

**CALL TO ORDER, ROLL CALL**

Mayor Warner called the meeting of July 8, 2014 to order at 8:04 pm. The following members answered roll call: Mr. Gallagher, Mr. Brewer, Ms. Lawrence, Mr. Burke, Ms. Wolfe, Ms. Gigliello and Mayor Warner.

**APPROVAL OF MINUTES - JULY 8, 2014**

With no changes or corrections to the meeting minutes of July 8, 2014, Mayor Warner declared they would stand approved as submitted.

**APPROVAL OF AGENDA**

Mr. Gagen stated it is the Mayor's discretion to move items on the agenda and the Mayor would like to hear Citizens Comments first, followed by Council Bill No. 27.

**COMMUNICATIONS TO COUNCIL**

A. Citizen's Comment - (Non-Agenda Items ONLY: 3-minute limit please)

Mayor Warner opened Citizen's Comment.

Ms. Sandy Greenhut, formerly of Summit County and currently representing Arts Alive in La Cima Mall, is looking for help with signage in La Cima Mall given that there are outside tables at Park and Main that make traffic to Arts Alive difficult. Council agreed to look into the issue.

Mr. Kim McGahey, resident of Breckenridge, stated he is father of two boys, a business owner, property owner, and also a realtor, and the response that he's gotten from customers of his is that allowing marijuana on Main Street is a bad idea, and it's not the image we want, and not the image the spenders want.

Mr. Carl Mueller, a professor of marketing and a second homeowner in Breckenridge, stated the problem with retail marijuana is from the demand side. He further stated a large portion of people who visit Breckenridge have small children and many come from conservative states. He stated polls aren't viable to measure how the visitors and community feel, and he recommends more study time, because the choice to put marijuana on Main Street may be highly harmful to the Breckenridge brand.

Gary Friese, owner of Breckenridge Gallery, stated he would like further research on the impact of retail marijuana to stores on Main Street. He stated he would recommend rejecting shops on Main Street with the ordinance and honor the decisions of past councils. Mr. Friese also stated, regarding Arts Fairs on Main Street, one of the remaining gallery owners has listed his property, and he would like to see an equal playing field that doesn't allow art fairs to not abide by Town Code.

Mr. Dan Corwin, a realtor in Breckenridge, stated retail marijuana is a non-issue and he doesn't believe we've lost visitors because of marijuana in Town.

Mr. Jerry Dzedzick, a Breckenridge resident, stated we are all speaking anecdotally and we have very scant scientific data about this subject.

There were no further comments and Citizen's Comment was closed.

**CONTINUED BUSINESS**

A. Second Reading of Council Bills, Series 2014 - Public Hearings

1. COUNCIL BILL NO. 24, SERIES 2014 - AN ORDINANCE REPEALING AND READOPTING WITH CHANGES CHAPTER 16 OF TITLE 1 OF THE BRECKENRIDGE TOWN CODE, KNOWN AS THE "BRECKENRIDGE TOWN CODE OF ETHICS"

Mayor Warner read the title into the minutes. Mr. Berry stated this ordinance would rewrite the Town's ethic code from 1992. Mr. Berry further stated there are two changes from first reading: the first relating to rule of disqualifying conflict of interest that would make a council member leave the chambers, and the second prohibiting a council member to be on a board for at least one year after serving on Council.

Mayor Warner opened the public hearing. There were no comments and the public hearing was closed.

Mr. Brewer moved to approve COUNCIL BILL NO. 24, SERIES 2014 - AN ORDINANCE REPEALING AND READOPTING WITH CHANGES CHAPTER 16 OF TITLE 1 OF THE BRECKENRIDGE TOWN CODE, KNOWN AS THE "BRECKENRIDGE TOWN CODE OF ETHICS". Mr. Burke seconded the motion. The motion passed 7 - 0.

**NEW BUSINESS**

A. First Reading of Council Bills, Series 2014

1. COUNCIL BILL NO. 25 SERIES 2014 - AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT WITH THE BASE 9 CONDOMINIUMS HOMEOWNERS ASSOCIATION, A COLORADO NONPROFIT CORPORATION  
Mayor Warner read the title into the minutes. Mr. Gagen stated this agreement is to allow density and deed restricted units with a worker restriction and an income restriction. Mr. Larry Raymond, the project developer, stated he didn't understand about the income restriction and was directed by Mr. Gagen to speak with staff before the next reading for clarification.

Ms. Gigliello moved to approve COUNCIL BILL NO. 25 SERIES 2014 - AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT WITH THE BASE 9 CONDOMINIUMS HOMEOWNERS ASSOCIATION, A COLORADO NONPROFIT CORPORATION. Mr. Gallagher seconded the motion.

The motion passed 7 - 0.

2. COUNCIL BILL NO. 26, SERIES 2014 - AN ORDINANCE AMENDING SECTION 4-4-2 OF THE BRECKENRIDGE TOWN CODE CONCERNING THE PAYMENT OF A FINE IN LIEU OF THE SUSPENSION OF A LICENSE TO SELL ALCOHOLIC BEVERAGES

Mayor Warner read the title into the minutes. Mr. Berry stated this ordinance is the result of a change in state licensing authority that can be made applicable to the local licensing authority if desired. He also stated the Licensing Authority can order a suspension served if needed.

Mr. Brewer moved to approve COUNCIL BILL NO. 26, SERIES 2014 - AN ORDINANCE AMENDING SECTION 4-4-2 OF THE BRECKENRIDGE TOWN CODE CONCERNING THE PAYMENT OF A FINE IN LIEU OF THE SUSPENSION OF A LICENSE TO SELL ALCOHOLIC BEVERAGES. Ms. Lawrence seconded the motion.  
The motion passed 7 - 0.

3. COUNCIL BILL NO. 27, SERIES 2014 - AN ORDINANCE AMENDING SECTION 4-14-21 OF THE BRECKENRIDGE TOWN CODE CONCERNING THE DEADLINE FOR THE REQUIRED CLOSURE OF PREMISES LICENSED UNDER THE "TOWN OF BRECKENRIDGE 2013 MARIJUANA LICENSING ORDINANCE" THAT ARE LOCATED WITHIN THE TOWN'S DOWNTOWN OVERLAY DISTRICT

Mayor Warner read the title into the minutes. Mr. Holman stated this ordinance would amend the current ordinance to allow the Council to insert a new date for the current business on Main Street to move out of their location if needed. Mayor Warner then decided to open a public hearing for this first reading of the ordinance. Mayor Warner asked Mr. Berry how to proceed if they are waiting for data, and Mr. Berry stated they can choose to pass, defeat or continue this ordinance on first reading. Mr. Gagen stated if it is passed on first reading, they can discuss in other matters about data collection.

Mr. Brian Rogers, representing Cannibus Club, stated he'd like a deadline that is at least 90 days out in order to begin a new state application if necessary. He further stated the three people who endorsed his position during the election won, so he wants to revisit this issue. Mr. Gallagher stated the voters have spoken regarding the legalization of marijuana, but not how it was controlled by local jurisdictions. Mr. Rogers clarified that he agreed with Mr. Gallagher. Ms. Catherine Grimm, a representative of three Airport Road dispensaries, stated she supports Mr. Roger's recommendation of 90 days.

Mayor Warner closed the public comment.

Mr. Burke stated he wants to be fair to everyone, but hopes that if we go down the path of data research, maybe we need to go to the will of the voters on this issue, and if we put it on the ballot for November, he'd rather do it this year. Mr. Gallagher stated he'd prefer to move forward with rules and regulations in an ordinance form that goes to the voters, and he isn't convinced that additional research is going to change the vote at the end of the day. He further stated that if we decide to kick this down the road and study it more, a 4-3 decision Council split doesn't make him comfortable. He also stated he believes it's fair to protect the Cannibus Club until we get through that election.

Mayor Warner asked for a motion to entertain the date for the ordinance. Ms. Lawrence stated November 12th is 90 days after the second reading of the ordinance. Mr. Brewer moved to approve the ordinance to read January 1, 2015, seconded by Mr. Burke. Ms. Gigliello then stated February 2, 2015 would be 90 days after the election. Ms. Wolfe stated she would only vote yes if we agree on participating in the election. Mr. Brewer said

he would agree with Ms. Wolfe about participating in the election.

