

# Anthony J. DiCola

Attorney at Law

400 Byers Ave. P.O. Box 312  
Hot Sulphur Springs, Colorado 80451

Phone: (970) 725-3315

FAX: (970) 725-3325

Anthony J. DiCola

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To the Board of County Commissioners:

Objections to various petitions and letters received by the Board of County Commissioners regarding Serene Wellness Winter Park.

The County Ordinance has defined a "party in interest" as:

- a. The applicant;
- b. An adult resident of the neighborhood under consideration;
- c. The owner or manager of a business located in the neighborhood under consideration;
- d. An authorized representative of a registered neighborhood organization that encompasses all or part of the neighborhood under consideration; or
- e. the Board of County Commissioners.

Pursuant to the Grand County Marijuana Licensing Regulation and Ordinance the Board of County Commissioners shall also consider:

1. The reasonable requirements of the neighborhood and the desires of the adult inhabitants as evidenced by petitions, remonstrance, or otherwise; and
2. The number and availability of other marijuana establishments in or near the neighborhood under consideration; and
3. Whether the issuance of such license would result in or add to an undue concentration of marijuana establishment and, as a result, require the use of additional law enforcement resources.

The Clerk and Recorder has provided us with a list of property owners in the neighborhood.

The Winter Park Resort who has sent a letter with the signature of Gary DeFrange is not a property owner and not a person in interest. Nothing in the letter from Mr. DeFrange provides information as to why they are a person in interest or how they have standing, therefore the letter must be disregarded.

With regard to the Town of Winter Park's letter, the Town does not have standing, is not a party in interest nor a person as defined by the County Ordinance, and therefore the letter must be disregarded.

The original draft of the letter from Winter Park was dated July 19, 2016, and the Town took out various language when the Town Board conducted an early morning meeting that did not allow any public comment. It was clear from the tenor of the meeting that the Town Board's main concern was not that marijuana will never be in the Town because the Board members discussed when it is allowed not if, and

the biggest problem they had was they would not benefit from the revenue stream that develops from the sale of marijuana at this location. The Valley Hi pays taxes to the County. The County also provides services to the Valley Hi Motel. The location is adjacent to a mobile home park and hundreds of guests and residents desire the granting of the license.

As shown from the exhibits, the facility will not be the face of the town. The location is off the highway which is exactly what everyone wants. This facility does not violate the Town of Winter Park's Master Plan in anyway. The Town has specifically stated that:

"A healthy Downtown, in all of the aspects identified above, is essential to the sustainability of Winter Park. The fiscal, functional and aesthetic aspects of the Downtown are all interrelated. That is, to continue to generate taxes, it must continue to attract patrons. To continue to attract patrons, it must be competitive with other nearby communities and with other resort communities. To remain competitive, it must be accessible and attractive. To continue to be accessible and aesthetically attractive requires a source of revenue to finance improvements and maintenance." If annexed today the proposed location would be compatible with the current Master Plan and Municipal Code. The proposed facility is compatible with growth and development in Downtown Winter Park. There is no change to the color of the Valley Hi Motel and the proposed signage is compatible with Winter Park.

There are absolutely no law enforcement impacts. In three years the police have visited Serene Wellness' operation in Fraser twice.

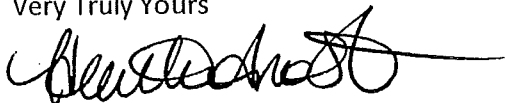
The following individuals who do live within the neighborhood have submitted comment to the Board of County Commissioners and "signed" a Facebook Petition. Their opposition should only be counted once and not with the frequency with which they have submitted opposition.

Duane Saunders, Claude Diamond, Michele Van Hoesen, Lynn Yanish, David Yanish, Andrea Ellsworth (though she has used two different addresses, one inside the neighborhood and one outside the county), Stewart Goldenberg, Sheri Goldenberg, and Frank Watts.

Approximately half of the individuals opposing the facility on the Facebook petition live outside the defined neighborhood.

With regard to the letter submitted by David Michel, he is not listed as a property owner in the defined neighborhood and he is the in-house counsel for a direct competitor of Serene Wellness.

Very Truly Yours



Heather Anne Stein

Attorney for the Applicant