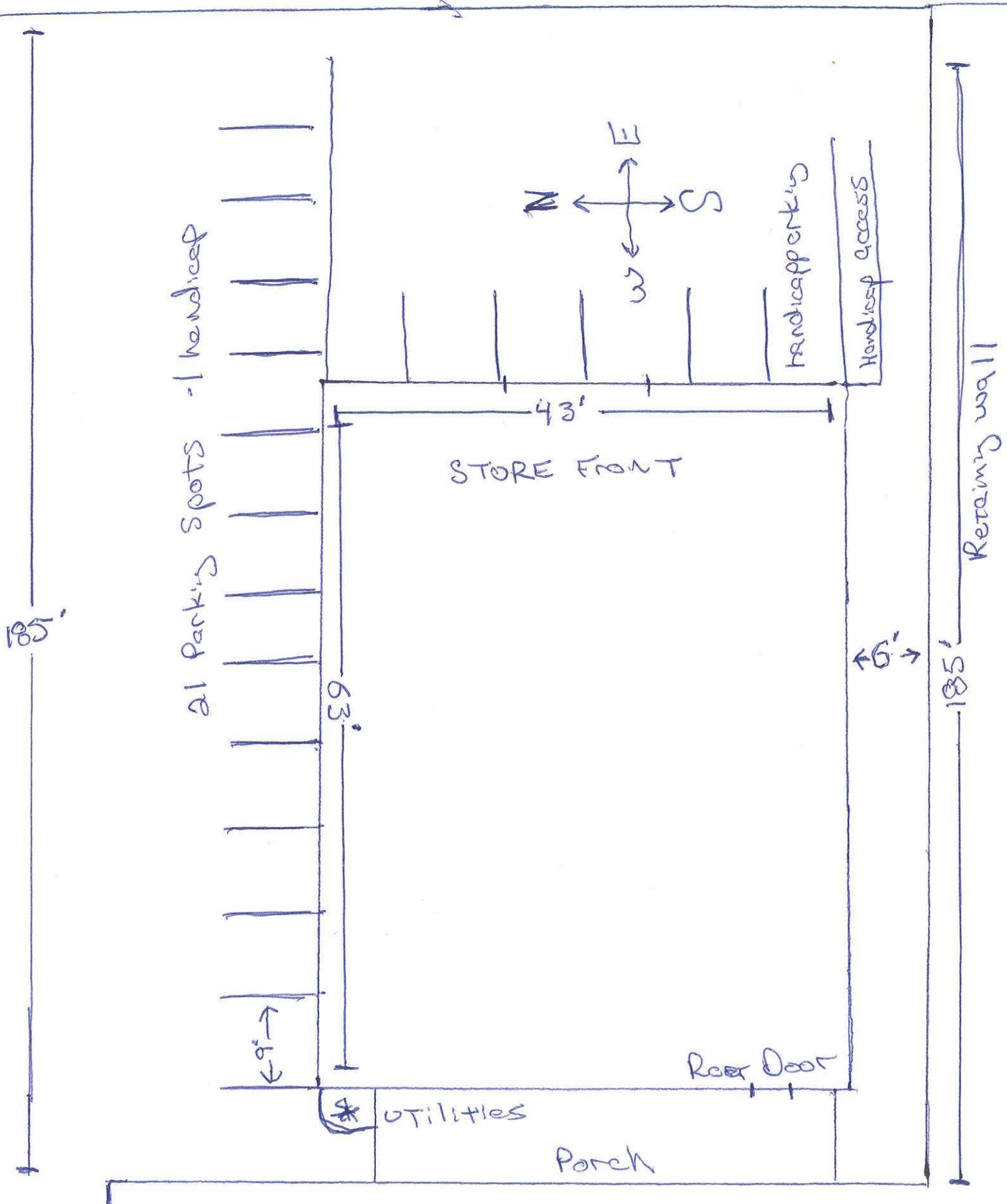


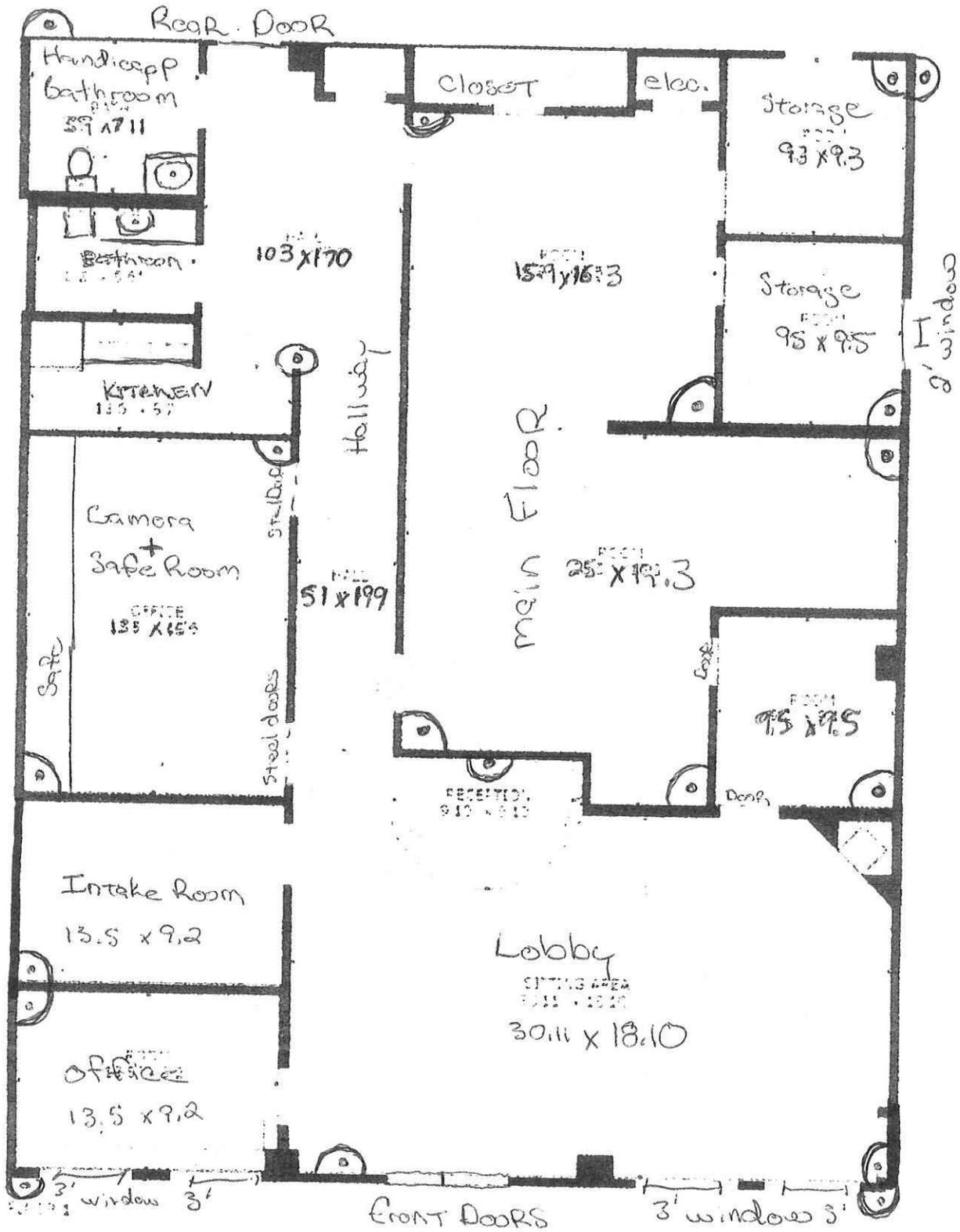
Lane County, Oregon
CLUB 21, 2019 STAFF REPORT
 11 of 23



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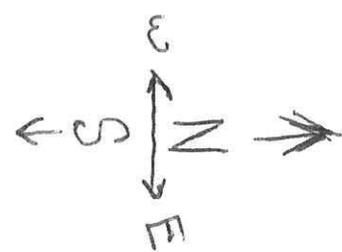
29970 Ellensburg Ave





- 11 cameras - (O)
- motion sensors
- battery Back-up
- 0 day Recording
- glass Break Detectors

CROSS FLOOR TOTAL AREA
 FLOOR 21,243 sq ft
 TOTAL 2433 sq ft



To whom it may concern,

Sockeye Farms LLC would like to open a OLCC approved recreational marijuana store at 29970 Ellensburg Ave. this will be a sales only store with no drive up, no delivery services, and no manufacture or production capabilities. We have been in county a number of years and would like to move into city limits, we believe by opening what should be 1 of the largest stores on coast will bring more tourist business to Gold Beach and surrounding area. We are excited to get chance to move into your fine city.

Thank you,

Earl Crumrine And Cory Talbot

Question A: All that is required by OLCC ruling, cameras, alarms, live monitoring, secure doors, which is compliant.

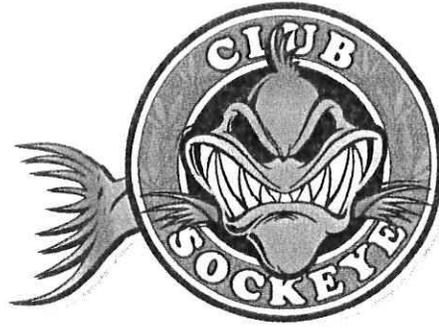
Question B: At established building

Question C: We will have a safe room provided within the building.