Mr. Berry stated a new ordinance would set the ballot question and that would have to be done in August. Mr. Burke stated he made the assumption to put the issue to the voters when he seconded the date. Mr. Brewer amended his motion to reflect a revised date of February 2, 2015. Mr. Burke seconded the amended motion.

Mayor Warner stated he would vote no on this ordinance. Mr. Berry then clarified the date the resolution is due to tell the County we will participate in the General Election in November. Mr. Gagen stated first reading of a ballot question language would be on August 12.

Mayor Warner stated for the record that he appreciates the participation of the public and the Council. He also stated he believes sabotaging votes is not part of respectful conflict. Mr. Brewer moved to approve COUNCIL BILL NO. 27, SERIES 2014 - AN ORDINANCE AMENDING SECTION 4-14-21 OF THE BRECKENRIDGE TOWN CODE CONCERNING THE DEADLINE FOR THE REQUIRED CLOSURE OF PREMISES LICENSED UNDER THE "TOWN OF BRECKENRIDGE 2013 MARIJUANA LICENSING ORDINANCE" THAT ARE LOCATED WITHIN THE TOWN'S DOWNTOWN OVERLAY DISTRICT . Mr. Burke seconded the motion. The motion passed 6 - 1. Mayor Warner dissented.

B. Resolutions, Series 2014

1. RESOLUTION NO. 13, SERIES 2014 - A RESOLUTION ESTABLISHING A POLICY FOR THE NAMING OF TOWN-OWNED PROPERTIES

Mayor Warner read the title into the minutes. Mr. Holman stated this is a resolution regarding the naming of town-owned properties, and the purpose of the policy is to establish a system that establishes a priority for naming properties owned by the Town of Breckenridge.

Ms. Lawrence moved to approve RESOLUTION NO. 13, SERIES 2014 - A RESOLUTION ESTABLISHING A POLICY FOR THE NAMING OF TOWN-OWNED PROPERTIES. Mr. Gallagher seconded the motion.

The motion passed 7 - 0.

2. RESOLUTION NO. 14, SERIES 2014 - A RESOLUTION CONCERNING THE TOWN'S PARTICIPATION IN A CO-ORDINATED ELECTION ON NOVEMBER 4, 2014

Mayor Warner read the title into the minutes. Mr. Berry stated this resolution is necessary to allow the Town to participate in the General Coordinated Election in November. He further stated this is a generic resolution to participate, and the ballot language will be set by ordinance at another meeting.

Mr. Gallagher moved to approve RESOLUTION NO. 14, SERIES 2014 - A RESOLUTION CONCERNING THE TOWN'S PARTICIPATION IN A CO-ORDINATED ELECTION ON NOVEMBER 4, 2014. Mr. Burke seconded the motion.

The motion passed 6 - 1. Mayor Warner dissented.

C. Other

**PLANNING MATTERS**

A. Planning Commission Decisions

With no request to call an item off the consent calendar, Mayor Warner declared the Planning Commission Decisions would stand approved as presented.

B. Planning Commission Report (Mr. Brewer)

Mr. Brewer stated he sent his report to the Council, and he participated in two discussions: Marijuana and Condo-Hotels. Mr. Gagen stated Planning Commission is split related to this topic.

**REPORT OF TOWN MANAGER AND STAFF**

Mr. Gagen stated there is a Board and Commissions recognition event tomorrow night at 5:30pm.

**REPORT OF MAYOR AND COUNCILMEMBERS**

A. Cast/MMC (Mayor Warner)

Mayor Warner stated there was no report.

B. Breckenridge Open Space Advisory Committee (Ms. Lawrence)

Ms. Lawrence stated the season has been busy, and the Friends of Breck Trails program has been successful, with Volunteers for Outdoor Colorado bringing 150 people to work on trails this summer. She also stated forest health projects have been delayed, and Breckenridge Ski Resort and the Forest Service are talking about the Peaks Connect Trail, which BOSAC provided comments for and generally supported. She also stated they

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have identified an illegal bike shuttle service operating in Breckenridge without a license agreement.

C. GoBreck (Ms. Wolfe)

Ms. Wolfe stated the board meeting is Thursday. She further stated Andru Zeiset is being transferred to Florida and is resigning the board.

D. Breckenridge Heritage Alliance (Ms. Gigliello)

Ms. Gigliello stated the BHA is looking for a trash/recycling receptacle at the Railroad Park Playground. Mr. Gagen stated staff will look into it.

Mayor Warner stated the opening of the playground was well done and everyone seemed to enjoy it. Ms. Wolfe stated the Eagle Scouts are working on additional elements to this project as well.

E. Water Task Force (Mr. Gallagher)

Mr. Gallagher stated there is a meeting on Friday to look at policy changes in respect to water rates and see how that will assist the debt service for the water plant.

F. Cultural Arts Advisory Committee (Mr. Gallagher and Ms. Wolfe)

Mr. Gallagher stated Mr. Woulfe is working on rules and regulations in respect to revised venue policies to make it clear to our users what we can offer when they use the facilities. Mr. Gallagher stated the committee is also talking about member recruitment and some areas were identified to see if individuals have interest, which he'll bring to Council later this year. He also stated the committee will do a strategic planning meeting in August, led by Deb Spiers. Mr. Gallagher clarified the CAAC is still a Town committee so the group is bringing this information to Council regarding details.

**OTHER MATTERS**

Ms. Gigliello stated the business services committee of GoBreck would like to know when people apply for a business license, and the committee is requesting an opt in for email on the licensing forms for new businesses. Ms. Gigliello also thanked staff for the bike racks in front of La Cima Mall. She also stated Mr. Paley, the sculptor, was interviewed on KUNC and will be here as part of the Arts District celebration in the fall.

Mr. Burke asked about setting a cap on number of marijuana establishments, and Council agreed to do that as a separate ordinance.

**SCHEDULED MEETINGS**

**ADJOURNMENT**

With no further business to discuss, the meeting adjourned at 9:36 pm. Submitted by Helen Cospolich, Municipal Services Manager.

ATTEST:

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John Warner, Mayor

Monday, June 16, 2014

Dear Members of Town Council:

I have just completed the survey on Engage Breck dealing with the subject of reconsidering the 2009 measure that restricts the sale of marijuana to business locations outside of the downtown district.

I am disappointed that the measure is even being reconsidered. I totally agree with the original thought that these businesses will negatively impact desired tourism, have a negative impact on nearby businesses, and in no way supports our community vision.

No business in the downtown core should have to post a sign in their window that they are "not the marijuana store"

If we must have these business establishments, please keep the current restrictions in place, and away from the downtown core. Thank you.

Andrew B Lewis ([sclabl@comcast.net](mailto:sclabl@comcast.net))

June 19, 2014

Dear Breckenridge Town Council Members,

We understand that you are considering a change to your previous position requiring the Breckenridge Cannabis Club (BCC) to vacate their downtown location by September 1, 2014. The decision to allow the BCC to have a monopoly in the downtown area until September was based on Council's desire to be fair to the owners of the BCC and not force them out of business. While that decision allowed the BCC to thrive, it placed the rest of the Breckenridge marijuana businesses at a substantial competitive disadvantage.

We were opposed to that decision but felt that by utilizing best business practices and bringing a high quality product to the market at a reasonable price we could position ourselves as the outlet of choice for tourist and local consumers once we were allowed to do business on a level playing field. To that end, we have partnered with an investor and spent over \$500,000 to acquire real estate adjacent to our existing Breckenridge store and garden. We have also committed to spending an additional \$500,000 to add state of the art production capacity at this new location. These decisions were made based on the belief that the zoning restrictions for marijuana businesses would be uniform beginning in September.

It will be unjust for the Council to now reverse its previous decision and allow only BCC to retain such an advantageous location when others have made substantial business investment decisions relying on the Council's stated position that no marijuana businesses would be allowed

in the core area. BCC has an Airport Road location just like the rest of the marijuana businesses and has already been handed a major opportunity to generate the capital necessary to develop that location and to compete with the other businesses in this industry. With the Council's previous help, BCC should be well positioned to come to Airport Road and prosper.

We implore you to either stand by your decision requiring BCC to move from the core business area or allow the rest of us in. It will be wrong for the Council to pick winners and losers by allowing one business a monopoly over others who have put so much into developing a high quality presence in Breckenridge.

