

**Oregon Sun Farms, LLC**  
400 NE Lucas Rd., Troutdale, Or 97060

February 5, 2016

Multnomah County Commissioners  
[boardclerk@multco.us](mailto:boardclerk@multco.us)

Re: Proposed Marijuana Business Land Use Regulation (PC-2015-4551)

Commissioners,

I've been a resident of Oregon for over twenty four years and am partner in a business that has recently purchased a seventy-five acre farm in the East of Sandy River Rural Plan Area for the purpose of operating as a Licensed Marijuana Producer. Our business plan includes a strong commitment to giving back to our community by farming organic food for local food banks and making charitable contributions, in addition to the tax revenue our business would generate for the state and county.

I don't believe the intention of the planning commission or county commissioners is to arbitrarily put businesses like mine out of business, however the effect of the proposed land use planning code, PC-2015-4551, would force us out of business and cause us to lose a significant investment in this community.

The most problematic proposed ordinance is 35.0560(E)(6), which would limit the Lot of Record to having only one established Licensed Marijuana Business of each license type. Because our property is much larger than is needed for our Licensed Producer business, a separate business located on the same property for the purpose of leasing agricultural land to other Licensed Marijuana Producers. Because lease commitments have already been made to tenants, and those tenants have already begun making substantial investments in their business on the property, our business would not be able to operate on the land that we purchased for it, and we would lose the opportunity to give back to this community.

In reading the Staff Report for the February 1, 2016 Planning Commission Hearing, I couldn't find any basis, need or justification for this proposed ordinance, so as best I can understand, this is an attempt to make the county code consistent with an interpretation of OAR 845-025-1230, which limits tax lots to one Producer Licensee under *common ownership*. Fortunately, both the OLCC agrees that the text and interpretation of both the rule and the statute differed from the legislative intent and thus causes unnecessary problems for businesses like mine. Therefore, this problem will most likely be fixed in HB 4014, which is currently before the Joint Committee on Marijuana Legalization.

In addition to this fix, the 2016 Legislature will be considering numerous changes to the laws relating to Marijuana Licensing, land use, and local government control during this short session that will conclude within the next month. Therefore, **I strongly urge the Planning Commission and Board of Commissioners to wait until the 2016 Legislative Session concludes next month before taking any further action on any land use ordinances related to marijuana industries.** I would further recommend the planning commission take a thoughtful approach to seeing a clear picture of the impacts such ordinances would have on existing businesses and the community.

I'm happy to answer any questions you have or discuss solutions.

Respectfully,



Todd Dalotto  
Director of Horticulture, [todd@orsun.farm](mailto:todd@orsun.farm)