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## Washington County Board of County Commissioners

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SUPPLEMENTAL

# Washington County

# voters' pamphlet

**VOTE-BY-MAIL  
GENERAL  
ELECTION**

**November 3, 2020**

**To be counted,  
voted ballots must  
be in our office  
by 8:00 p.m. on  
November 3, 2020**

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### ATTENTION

This is your county voters' pamphlet. Washington County Elections prints information as submitted. We do not correct spelling, punctuation, grammar, syntax, errors or inaccurate information. All information contained in this county pamphlet has been assembled and printed by Margaret Garza, County Clerk-Ex Officio, Director Washington County Assessment & Taxation.

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Dear Voter:

This pamphlet contains information for several districts and there may be candidates/measures included that are not on your ballot. If you have any questions, call 503-846-5800.

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# City of Sherwood

## Measure No. 34-299

Proposed by Initiative Petition

### Ballot Title

#### Allows recreational marijuana facilities; adopts land use regulations; designates taxes.

**Question:** Shall recreational marijuana facilities be permitted in industrial zones, subject to land use regulations, with taxes designated for public safety?

**Summary:** This measure repeals the prohibition on recreational marijuana facilities within the city that was adopted by Sherwood voters in November 2016. It requires that city taxes on the retail sale of recreational marijuana items be used for public safety purposes. It also adopts certain land use regulations, including but not limited to:

1. Recreational marijuana facilities would only be permitted in General Industrial zones. An exception would allow recreational marijuana facilities on one property zoned Light Industrial where a medical marijuana facility is located as of 4/1/2020.
2. Retail sales would be permitted only from 10:00 a.m. to 8:00 p.m. Sunday through Thursday and 10:00 a.m. to 10:00 p.m. Friday and Saturday.
3. Production, processing, testing, laboratory, and wholesale facilities would be prohibited within 1,000 feet of any single- or multi-family residential zone.
4. Retail facilities would be prohibited within 1,000 feet of:
  - a. Public or private elementary or secondary schools attended primarily by children
  - b. Other retail recreational marijuana facilities and medical marijuana dispensaries
  - c. Public plazas and active use parks.

- b. other retail recreational marijuana facilities and medical marijuana dispensaries; and
- c. public plazas and active use parks.

5. Recreational marijuana facilities would be prohibited within the Old Town Overlay District.
6. Certain security and odor mitigation measures would be required.

In addition, this measure has revenue implications and includes provisions relating to recreational marijuana taxes. Due to the prohibition on recreational marijuana facilities currently in effect in the city, Sherwood is not eligible to receive an allocation of state taxes on retail sales of recreational marijuana items. Approval of this measure would result in the city becoming eligible to receive those funds under current state law. Approval of this measure would also allow the city to begin collecting a 3% local tax on retail sales of recreational marijuana items, and this measure would require that the revenue from this local recreational marijuana tax be used by the city exclusively for public safety purposes.

Submitted by:  
Sylvia Murphy, City Elections Official

### Explanatory Statement

State law allows for the operation of licensed recreational marijuana producers, processors, wholesalers, and retailers. State law also allows cities to prohibit these types of facilities from operating within city limits, subject to voter approval. In January 2016, the Sherwood City Council referred a measure to the November 2016 election to put in place a ban on all such facilities. By doing so, the City Council also enacted a moratorium on the establishment of these facilities until that election. In November 2016, Sherwood voters approved the ballot measure prohibiting all of these categories of recreational marijuana facilities from operating within city limits. That prohibition is currently in effect in Sherwood.

A citizen ballot initiative was initiated to repeal that prohibition, resulting in this measure now appearing on the ballot. Approval of this measure would repeal the existing prohibition of recreational marijuana producers, processors, wholesalers, and retailers within the city that was adopted by Sherwood voters in November 2016.

The effect of approval of this measure would therefore be to allow recreational marijuana producers, processors, wholesalers, and retailers to operate within the city.

Approval of this measure would also result in the adoption of certain land use regulations, including but not limited to the following:

1. Recreational marijuana facilities would only be permitted in General Industrial zones. An exception would allow recreational marijuana facilities on one property zoned Light Industrial where a medical marijuana facility is located as of 4/1/2020.
2. Retail sales would be permitted only from 10:00 a.m. to 8:00 p.m. Sunday through Thursday and 10:00 a.m. to 10:00 p.m. Friday and Saturday.
3. Production, processing, testing, and wholesale facilities would be prohibited within 1,000 feet of any single- or multi-family residential zone.
4. Retail facilities would be prohibited within 1,000 feet of:
  - a. public or private elementary or secondary schools attended primarily by children;

No Arguments in Opposition of this measure were filed.