Sincerely,  
Charles & Justin Williams, Owners  
Alpenglow Botanicals  
1805 Airport Road, Breckenridge, Colorado

Dear Mayor and Town Council,

As a town resident and taxpayer I am opposed to changing the pot ordinance.

We know how important the town of Breckenridge is to our guests experience and our main street is a critical part of that experience. I believe that a vibrant mix of retail and restaurant is needed to support that experience. Also our emerging arts and culture district will add greatly to the experience.

I believe the presence of a number of pot shops on main street will have negative effect on rental rates for some of our new struggling businesses and pot shops will not be a positive presence for the vast majority of our guests.

I feel as a resort community we should take a go slow approach to this controversial issue.

Dick Sosville

36 Iron Mask Rd  
Breckenridge

Your Email is Required [Resos@yahoo.com](mailto:Resos@yahoo.com)

Dear Mayor and Town Council Members:

As a member of the Public Art, Commission, taxpayer and homeowner in Breckenridge I would encourage you to keep the existing regulation against marijuana operations on Main Street. We are in the midst of a major expansion of arts, cultural and community facilities and programs to make our town known as a cultural center. Please give these organizations the time and space to become what you have envisioned and supported.

Thank you

gene Sosville

Your Email is Required [Genedsos@hotmail.com](mailto:Genedsos@hotmail.com)

Mayor and Town Council [x]

Your Message here: I am against the location of any marijuana stores on Main Street. I missed the deadline date that was available for online comments.

Jo Ann Hess

1984 Highlands Drive

PO Box 9733

Breckenridge

Your Email is Required [Joannahess@comcast.net](mailto:Joannahess@comcast.net)



Submission recorded on : 7/7/2014 6:09:34 PM

Dear Mayor and Town Council,

I live in Breckenridge and am writing to you about the discussion that is scheduled to occur on July 8th regarding the issue of Main Street restrictions on marijuana sales on Main St. I have taken the time to review the work documents posted on the town's website, and hope this letter may be constructive to the town's decision. Some residents are currently concerned and vocal about legal (and taxable) marijuana Colorado. It is an understandable reaction, though this town's decision should be grounded in making smart financial decisions for the town and logic, not emotional responses.

The main arguments against having these stores on Main St seem based on opinions, falsehoods and misinformation. When passing by the only store currently on Main Street, Breckenridge Cannabis Club (BCC), there is no pungent odor, despite what was reported in the "GoBreck" survey results. That said, there are people breaking the established laws by smoking on the street, which should be part of a different discussion. The Police department has made the suggestion that shops should be banned from Main St, but their argument seems to have been restricted from the record (July 2).

Suggestions that the only restrictions should mirror alcohol laws are sensible based on all available safety data including alcohol being substantially more dangerous on all accounts (violence, addiction, damage to user and families, etc). Why over react when we have the choice not to?

If it would appease the public's concern on this issue, perhaps the most mild precaution that could be put in place is a temporary limitation of new stores on Main St and that the issue can be revisited in one to three years. This would give the voters and residents of the town more time to see what the results of this type of business may have on the culture of Breckenridge. We are currently experiencing a knee jerk reaction that should be tempered to make the wisest choice financially and culturally to the town.

If there is fear of this one store having a monopoly on Main Street perhaps one small zone for two other shops could be provided via a lottery.

The amount of tourist dollars coming to Breckenridge's Main Street is only being boosted by having BCC downtown. Likely there would be a larger boost in Breckenridge's economy by allowing a few more shops on Main Street. The number of shops in Boulder's Pearl Street certainly has not slowed down visitation or the amount of dollars being spent in that part of the city. There is no reason to expect it to impact the revenue to this town. Option one (removal of all sales downtown) seems to be a poor choice, and will restrict the income of many people working in the industry in town. It will also impact other tourist dollars by an amount that is difficult to calculate. It seems sensible to integrate cautiously rather than segregate to create a "red light district" for Breckenridge. Breckenridge has the opportunity to embrace this new change and new industry. For the sake of a progressive future for Breckenridge, please do not remove BCC from Main St and consider allowing other stores in the Downtown Overlay district.

In summary: If possible, don't restrict. Allow open competition between businesses. Embrace the new future that Colorado law has embraced and be a leader for other communities on this issue.

Thanks for considering my thoughts.

Best regards,

Joseph P. Moore V  
Software Professional  
Breckenridge, Colorado

Your Email is Required [joemoore137@gmail.com](mailto:joemoore137@gmail.com)

7/10/2014 7:47:23 AM

Your Message here: Mayor and Town Council,

I responded to the recent Engage Breck survey about selling marijuana downtown, against, and I saw that the overwhelming majority of respondents to that survey, was also against. I am writing to reiterate my opinion. We bought a vacation home in Breck two years for our family to enjoy for many years to come. We were deeply disappointed when Colorado legalized marijuana, but got some relief when Breck decided not to sell it in the core area. Again, however, deeply disappointed to hear that the council was reconsidering this decision. As you are VERY aware, Breckenridge has been a destination for families for many, many years, including mine. It is not necessary to sell marijuana in downtown to keep Breck a top destination. People can get it very close by anytime if that is what they need to enjoy their vacation. Please do the right thing for Breckenridge and do not change the good decision that you already made, not allowing sales of marijuana in the core area!

Thanks, Amy Banta, 794 Highfield Trail, [abanta@cox.net](mailto:abanta@cox.net), 316-393-0573 Your Email is Required  
[abanta@cox.net](mailto:abanta@cox.net)

Submission recorded on : 7/11/2014 10:06:00 AM

Your Message here: Dear Mayor Warner and Town Council,

My name is Andy Gibson, one of the owners of Organix, and first and foremost I would like to thank you for the opportunity to speak earlier at this week's Town Council workshop. I understand the dilemma you are facing and wanted to further my opinion on the issues at hand. At the workshop I expressed why we originally chose to be on Airport Road and that now with the Council's decision we would want to be on Main Street due to the changing demographics of our industry. Owning a dispensary for over 4 ½ years has been a roller coaster ride with all of the changing regulations, I will say being in Breckenridge has certainly made it easier than in most other locations around Colorado due to the Town being ahead of most other municipalities with these issues. Now we are faced with more uncertainty, as if we will be allowed to move downtown, when we can move and where will we actually be allowed to move to.

My main concern is that the Town Council will be so restrictive in the zoning requirements that we will not be able to find an accommodating location. I can understand the second floor requirement, even though I do not agree with it, but it does present the problem of how one defines the second floor. Here in Breckenridge we have quite a few locations with what might be described at split level, such as La Cima Mall and Towne Square Mall. I am wondering how the Council would describe such locations. Other concerns such as how much floor space might be allowed on the ground level entrance and if we need our own entrance are also on my mind. I can understand restrictions but overburdening restrictions could force the shops on Airport Road into a bidding war for a limited number of locations. The number on dispensaries on Main Street also seemed to be of some concern to Council members. As the oldest Medical Marijuana Center in Breckenridge we obviously think we deserve an opportunity to go downtown. I believe and mentioned to the Council, competition breeds success, and I would ask for the opportunity to move onto Main Street in a timely manner.

I would like to extend an invitation to the Council to contact me to further discuss these issues and the potential issues to come. I would once again like to thank you for the opportunity to express my concerns and hope they resonate with you. I look forward to working with you on these matters.

Sincerely,

Andy Gibson

[andy@myorganix.com](mailto:andy@myorganix.com)

(970)988-2237

**From:** Charles Williams [<mailto:cwilliams38@live.com>]

**Sent:** Friday, July 11, 2014 4:59 PM

**To:** Haynes, Shannon

**Subject:** RE: MJ sale in overlay district

Hi Shannon,

Thanks for reaching out. It means a lot to me. It seems the only way we are going to get open competition is to come downtown. So be it, we will bloom where planted. If we need to come downtown, our access has to be viable and realistic. There has to actually be some commercially viable spaces that will meet the restrictions imposed. Access also needs to begin now. BCC has already had an unacceptable advantage for 8 months and to extend that for them while continuing to hold us at bay is just plain wrong. Give me a call if you have any questions. 970-485-4620.