Question D: No plans walk up window or drive up.

Question E: All remains will be composted at 28472 Hunter Creek Heights.

Question F: No processing of any type at the Cannabis dispensary.



Hello,

We are Club Sockeye, a locally owned and operated legal Recreational Marijuana Dispensary. Currently located at 94253 N. Bank Rogue River Rd. in Wedderburn, and we have simply outgrown our place of business. We are looking to move into Gold Beach city limits, and the building we are considering is located at 29970 Ellensburg Ave. Out of consideration for our surrounding possible new neighbors, we are coming to you first to introduce ourselves and pose a question.

Would you be opposed to Club Sockeye moving to this location?

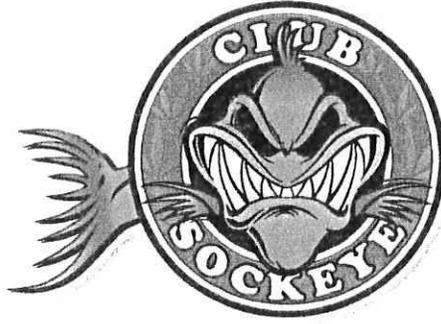
- YES
- NO
- NO OPINION

Print Name: CURTIS R DWALL

Signature: 

Date: 9-12-19

Thank you so very much for taking the time to meet with us.



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Would you be opposed to Club Sockeye moving to this location?

- YES
- NO
- NO OPINION

Print Name: ALLAN TERRETT Robin Terrett ✓
Signature: Allen Terrett Robin Terrett
Date: Sept 10, 2019

Thank you so very much for taking the time to meet with us.

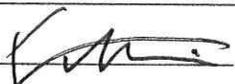


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Would you be opposed to Club Sockeye moving to this location?

- YES
 NO
 NO OPINION

Print Name: Jerry's Rogue Jets
Signature: Satt McNeir 
Date: 09/17/19

Thank you so very much for taking the time to meet with us.

Please note:

- ① The city of Gold Beach should limit dispensaries on main street.
- ② The city of Gold Beach should limit signage of dispensaries on main street. This is to include sq. ft., type, and associated shapes of dispensary signage.

Dear Sirs

I have lived next door to the Sockeye club for 6 years. I have seen them work through several employees, until they got people that are willing to be helpful to everyone.

That made for especially good neighbors

They are dedicated to keeping their business and the surrounding area clean and attractive.

Their clientele ranged from well dressed little old ladies and working men to old hippies, and none stayed around longer than it took to make a ~~good~~ purchase and polite conversation.

I remember no conflicts just a few ill words, and those responsible no longer work at the shop.

I personally think it would be a shame for people to have to drive 26 miles to get what they need for non ~~opioid~~ opioid pain management.

Sincerely

Charles 'Eli' Feltner

September 16, 2019

Marian Jean Carlson

Gold Beach, Oregon 97444

To: Curry County

Dear Sirs:

I'm Marian Jean Carlson owner of of the buildings that Earl Crumrine and Cory Talbot: "Club Sockeye" rented from me for the past six years.

I live in the middle of the two places:

A frame and unit # two in unit one.

In those six years they have been on time with the rent, have always left my parking space available for me, the workers are courteous, helpful and kind.

I'm so sorry that they had to leave. They have been friendly, happy, good to have around.

Marian Jean Carlson

I am writing on behalf of the Sockeye Club. I am the owner operator of Rouge River Retreats. The Sockeye Club was located directly next door to one of my vacation rentals. In the entire time we have been neighbors I have had zero problem with the store or their customers. The owner and employees have always been courteous and respectful of the surrounding businesses and residents. Their customers come, buy their product and leave. The Sockeye Club doesn't allow customers to loiter around and consumption of marijuana product is not allowed on the premises. I hope this information helps in your decision to allow the Sockeye Club to relocate to their new building.

Sincerely,
Dorothy Lehton

A Great Vacation

5/5 Stayed Jun 2019

Richard W.

I'll start by giving our experience a 10 out of 10. Yes, the house is not brand new, but the same can be said for much of Gold Beach. The house and property were well-maintained and showed an enhanced level of caring. There were a couple of small issues that arose, but Dorothy had them taken care of immediately. And that was the nature of our experience, Dorothy was always trying to make it as exceptional as possible. Another plus is that next door is a marijuana dispensary. Lastly, the fenced in yard and deck made it very easy to take day trips when we couldn't take our pets. In summary, we really can't think of anything we would want to change and would readily come back in the future. Thank you Dorothy!!!

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