

July 28, 2016

Grand County Board of County Commissioners
308 Byers Avenue
P.O. Box 264
Hot Sulphur Springs, CO 80451

RE: Letter of Objection – Application for a License to Operate a Retail Marijuana Store - Serene Wellness V, LLC, dba Serene Wellness Winter Park, LLC – 79025 US Highway 40, Units 5 and 6, Winter Park, CO 80482

Dear Chairperson Tollett and Commissioners Linke and Manguso,

Please accept this letter as an official objection by the Town Council of the Town of Winter Park for an application to operate a retail marijuana store at 79025 US Highway 40 in Winter Park. The Town Council has unanimously approved this objection at a special meeting held on July 28, 2016. The Town objects to the application for the following reasons:

- **Current Prohibitions.** The Town Council of the Town of Winter Park enacted a prohibition on any medical marijuana operations in 2010 and a prohibition on any retail marijuana operations in 2013, as applicable under the Colorado Constitution. During both of those processes, the Town Council held public hearings, took testimony, and ultimately determined that marijuana operations are not in the best interest of the health, safety and welfare of the citizens and guests of Winter Park. Due to the proximity of the proposed location to the municipal boundaries of Winter Park, this location is essentially in downtown Winter Park.
- **Property Receives Town Services.** The Valley Hi Motel has enjoyed services from the Town of Winter Park, including construction and maintenance of parking, landscaping, sidewalks, the Fraser River Trail, snow removal, and many other services. This property functions as if part of the Town of Winter Park, which again currently prohibits marijuana operations.
- **All the Costs, None of the Benefits.** The Town of Winter Park and its citizens would experience all of the costs and none of the benefits should this application be approved. Routinely, law enforcement personnel from the Town of Winter Park provide coverage adjacent to the Town, especially in unincorporated areas between Winter Park Resort and downtown Winter Park. As you are aware, there are many evenings where only one Sheriff's deputy is available in eastern Grand County, and the Town's law enforcement personnel always picks up the slack. With this operation, the Town would not receive any revenue, but yet would be saddled with the cost of providing law enforcement and other services.
- **Lack of Local Control.** The Town of Winter Park has strict guidelines on growth, development, and aesthetics within its municipal boundaries. Signage, building color, building orientation, parking, landscaping, pedestrian access, transit access, and many other characteristics are closely maintained in Winter Park, ensuring a positive guest experience to the

Town of Winter Park

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millions of annual visitors and a high quality of life for Winter Park's citizens. With no control associated with the Valley Hi, we are greatly concerned about degradation of the guest experience and quality of life as you enter downtown Winter Park. In other communities, it has been proven that marijuana-related businesses generally obtain objectionable colors and signage that are not compatible with Winter Park.

- **Growth Area Boundaries.** The proposed location of this facility is located within the Town of Winter Park's Growth Area Boundary, as approved in the 2011 Grand County Master Plan. The Master Plan contemplates and promotes working with towns to ensure compatible development within Growth Area Boundaries. The proposed retail marijuana facility is not compatible with growth and development in downtown Winter Park.
- **Future Growth and Development.** With the recent acquisition of the Beaver's Lodge property by a local development company, the Town of Winter Park has been in discussions with the property owner about annexation into Winter Park, greatly expanding the potential downtown area and completely surrounding this property. A small, one-property enclave of unincorporated Grand County would remain, and the Town could take action to mandate annexation for this property as allowed under State statute. Should annexation occur, the remaining business would not be compatible with the Winter Park Master Plan or the Municipal Code.
- **Wrong Location, Wrong Time.** The citizens of Winter Park have routinely provided feedback to the Town Council regarding marijuana operations. Should the Town Council determine in the future that removing the prohibition on marijuana operations is in the interest of the community, it will only be done with a tremendous amount of public input, community awareness, and attention to detail. With the property being located at the front door to downtown Winter Park, a marijuana operation at this location may not be desirable for visitors and guests entering our community. Further analysis should be done about the appropriateness of such uses adjacent to core areas of communities, especially ones that have invested so greatly in their infrastructure and business community. There are locations in less-prominent areas that would better accommodate uses such as this, but only after careful analysis by the community most affected by them.

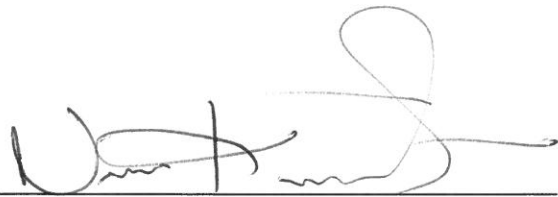
As noted, the Town Council of the Town of Winter Park strongly objects to the application for a retail marijuana license for Serene Wellness V LLC, doing business as Serene Wellness Winter Park LLC. It is our strong belief that this proposed license at this location does not conform to the needs, wants and desires of Winter Park's guests and residents. The Town Council respectfully requests that the Grand County Board of County Commissioners deny the license application.

We greatly appreciate your attention to this matter.

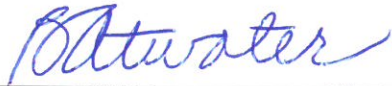
Sincerely,




Jimmy Lahrman
Mayor



Nick Kutumbos
Mayor Pro-Tem



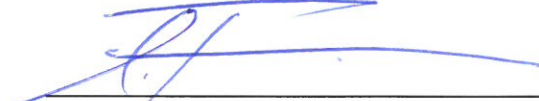
Barbara Atwater
Councilor



Chuck Banks
Councilor



Jim Myers
Councilor



Mike Periolat
Councilor

Chris Seemann
Councilor

Cc: Sara Rosene, Grand County Clerk and Recorder