Charlie

Submission recorded on : 7/14/2014 7:46:17 PM

Mayor and Town Council [x]

Your Message here: NO MORE POT SHOPS ON MAIN STREET

More Pot shops on Main Street, you've got to be kidding? The Town council only has one chance to get this right because if they don't "Pandora's box" will be open with the wrong decision on this. Arguments against this are as follows:

- We need to protect our youth from getting accustomed to and desensitized to the effects of this toxic substance. The schizophrenic type brain scans exhibited by people whom consume this product should be warning enough! There is a despicable reason that marijuana edibles are designed to look like candy! It's called life long consumers that will support the parasitic so-called business owners whom peddle this poison. Maybe all edible marijuana packaging should be made to look like that of RAT POISON so people will think twice before subjecting themselves to it.

- It is a "Gateway" drug, despite what its' proponents claim. My son has seen this first hand at CSU. Your precious darlings have gone from sneaking alcohol out of your house, to going to campuses communities that are 4-20 friendly, getting bored with that and are now snorting cocaine to get a bigger high. You had better be careful about sending you kids to Colorado colleges from now on. The drug use is rampant and legalized marijuana is compounding the problem exponentially!

-This really boils down to right vs. wrong or good vs. evil. Why should we cater to theses parasites whom seek to capitalize on the selfish lusts of addicts/residents/tourists whom don't have the willpower or common sense to avoid this drug? Why should the town council be allowed to destroy the reputation of Breckenridge because the are greedy for the tax profits or too spineless to make a decision the "serves and protects" the public? Where is your integrity? Quite spending so much money and you wouldn't need the tax revenue from marijuana. It is outrageous that one of the town council people is unwilling to make a decision that "regulates morality", her words. That is what you are paid to do, make the tough decisions and put yourself on the line. If you are not capable or willing, then resign immediately!

I am extremely disappointed that this is even a topic of discussion for the town council. The decision to not allow this is an absolute no brainer! Liberal, left, idiotic attitudes & perspectives are destroying this town, county, state and nation. Do not submit to societies low standards and ever degrading sense of morality.

David W. Leopold

Breckenridge, CO

Your Email is Required [rrgleopold@hotmail.com](mailto:rrgleopold@hotmail.com)

**From:** Alya Garry <[agarry@slifersummit.com](mailto:agarry@slifersummit.com)>

**Date:** July 13, 2014 at 9:22:57 AM MDT

**To:** Kijah Hanson <[khanson@slifersummit.com](mailto:khanson@slifersummit.com)>, Sarah Barclay <[sbarclay@slifersummit.com](mailto:sbarclay@slifersummit.com)>

**Cc:** Jim Schlegel <[jschlegel@slifersummit.com](mailto:jschlegel@slifersummit.com)>, Karyn Contino <[kcontino@slifersummit.com](mailto:kcontino@slifersummit.com)>, Ben Brewer <[bbrewer@slifersummit.com](mailto:bbrewer@slifersummit.com)>, SSF Summit Offices All <[all@slifersummit.com](mailto:all@slifersummit.com)>

**Subject: RE: Pot shops on Main street**

I agree as well. Keep Main St a family friendly place where more conservative families can feel safe and not bombarded with questions from their children that they may not be ready to answer. For those who are in need of a pot shop there are plenty of places throughout the county where they can purchase. Just because the state is "pot friendly" doesn't mean it needs to be in your face wherever you go. Breckenridge in a way is like a mountainous Disneyland, lets try to keep some of the mystery and wonder.

Alya G

Sent from my Verizon Wireless 4G LTE Smartphone

----- Original message -----

**From:** Kijah Hanson

**Date:** 07/13/2014 9:08 AM (GMT-07:00)

**To:** Sarah Barclay

**Cc:** Jim Schlegel , Karyn Contino , Ben Brewer , SSF Summit Offices All

**Subject:** Re: Pot shops on Main street

Completely agree there isn't enough commercial space on Main Street the way it is. Business owners struggle, any one who needs that I'm sure is fine driving to airport road. My oldest already asks too many questions at the age of 11, can you imagine going from beautiful breckenridge to the place you don't want to bring your kids.

Kijah Hanson

Broker Associate

Slifer Smith & Frampton R.E.

970-409-8718

On Jul 13, 2014, at 8:12 AM, "Sarah Barclay" <[sbarclay@slifersummit.com](mailto:sbarclay@slifersummit.com)> wrote:

Yes I am completely with Jim and Karyn. It takes five minutes to drive to Airport road. Keep the Pot off of Main Street and keep Main Street family friendly. I cant stand the smell of cigarettes or pot. No need for us to subject our kids to it. Especially when it is available on airport road. Karyn thank you for this important dialog! Vote no for pot shops on Main Street. Sarah B.

Sent from my iPhone

On Jul 13, 2014, at 8:02 AM, "Jim Schlegel" <[jschlegel@slifersummit.com](mailto:jschlegel@slifersummit.com)> wrote:

Ben,

I am completely on the same page as Karyn on this issue. I am in Denver right now and while I was out to eat with a few families that spend time in Breck, this topic came up. One dad asked me how I felt about this and all of a sudden, every parent was listening to hear my thoughts. Basically, I said the same things as Karyn said, that I feel Main Street should be considered family friendly without liquor or pot shops and all of these families STRONGLY felt the same way. Pot is readily available in Breck and if we open up Main Street to pot, we have lost the reason people in more conservative areas of the country come to our town to visit.

<image003.jpg>JIM SCHLEGEL | BROKER ASSOCIATE  
Slifer Smith & Frampton Real Estate  
M. 970.389.3528 O. 970.547.8251 | [jimschlegel.com](http://jimschlegel.com)

**From:** Karyn Contino  
**Sent:** Saturday, July 12, 2014 5:53 PM  
**To:** Ben Brewer; SSF Summit Offices All  
**Subject:** Pot shops on Main street

You know me and how liberal I can be, but I am in 100% agreement that we need to keep the pot shops OFF of Main street. Wear a family town, I don't think people need to be explaining to their kids, what it is . I hear you are the swing vote, so swing away from Main street, Do we have liquor stores on main street street? I think we'd be shooting ourselves in the foot, and no one has more to lose than we Realtors. It's available, let them drive, ride their bike or skateboard to the shops along Airport Rd.

Thanks,  
Karyn

Submission recorded on : 7/11/2014 8:02:24 AM

Mayor and Town Council

Your Message here: We have been reading with interest and dismay the reports of the discussion re: allowing retail pot shops on Main Street. We would like to urge you to vote NO on allowing retail sales on Main.

Once you allow one retail establishment, then there will be 2 and 3 and 4, and that begins to change the nature and ambience of Main Street. Although, I have not done an official survey of the establishments on Main, I cannot remember liquor stores on that stretch of Main between French and Park. There are liquor stores on Ridge and on the alley behind Main. We do not believe that there should be pot shops on Main Street either.

We live in the Peak 7 area and do not have an issue with all of the retail marijuana shops which have sprung up on Airport Road. We don't even have an issue with it becoming the "green mile". We can drive right by. But when we walk on Main Street with our grandchildren, we don't want to walk past pot shops. With the cost of renting space on Main Street, the pot shops will be in a better position to set up business than some of the other retail establishments.

I understand that some of you don't want to legislate morality. Not allowing pot shops on Main Street does not make decisions on moral issues for others. In fact, it respects the rights of those residents and guests who do not want to be confronted with retail marijuana shops on Main Street. And there are many of us! There is plenty of opportunity to purchase marijuana in other parts of town for those who wish to do so.

Again, we urge you to vote NO on allowing retail marijuana sales on Main Street.

Marc and Linda Crawford  
46 Independence Circle

Your Email is Required [mrmlcrawford@gmail.com](mailto:mrmlcrawford@gmail.com)



Submission recorded on : 7/15/2014 8:52:55 AM

Select a Topic

Mayor and Town Council

Your Message here: Let's try to be smart about this. It is important to recognize that there are several groups that choose to vacation and live in Breckenridge. If we consciously or unconsciously turn our town into a pot smoking scene, then families and non pot smokers will choose to vacation and buy homes elsewhere. If we keep pot off main, then everyone can enjoy our town. If tourists will travel long distances to get a legal high, they will drive to Airport Drive or Ridge to buy their pot.

If we jump in with both feet into the pot gold rush, we will loose important constituencies and change the character of our town permanently. Marketing consultants will advise us that a brand image is expensive to create and takes years to develop. But it can be lost quickly with short sighted decisions.