# City of Sherwood

## Measure No. 34-299 Arguments

### Argument in Favor

#### Statement of Support, Maren Harris, Sherwood Resident and Chief Petitioner

I am chief petitioner behind the effort to once again present Sherwood residents with a choice to allow strictly regulated recreational marijuana businesses in our town. Surrounded by jurisdictions that permit and encourage development of recreational marijuana, it's not as if there is no marijuana being used (or grown) by Sherwood residents. The primary effect of the ban in Sherwood has been expanded black market sales of untested, unregulated marijuana.

My question for any voter considering this measure is simple: why do we refuse to accept the benefits of Oregon's recreational marijuana (and bypass hundreds of thousands in state taxes) and actively pursue policies that negatively impact our community?

This ban has meant less revenue for our city and even less control for our city leaders. That doesn't make sense. My children use city services, attend our local schools, play in our city parks, and most importantly, depend on local law enforcement for their safety (and my peace of mind!). Yet the refusal to have a sane and realistic policy toward recreational marijuana business in Sherwood means that our town continues to lose out on huge cash infusions that would have resulted directly from recreational marijuana sales – and at a rate six times higher than originally estimated!

Measure 34-299 is designed to incorporate and address the various practical concerns voiced by the community: Can we fund more public safety efforts in Sherwood? Can marijuana businesses be restricted to industrial zones? Can Sherwood qualify for its share of the state tax revenue, along with a local tax? Can we squeeze out black market sales and keep products in the hands of responsible adults over 21 years? Can Sherwood enforce site design requirements to ensure there are no offensive or unattractive businesses entering our community?

The answer to all these questions is YES! And that's exactly why you should vote YES on Measure 34-299!

This information furnished by:  
Sherwood of Tomorrow Committee

### Argument in Favor

#### Statement of Support, Abdullah Naimi, Sherwood Resident & Supporter

I'm a proud Sherwood resident and love living in this community. I'm a Sherwood voter and a businessman who values the safety and security of my community above all else. The November 2016 vote narrowly rejected the introduction of recreational marijuana businesses in Sherwood. The Sherwood of Tomorrow Committee studied the past election results and have worked with a cross-section of Sherwood citizens, as well as expended significant amounts of time and resources, to better understand what should be done to improve Sherwood's approach to recreational marijuana businesses. The community spoke and Measure 34-299 incorporates every concern shared by citizens. For example, some Sherwood citizens expressed concern that the 2016 ballot measure permitted a wide range of zoning locations for marijuana businesses, so this petition was written to expressly limit businesses to the industrial zones located on the Tualatin-Sherwood road between Sherwood and Tualatin.

The operation of secure and state-approved recreational marijuana businesses only in Sherwood's strictly defined industrial zones will ensure that safety and security remain the paramount focus of any recreational marijuana business of any kind.

I ask for my fellow citizens' support this November so that we can help bring additional revenue to our community and guarantee a permanent, safe and locally-controlled management of recreational marijuana businesses in Sherwood. Vote YES on Measure 34-299!

This information furnished by:  
Sherwood of Tomorrow Committee

### Argument in Favor

#### Statement of Support, Sean Garland, Sherwood City Councilor

I ask for your support in repealing the ban on recreational marijuana sales in Sherwood. Now is the time for Sherwood to look to the future and utilize this opportunity to bring much needed revenue to Sherwood.

As one of your City Councilors, I am very aware of the difficulties facing our budget each year. With the cost of PERS ever-increasing and additional

demands being placed on our budget, it is imperative we explore all streams of revenue on behalf of our citizens. Permitting the strictly-regulated sale of recreational marijuana in Sherwood enables us to receive our share of the 17% state tax and qualify for an additional 3% city sales tax. These tax revenues will be designated for public safety measures, and will help Sherwood rather than our neighboring cities that permit recreational marijuana sales.

Sales would be limited to those over the age of 21 years old, with strict guidelines in place to ensure absolute and unwavering compliance. The permissible business locations would be restricted to our Industrial zones, far away from schools, retail and shopping areas, parks, churches, and residential neighborhoods.

While a very slim majority of Sherwood voters did vote against legal sales previously, I believe that many have changed their minds since then. We have seen the statewide tax revenues absolutely dwarf the projected estimates, and legal sales continue to rise across the state. Unless we vote to repeal the ban, Sherwood will receive no tax revenues.

I believe that Sherwood would benefit greatly from any tax revenues, and that the fear of legal sales has been overblown by opponents and those with outdated "reefer madness" notions of marijuana.

Please join me in supporting this ballot measure – vote YES on Measure 34-299!