I have gotten calls from friends around the country about the national news coverage of the pot scene in Breckenridge ("you can smell the pot on main street" was the quote from the newscaster). Let's not bet our future solely on pot. If we do this smart, we can have both.

Leave pot shops off of main street.

Your Email is Required [marccrawford@gmail.com](mailto:marccrawford@gmail.com)

**From:** Mark Leidal <[mark.leidal@silverthorne.org](mailto:mark.leidal@silverthorne.org)>

**Date:** July 18, 2014 at 2:39:17 PM MDT

**To:** "Ben Brewer ([bbrewer@slifersummit.com](mailto:bbrewer@slifersummit.com))" <[bbrewer@slifersummit.com](mailto:bbrewer@slifersummit.com)>

**Subject:** Main Street Retail Marijuana

Ben – Hope things are well with you. I wanted to drop you a quick note to have you reconsider your position on allowing retail marijuana businesses on Main Street in Breckenridge. All jurisdictions need to be very careful with the location and regulation of these marijuana businesses. While the sale of marijuana is legal, it does not need to be prominent. Users will seek out the retail marijuana establishments, and non-users may become offended with the Main Street location, or have to explain the issue to their children, and ultimately choose to travel elsewhere. Retail marijuana stores on Main Street is not the image that I would like to see for Breckenridge.

Feel free to share this with the rest of Town Council if you think it is necessary.

Please reconsider your position. Thanks for listening.

Mark Leidal  
(970) 262-7362

Submission recorded on : 7/16/2014 11:50:57 AM

Mayor and Town Council [x]

Your Message here: To whom it may concern. I have heard and read that you are now considering opening up main street Breckenridge to pot sales. After being a resident for a year+, some twenty years ago I feel so strongly against this that I must reach out before it is too late. I have been working my entire life since I left to get back to Breck on a full time basis. I visit each year with my family. We have come to know Breck as our second home. We buy ski passes each year and make this not only our only ski destination but a place that we frequent main street for shops and food at least 3-4 weeks a year. If this happens and you feel that Breck should become a tourist stop for people who want to use drugs instead of spending time with their families and skiing, we will no longer visit and support your/our local economy. I hope you can see past the smoke in all of this and let people enjoy summit county for what it is not what it will become if you do this. We a

re so sad that we have now put our house hunting on hold until we see what becomes of where we thought we would spend our days with our growing family and generations to come. Let people do what they want as long as it doesn't spoil it for others. Keep it out of the downtown area on Airport Road. That way if people want to do drugs they have to make an effort. Don't put it right in front of little kids and families who might be from other states where it is still illegal under state and federal laws. What local people may forget is that without people like us supporting your economy you wouldn't be where you are today. Please think long and hard before you all make a final vote. We will be watching and hoping you do what is right for all of us.

Sincerely,

Steve Stein

Your Email is Required [ssteinindy@aol.com](mailto:ssteinindy@aol.com)

**From:** [Benjamin Brewer](#)  
**To:** [LaRochelle, Nikki](#)  
**Subject:** Fwd: Pot Shops in town  
**Date:** Monday, July 21, 2014 2:58:26 PM

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Sent by iPhone

Begin forwarded message:

**From:** Marie Sautter <[cmsautter@aol.com](mailto:cmsautter@aol.com)>  
**Date:** July 21, 2014 at 1:09:24 PM MDT  
**To:** [Benjamin Brewer@Yahoo.com](mailto:Benjamin_Brewer@Yahoo.com)  
**Subject: Pot Shops in town**

Dear Ben: FYI I am completely against having pot shops on Main Street. We are trying to market ourselves as a "family friendly" town and this would go completely against the image we are hoping to portray. I don't want the children in my family becoming desensitized to drugs by having these stores in their faces every time we take a walk, and I can't imagine you want Jacob to become accustomed to them, either. I have heard the argument that it's no different than having businesses selling alcohol on Main St. but don't agree. An addiction to alcohol is a decision that unfortunately leads to more alcohol, but marijuana addiction can segue into trying stronger and more dangerous drugs. It is a subtle brainwashing of young people .... As you may recall, I supported you in the last election, but if your vote encourages this transformation of Breckenridge, I am afraid that I would be unable to vote for you should you choose to run again.....  
Regards, Marie Sautter

**From:** [Ben Brewer](#)  
**To:** [LaRochelle, Nikki](#)  
**Subject:** Fwd: Sale of marijuana on Main Street  
**Date:** Monday, July 21, 2014 10:42:22 AM

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Sent from my iPad

Begin forwarded message:

**From:** "Scott Magnuson" <[magnuson@creaturesgreatandsmall.com](mailto:magnuson@creaturesgreatandsmall.com)>  
**Date:** July 20, 2014 at 7:48:31 PM MDT  
**To:** <[benjamin\\_brewer@yahoo.com](mailto:benjamin_brewer@yahoo.com)>  
**Subject:** **Sale of marijuana on Main Street**

Dear Ben,

As a long time resident and business owner in Breckenridge, I would like to ask you to reconsider your vote on the "retail sale of marijuana on Main Street" issue. Although I am a free market capitalist, I feel that permanently allowing recreational marijuana dispensaries to operate on Main Street would be a grave error. I have spoken with many visitors and residents about this issue and the vast majority agree that allowing marijuana dispensaries on Main Street sends a poor message about Breckenridge. Breckenridge is known as a family friendly town and resort. Passing this ordinance allowing the sale of marijuana on Main Street will harm the family friendly reputation of the town, thus negatively impacting the positive Breckenridge brand current businesses and the resort have worked hard to establish.

My wife and I have owned a retail store on Main Street for over twenty eight years and have seen many changes over the years; both positive and negative.

Allowing the sale of marijuana along Main Street will have an adverse impact on Main Street and the Town of Breckenridge. Unlike the sale of alcohol, which is available in almost any town in America, the legal sale of recreational marijuana is new and highly controversial. Because it is so controversial, now is not the time to risk our good reputation to please a small segment of the population.

I hope that you will seriously consider the long term consequences that passing this ordinance will have on our town and vote no on the retail sale of marijuana on Main Street. Thank you.

Regards,

Scott Magnuson  
Creatures Great and Small  
970-453-6229

**From:** [Ron & Marlys](#)  
**To:** [LaRochelle, Nikki](#)  
**Subject:** Public Commentary  
**Date:** Saturday, July 19, 2014 9:41:05 AM

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To Whom it May Concern:

We have been frequent visitors to Breckenridge and plan on continuing so in the future. On these visits we have been accompanied by our children and grand-children. Our last visit was the 1st two weeks of July this year and we are also bringing some good friends along with us this August.

On our July visit we picked up a copy of the Summit County News and noticed the article about the Town Council reconsidering an earlier decision not to sell marijuana in the core area.

Breckenridge is such a fun and neat town and it is great to spend time with our children, grand-children and friends in such a setting. Even though we are not officially residents, we did want to voice our disappointment and concern if the original decision were to be reversed. Breckenridge is such a wonderful family place and I fear that reversing the original decision will take that away. It seems to us that of the few who want to purchase marijuana, going a few extra blocks would not be too tough and it will also keep it less visible to the multitudes of young families.

Thank You

Ron & Marlys Rogers  
Shawnee, Kansas

**From:** [breckenridge@visioninternet.com](mailto:breckenridge@visioninternet.com)  
**To:** [WebsiteCouncil](#)  
**Subject:** Website Contact Mayor & Council  
**Date:** Saturday, July 19, 2014 11:01:50 AM

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#### Submission information

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Submitter DB ID : 3207  
Submitter's language : Default language  
IP address : 71.225.4.72  
Time to take the survey : 3 min. , 49 sec.  
Submission recorded on : 7/19/2014 10:01:39 AM

#### Survey answers

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Select a Topic

Mayor and Town Council  [x]

Your Message here: It recently came to my attention that you will be voting on an amendment to allow marijuana retailers to remain on Main Street. As both a homeowner in Breckenridge and a Certified Addictions Counselor level II (CAC II) in Colorado, I urge you to NOT allow marijuana retailers on Main Street. From a purely financial perspective, if one of Breckenridge's main selling points is its' family friendly appeal than a Marijuana dispensary does NOT fit this motif! Do you honestly think a family who comes to ski wants to be exposed to this issue? And parents definitely do not want their kids exposed as well! Please remember that Colorado is in the minority on this issue of legalized marijuana, so you need to be realistic that you are renting and selling an image to the majority opinion, whether you like it or not. The resort business is very competitive and it makes no sense to give a perspective visitor one more reason to go somewhere else to ski and spend their money.

And as a professional addictions counselor who knows first-hand the drug abuse problems in Summit County and the resulting reputation that Summit County has of being a destination for drug users, abusers and addicts, it makes no sense to perpetuate this "drug use friendly" image that is related to legalizing marijuana as well. If you think that it is "just marijuana" than you are naïve and have not done your homework. (Please read the following samples of new scientific studies of the impact of marijuana use/abuse listed at the end.) Please understand that I am not making a moral appeal or attempting to argue about the legalization of marijuana. I am attempting to appeal to your rational and factual understanding of the issue and how this directly impacts the image of Breckenridge as a family friendly destination. If the city council is tasked with doing what is best for the residents and retailers, please keep marijuana dispensaries off Main street and give the message to the community and nation that Breckenridge is a safe, family friendly environment. Thank You!

Kate Glerup LPC, CAC II,

Volkow, N. D., Wang, G. J., Telang, F., Fowler, J. S., Alexoff, D., Logan, J., ... & Tomasi, D. (2014). Decreased dopamine brain reactivity in marijuana abusers is associated with negative emotionality and addiction severity. *Proceedings of the National Academy of Sciences*, 201411228.  
<http://www.pnas.org/content/early/2014/07/10/1411228111.full.pdf>

Zvolensky, M. J., Bonn-Miller, M. O., Leyro, T. M., Johnson, K. A., & Bernstein, A. (2011). Marijuana: An overview of the empirical literature. In *Addiction Medicine* (pp. 445-461). Springer New York.  
[http://link.springer.com/chapter/10.1007/978-1-4419-0338-9\\_20#page-1](http://link.springer.com/chapter/10.1007/978-1-4419-0338-9_20#page-1)

Schweinsburg, A. D., Schweinsburg, B. C., Nagel, B. J., Eyster, L. T., & Tapert, S. F. (2011). Neural correlates of verbal learning in adolescent alcohol and marijuana users. *Addiction*, 106(3), 564-573.  
<http://www.ncbi.nlm.nih.gov/pmc/articles/PMC3423457/>

Your Email is Required [Kdglерup@gmail.com](mailto:Kdglерup@gmail.com)



**From:** [breckenridge@visioninternet.com](mailto:breckenridge@visioninternet.com)  
**To:** [WebsiteCouncil](#)  
**Subject:** Website Contact Mayor & Council  
**Date:** Saturday, July 19, 2014 3:17:58 PM

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#### Submission information

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Submitter DB ID : 3208  
Submitter's language : Default language  
IP address : 67.174.123.5  
Time to take the survey : 39 min. , 48 sec.  
Submission recorded on : 7/19/2014 2:17:35 PM

#### Survey answers

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Select a Topic

Mayor and Town Council []

Your Message here: Dear Mayor and Council Members,

I AM OPPOSED TO MAKE ANY CHANGES TO THE SEPTEMBER 1st DEADLINE FOR DRUG DISPENSARIES TO MOVE OUT OF MAIN STREET. I AM DEFINITELY AGAINST GIVING THEM AN EXTENSION.

As a full time resident of Breckenridge, I urge you to take a careful look at "your" town and decide what kind of a place you would like to live now and in the future: Breckenridge has had the reputation of being a clean town where historical buildings have been restored to give the an attractive, healthy and safe place for the residents, as well as the domestic and international tourists. With an art district which encourages people to come and enjoy the beauty and the artistic opportunities it offers; with excellent restaurants and wonderful places for families with young children to enjoy. What is your vision of Breckenridge?

For the past seven years I have volunteered as Ambassador at the Breckenridge Ski Resort . In that capacity I have had the opportunity of talking constantly to guests from all over the world and all ages. The concerns that many people have is the exposure to drugs and the changes in the town atmosphere. Who is the town attracting now? Who will attract in the future when an enjoyable stroll on main street will be marred by people going in and out of the dispensaries? I believe that some people need medicinal marijuana, but, we the residents, know very well, that quite a few of the ones that we have encounter in some of the streets or "MANY" in the wood while skiing, do not look like they are suffering from an ailment besides addiction.

I have heard young families that have vacation homes in Breckenridge for their children can enjoy a healthy weather, life style and environment, have shown their deep concern that if drugs become a more visible issue they will stop coming here.

You, as Council Members, will have a big responsibility on your shoulders. The future of this town is in your hands. And don't forget, your names will be remembered for ever, since the decision what you are about to make will design the course that this town will follow.

Violeta Powell

Your Email is Required [powell\\_v41@yahoo.com](mailto:powell_v41@yahoo.com)

**From:** [breckenridge@visioninternet.com](mailto:breckenridge@visioninternet.com)  
**To:** [WebsiteCouncil](#)  
**Subject:** Website Contact Mayor & Council  
**Date:** Saturday, July 19, 2014 3:23:14 PM

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#### Submission information

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Submitter DB ID : 3213  
Submitter's language : Default language  
IP address : 71.196.197.222  
Time to take the survey : 10 min. , 19 sec.  
Submission recorded on : 7/19/2014 2:23:10 PM

#### Survey answers

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Select a Topic

Mayor and Town Council

Your Message here: My wife and I would like to voice our strong opposition to the possible change in the city ordinance that would allow marijuana retailers on main street in Breckenridge. We see nothing positive for the town other than some possible additional tax revenue from such a move. The potential negatives include loss of "family" tourism business and a bad example for our visitors. The implicit endorsement of a potentially addictive drug has no place in Breckenridge. The marijuana people have enormous financial resources. They can hire the best lawyers and, given the opportunity, they will stop at nothing but to make Breckenridge a mecca for mind altering drugs. The town already spends too much money and time on beer fests and the new distillery businesses. Lets call a stop to this misguided behavior and start setting a good example for our children.

Hans and Mary Jane Wurster

Your Email is Required wursters@comcast.net

**From:** [breckenridge@visioninternet.com](mailto:breckenridge@visioninternet.com)  
**To:** [WebsiteCouncil](#)  
**Subject:** Website Contact Mayor & Council  
**Date:** Sunday, July 20, 2014 4:43:07 PM

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Submission information

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Submitter DB ID : 3218  
Submitter's language : Default language  
IP address : 97.124.165.79  
Time to take the survey : 0 min. , 44 sec.  
Submission recorded on : 7/20/2014 3:43:04 PM

Survey answers

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Select a Topic  
Mayor and Town Council [x]  
Your Message here: To: The Breckenridge Town Council

This letter is in regard to the ongoing discussion and straw poll conducted at last week's work session about recreational marijuana shops on Main Street. As you may have surmised from the comments I said at that meeting, I was pleased with the overall outcome of the vote, and how you said you would move forward.

Because you said you would be extending the Breckenridge Cannabis Clubs stay on Main Street, and drafting new regulations to allow other similar business in the central core, I did not see any need to write a letter to the council saying that I was in favor of the outcome. Unfortunately you do not receive enough correspondence telling you when you have done a good job, or something right, and I should have sent this message before now. I think you made the right decision.

There are many reasons why I feel you should continue the course of action agreed upon at that meeting, and I did not feel that there was still more discussion on the table. It appears that you have received quite a bit of back lash regarding your decision, and I certainly hope you don't change the decision agreed upon last week.

What does concern me is what I have heard about regarding hate mail, mean accusations, and the downright unnecessary reactions toward some council members after last week's vote. This issue is being blown out of proportion, and it's unfortunate it has come to this.

Mark Burke said it best at that work session meeting. We have tested different aspects of pot, and it's proven NOT to be a problem. My hope is that you will move forward with what you said you would do at last week's meeting, and work to show that despite what some people say, we have a wonderful town, and it will only get better in years to come.