This information furnished by:  
Sean Garland

### Argument in Favor

#### Statement of Support, Anthony Stuart, Sherwood of Tomorrow Committee

I have the privilege of serving the Sherwood citizens and businesses behind the Sherwood of Tomorrow Committee and Measure 34-299. I wanted to share how this measure further limits adult-use cannabis regulations initially proposed by Sherwood's City Council when it was preparing to regulate recreational marijuana.

While the Sherwood City Council originally permitted a wide range of zones for marijuana businesses, this measure is written to only allow licensed businesses in the industrial corridor between Sherwood and Tualatin on the Tualatin-Sherwood Road. Adult-use cannabis businesses will not be visible to families or children enjoying Old Town, their days out shopping in the city's retail centers, or anywhere near schools, parks or residential areas.

Every single new business that aims to operate in Sherwood will remain subject to a Type II application process that involves notice to neighbors and the city, with required city approval. All businesses will also be required to complete a Site Design Review, managed by the city, to ensure that the city will have facilities that comply with the city's current design standards. This includes ongoing landscaping and aesthetic requirements to ensure the city remains beautiful and visually coherent.

No mobile, temporary or drive-through facilities will ever be allowed to operate, and each marijuana retailer will be limited to 3,000 square feet or less. All businesses will be subject to strict OLCC-regulated security requirements, including 24-hour monitoring, off-site backup, and regular compliance verifications. Every marijuana product sold in Sherwood will be subject to the strictest pesticide and safety regulations in the country, so if you choose to partake, you'll never have to wonder whether your product is safe.

Your support in voting YES on Measure 34-299 will ensure that the black market is run out of Sherwood and business can grow responsibly in this wonderful small town.

This information furnished by:  
Sherwood of Tomorrow Committee

### Argument in Favor

#### Statement of Support, Sheri Ralston

The City of Sherwood needs additional funds for public safety. This measure is designed to help fund that gap. The City voters resoundingly approved a local tax on marijuana sales in 2016 but failed to overturn the ban on recreational sales. As a result, since 2016 no marijuana tax from either the state or city has been collected, resulting in the loss of hundreds of thousands of dollars in local tax revenue.

Now is the time to change this. Measure 34-299 has been written in such a way that a recreational dispensary can only be located in an industrial zoned area, far away from schools, parks and residential homes. Marijuana tax revenue from the

# City of Sherwood

## Measure No. 34-299 Arguments

taxes on sales can be used for a variety of public safety needs and these funds will come every year that a dispensary is operating in the city.

That's why it makes sense to Vote YES on Measure 34-299.

This information furnished by:  
Sherwood of Tomorrow Committee

### Argument in Favor

#### Statement of Support, Evan Consani, Rural Sherwood Resident

I'm tired of giving my money to a dispensary in another city when the tax revenue could come to Sherwood. This is a no brainer! I will be voting YES!

Please **VOTE YES** on Measure 34-299!

This information furnished by:  
Sherwood of Tomorrow Committee

### Argument in Favor

#### Statement of Support, Aimee Mayfair, Sherwood Businesswoman

My name is Aimee Mayfair and I want to express my reasoning for my support of Measure 34-299 and invite you to join me to help overturn the ban on recreational marijuana businesses in our city.

First, the operation of secure and state-approved recreational marijuana businesses only in very strictly defined areas in Sherwood's industrial zones will ensure that safety and security remain the paramount focus of any recreational marijuana business of any kind.

Second, Sherwood has not prevented the widespread use of marijuana products in town, but instead the ban has encouraged black market sales and has completely cut off the city's access to its much needed tax revenues! After rejecting recreational marijuana November 2016, the City of Sherwood became ineligible to receive any portion of the taxes on the sales of recreational marijuana items. Fast forward to the end of 2016 and more than \$60.2 million was collected, a full 6 times the amount estimated! Every year Sherwood loses out on hundreds of thousands of dollars to benefit our community, and it's time for our city to claim the funds we need!

By supporting this measure, you will enable Sherwood to collect its fair share of Oregon's statewide tax marijuana sales revenues and 100% of the locally-applied tax on sales for public safety expenditures.

Please join me this November 7 and Vote YES on Measure 34-299!

This information furnished by:  
Sherwood of Tomorrow Committee

### Argument in Favor

#### Statement of Support, Bonnie Johnson

As a senior citizen on a fixed income who uses medical marijuana, the additional costs for me to secure a medical marijuana card simply don't make sense. If I have safe, regulated and local access to marijuana in Sherwood at a licensed adult-use marijuana retailer, I am able to maintain access to my needed medicine at a very reasonable cost – and still contribute to my community's public safety funds!

Please – VOTE YES on Measure 34-299 and support the local senior citizens who depend on medical marijuana and safe, convenient access!

This information furnished by:  
Sherwood of Tomorrow Committee