Regards,

Dan Corwin  
970-485-2200  
Dan@BreckenridgeAssociates.com  
Your Email is Required Dan@BreckenridgeAssociates.com

**From:** [breckenridge@visioninternet.com](mailto:breckenridge@visioninternet.com)  
**To:** [WebsiteCouncil](#)  
**Subject:** Website Contact Mayor & Council  
**Date:** Sunday, July 20, 2014 5:19:03 PM

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#### Submission information

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Submitter DB ID : 3219  
Submitter's language : Default language  
IP address : 70.59.13.120  
Time to take the survey : 29 min. , 36 sec.  
Submission recorded on : 7/20/2014 4:18:33 PM

#### Survey answers

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Select a Topic

Mayor and Town Council [x]

Your Message here: I would love to attend the town council meetings, but I have been under the weather. As you know, a couple of years ago, I argued about Pot Shops on Main Street. Everyone listened and I thank you. Unfortunately, here we are again. Breckenridge is a family town, at least that is what we advertise it to be. To have Pot Shops on Main Street will make families think about coming to Breckenridge even if they are upstairs or on the first level.

To give a little history, when we first passed the marijuana law, conventions cancelled and the tourism dropped off. Retail sales were down. People finally decided it was not that bad, and started to come to Breckenridge again. Everything is working well with the Pot Shops on Airport Road. Families are back. Tourism is up. Now we want to change the regulations, because one Pot Shop lease it up.

I want you to think, you are walking own the street with your children or grandchildren. The children ask can we go into this store. Hopefully your reaction is to see what type of store it is. The store is a Pot Store. They are begging you to enter. They want you to explain the store and try their goods. What are you going to tell them? Hopefully you have a good answer. Well, if I was in Breckenridge with my children, I would tell them they can not enter and explain why. I would then go home and have second thoughts about revisiting the town. This is just one scenario.

If people want to buy Pot, Airport Road is a bus trip or walk away. We do not need to flaunt it.

Many of my customers have stopped coming to Breck and many more told me if Pot Shops are on Main Street they will stop coming to Breck no matter what.

It does not matter if they are on the second floor. By the way the Pot Shop we have now is not on the second floor and on the ground level.

We need all the right people to come to Breck to help support the town. Remember we need retail sales and with the economy as it is now, we need the right people. Many of our high end shops have closed because of the economy and the type of people we have visiting Breck. We need to change that and having Pot Shops will make it worst.

I voted NO before and I do not want to see Pot Shops on Main Street.

Hopefully you will see my view point again on this matter.

Breckenridge is a beautiful town and let's keep it that way!

Dena

Your Email is Required [lattecat4@gmail.com](mailto:lattecat4@gmail.com)

**From:** [breckenridge@visioninternet.com](mailto:breckenridge@visioninternet.com)  
**To:** [WebsiteCouncil](#)  
**Subject:** Website Contact Mayor & Council  
**Date:** Sunday, July 20, 2014 5:55:37 PM

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#### Submission information

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Submitter DB ID : 3220  
Submitter's language : Default language  
IP address : 174.29.230.45  
Time to take the survey : 2 min. , 34 sec.  
Submission recorded on : 7/20/2014 4:55:35 PM

#### Survey answers

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Select a Topic

Mayor and Town Council

Your Message here: We started coming here in 1975. When we came to Colorado - often - to ski in the 1970s and 1980s, we usually came to Breckenridge. We liked the "Real Town, Real People" and the strong family atmosphere. In the late 1970s, we decided Breckenridge was the place where we would retire. We bought a house on Peak 7 in 1988 and moved here full time in 1989. We can't vote in town, but we are very involved with the community, including the BMF, Father Dyer, Summit Foundation and others. We own a time share at Grand Timber, We have greatly enjoyed our almost 25 years here, but sadly, things are changing. The state initiative on legal drug use is a joke to the rest of the country - every time we mention that we live in Colorado, the response is "Oh, that is where everybody gets to use marijuana all the time." The town is heading down the wrong road. We probably can't back up now, but we can surely put on the brakes. There is absolutely no reason to have marijuana shops in the heart of the town. We need to maintain our downtown area as one that is attractive to all, especially the large number of families who visit winter and summer. Those shops down below our house on Airport Road provide more than enough access for those who use marijuana. We urge all of you on the council to come to your senses and keep the heart of Breckenridge the kind of place we can gladly bring our children, our grandchildren and our friends. We have a great downtown now, with superb shops and restaurants. Keep cannabis away from Main Street and downtown.

Carol and Charlie Simpson

Your format won't recognize simpson@q.com as our email

Your Email is Required [afmissileers@msn.com](mailto:afmissileers@msn.com)

**From:** [breckenridge@visioninternet.com](mailto:breckenridge@visioninternet.com)  
**To:** [WebsiteCouncil](#)  
**Subject:** Website Contact Mayor & Council  
**Date:** Monday, July 21, 2014 1:31:08 PM

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#### Submission information

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Submitter DB ID : 3223  
Submitter's language : Default language  
IP address : 67.162.159.189  
Time to take the survey : 1 min. , 51 sec.  
Submission recorded on : 7/21/2014 12:30:54 PM

#### Survey answers

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Select a Topic

Mayor and Town Council [x]

Your Message here: Dear Mayor Warner and Town Council Members,

It recently came to our attention that the Council will be voting on an ordinance to allow marijuana retailers to remain on Main Street. As a local family whose livelihood depends on tourism, we urge you to NOT allow marijuana retailers to continue on Main Street. From a purely financial perspective, if one of Breckenridge's main selling points is its family friendly appeal, then a marijuana dispensary does NOT fit in the core of the tourist district.

Please understand we are not making a moral appeal or attempting to argue about the legalization of marijuana. We are attempting to appeal to your rational and factual understanding of the issue and how this directly impacts the image of Breckenridge as a world-class, family destination. And while the reality of the regulation of pot shops and the limitations of the law on public consumption clearly keep the day-to-day impact of marijuana use limited, the perception of our town will dramatically change for guests from around the world if you vote in favor of this ordinance. Let's be honest: the perception of our brand in the highly competitive resort marketing landscape is the reality – and we are very well positioned right now, thanks to hard work over time by many people in our community.

We urge the Council to take a breather and not make a hasty decision that could reverse the hard work many Breckenridge locals have done on our summer brand, ski brand and the blossoming heritage brand. Because of the relative novelty of legalized marijuana in the United States, allowing marijuana retailers on Main Street carries the risk that Breckenridge will garner a reputation as primarily a pro-drug community rather than one that welcomes families. This is a huge, impactful decision to our community and the future of our tourism business – the lifeline of many its residents.

One more note: Please remember that Colorado is in the minority on this issue of legalized marijuana, so you need to be realistic that we are selling an image to the majority opinion, whether we like it or not. The resort business is very competitive and it makes no sense to give a prospective visitor one more reason to go somewhere else to vacation and spend his or her money.

The Town Council is tasked with doing what is best for the residents and the majority of our businesses; please keep marijuana dispensaries off of Main Street and reinforce the message to the community and nation that Breckenridge is a safe, family friendly environment.

Sincerely,

Brad & Kristen Stewart  
7 Walker Green  
Breckenridge, CO 80424

Your Email is Required [bradlios@yahoo.com](mailto:bradlios@yahoo.com)

**From:** [breckenridge@visioninternet.com](mailto:breckenridge@visioninternet.com)  
**To:** [WebsiteCouncil](#)  
**Subject:** Website Contact Mayor & Council  
**Date:** Monday, July 21, 2014 2:42:20 PM

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#### Submission information

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Submitter DB ID : 3224  
Submitter's language : Default language  
IP address : 174.51.171.43  
Time to take the survey : 1 min. , 33 sec.  
Submission recorded on : 7/21/2014 1:42:12 PM

#### Survey answers

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Select a Topic

Mayor and Town Council []

Your Message here: Dear John and all Breckenridge Town Board Members,

Recently, I read an article in the Summit Daily regarding a move to okay pot sales on Main Street. I would suggest you all step back and think this move through a little more and consider what benefit this would bring to the town vs the possible harm it could bring.

As a long-time resident of Breckenridge (since 1969) and property owner along Main Street, I have seen lots of positive changes in the town; and in my opinion, to risk those good changes with a very questionable move regarding allowing pot sales in the heart of town is a BAD idea. As you all noted in your earlier meeting pot sales are now allowed on Airport Road; so, again, what possibly would be gained by adding more venues in the historic part of town?

As one of the Board members correctly noted: "It takes a little to tear an image apart, but it takes years to build it up". I agree. By contrast, another member stated: "I'm not comfortable with regulating morality." And I would agree, but does that mean she would be okay with porn stores on Main Street, or perhaps some strip joints? I sure wouldn't be okay with that. Breckenridge has seen whatever positive results from pot sales, and can continue to do so with availability on Airport Road which can be accessed via a free, convenient bus ride, without risking our already healthy, Main Street, small-town image.

We have to remember who our visitors are and where a lot of them come from, and consider that an "in your face move" allowing pot sales on Main Street may very well convince them that Breckenridge is no longer for them and take their business and associated tax revenues elsewhere.

Why risk our already-established healthy image or the possibility of turning off our long-time, dedicated family visitors to be on the "leading edge". Would it not be reasonable to let the rest of the nation get used to legalized marijuana first before exposing many people who may be against it's use so blatantly?

After all, it is still ILLEGAL federally, and also illegal in many states that are the homes of our many, valuable visitors. Breckenridge's economy still is reliant on guests as we all know.

Yours truly,

Ric Taylor  
Your Email is Required rictaylor1@mac.com

Submission recorded on : 7/22/2014 11:02:49 AM

Mayor and Town Council [x]

Your Message here: Dear Town Council and Mayor Warner,

Thank you for all of your hard work and determination on the issue of the continued sale of Marijuana on Main St. In a recent town council meeting that I attended, I saw an older resident show support for the members of town council to do what they think is in the best interest of the town both financially and socially regardless of intimidation tactics by a small but organized block of residents.

From what I understand there has been some fairly public harassment, intimidation and shaming happening to a few of our elected officials, which is entirely immature and inappropriate. I think it is in the best interest of the town government to not fold to pressure coming from inappropriate channels. In my opinion, this level of harassment could lead to restraining orders. A sad state of affairs for town politics.

As I stated in my last email to the council and mayor, I think that the financial benefits and progressive medical and social impacts of the current and possible future retail situation with the sale of Marijuana barely needs to be justified. The medical implications There is simply no logical argument for restricting sales and retail shops on Main Street. Does the town council and mayor want to set the precedent that businesses can be shut down or forced to relocate for illogical reasons? This would be a major anti-business ruling of which the long term impact should be carefully considered (and over-ruled).

Allowing other shops to exist on Main Street would be a great pro-business move that would positively impact many businesses on Main St. BCC has been in town for 4.5 years with a great track record. Why stop now. The added revenue for the town and state are a wonderful boon to our local and state economy.

Please go with the way the town voted on this issue. 70% of the voters in the past wanted to allow BCC on Main St. 60% of Americans support Colorado's legalization laws. Why stop now? We are attracting loads of new American and international tourists, all with plenty of money to spend in town. Let's keep them coming.

Please make the fiscally responsible choice for the town and keep Marijuana sales legal on Main St.

Best regards and many thanks,

Joe Moore

603 508 0801

[joemoore137@gmail.com](mailto:joemoore137@gmail.com)

Gold Camp, Ski Hill Road, Breckenridge, CO.

Your Email is Required [joemoore137@gmail.com](mailto:joemoore137@gmail.com)



Submission recorded on : 7/22/2014 10:22:10 AM

Mayor and Town Council  
To Whom it May Concern,

Hello there! This email today is in regards to the Breckenridge Cannabis Club's Main street location. In the interest of full disclosure, I am one of their budtenders. However, I rarely "sell pot to stoners."

The majority of my day is spent connecting with guests of Breckenridge from all walks of life. My favorite aspect of this takes the form of providing pain relief for grandmothers and grandfathers, and helping to rekindle adventure and friendship in marriages. I have also spoken with a variety of very successful entrepreneurs and business owners, educators, and many, many, curious but understanding law enforcement officers.

All of the aforementioned people are both visitors and guests of Breckenridge, as well as being folks who are respected and respectful. They truly do not deserve to be lumped in as simply potheads ruining Main street's atmosphere: without them, there isn't a Main street or a Breckenridge at all! They are the life blood of our tourist economy, especially with 90% of resort town marijuana sales being by out of state residents.

Interestingly enough, the most frequent comment I hear is, "Boy, you guys were sure hard to find! You're kind of tucked away in here..." The next most common is, "Thanks for the education!"

The BCC is a hub of culture and education in the heart of downtown. We sincerely strive to make guests of the town feel welcome here, as well as educate them properly about Colorado's recreational marijuana laws. About 60% of Americans voted that they agreed with what our fine state has been up. It almost feels like I've spoken to all 60% of them: they walk in off the street after patronizing many other Main street businesses and are delighted to be here. Many tell me they will return to Breckenridge again and again. Others inform me that they came to summer here specifically because of the town's beauty, atmosphere, and the short walk from their condo downtown to all the convenient dining and businesses. All of them leave with a comprehensive education about marijuana and its use in moderation, and more importantly about state laws. All of them also leave with a huge smile, and a great memory of the town for their vacation.

As for locals, we see them, too! Obviously Summit County has a history of being progressive and accepting. After all, 70% of Breckenridge residents voted to legalize. The BCC has been in its location for 4.5 years: voters legalized knowing that we were still in our Main street location. Not much has changed in the discretion of the business. We're still quietly tucked away upstairs, mostly out of sight, but there if you need.

Thank you for taking the time to read over this letter. Please move forward whilst keeping some of these points in mind. The clientele we serve are honest and lovely people who are visitors to the town. I never hear a negative word about our location from them, only how great of a time they are having on their vacations and how much they'd like to return. I would love for them to return as well.

Sincerely,

Marisa Orlandi

Your Email is Required [paperdollface@gmail.com](mailto:paperdollface@gmail.com)

Submission recorded on : 7/22/2014 10:58:42 AM

Your Message here: Dear Mayor and Town Council,

I am a manager at the Breckenridge Cannabis Club. I started working here on the eve of legalization. Before I started working here I worked for the Breckenridge Outdoor Education Center. Both of these organizations are doing great things in the community and for the community. I have seen patches eliminate tremors for Parkinson's. I've had customers break down and cry because they no longer need the pain pills for all the injuries from the mountain.

What we are doing here on main street is 100% education. We tell people about every aspect of cannabis and how it can effect them. Most of the people that come in say they are just here for an education. They are also mainly folks my parents age 55+. It has been legalized. What a better way to educate than have a shop on main street

We bust every fake. We work with the police. We help people with medical problems. WE EDUCATE! We Smile!

Peace and Blessings

Sean Stowell  
AKA  
Sunny

Your Email is Required [sdstowell42@gmail.com](mailto:sdstowell42@gmail.com)

Submission recorded on : 7/22/2014 10:50:48 AM

Mayor and Town Council [x]

Your Message here: As a budtender at the Cannabs Club, I can honestly say we truly help people and change lives. We really connect with both locals and tourists, ensuring they always have a positive experience when stopping by the shop. I cannot tell you how many people come into the shop, both locals and visitors, looking for some sort of relief for the physical pain they're in. These topical treatments we carry have amazing healing powers. Working at this shop and learning about all the herbal remedies and options out there has changed my life! To educate people about the options out there is such a rewarding job. We have built such a relationship with people of all ages and in Breckenridge. This location has become our home, we're family here. And our family, always participates in town events. We love Breck! Making us leave is contradictory to what Breckenridge portrays to people. The West is the land of opportunity and prosperity. We're doing a good thing here by educating people. There are dozens of bars on Main Street which promote heavy drinking. All we're trying to do here is connect with people, educate them, and help people heal. This is history in the making right here, the prohibition of marijuana. Colorado has put this on the map and made other states now question it. Why would you not want us on Main Street where we can positively touch as many lives as possible?? You should be proud Breckenridge!!

Your Email is Required [tiffanyconnor1@gmail.com](mailto:tiffanyconnor1@gmail.com)

Submission recorded on : 7/22/2014 11:18:50 AM

Mayor and Town Council

Your Message here: I hope you decide to let Breckenridge cannabis club stay on main street! I see so many people leave educated and happy from the store. I think it's a great business and does a lot for the town.

Your Email is Required [watertowerrecords@gmail.com](mailto:watertowerrecords@gmail.com)

Submission recorded on : 7/22/2014 10:00:49 PM

Mayor and Town Council [x]

Your Message here: Please consider the residents of Breckenridge when deciding on a final judgement for the relocating of the Breckenridge Cannabis Club. As a freelance digital media artist, I thrive on and survive by providing services to businesses around town. BCC has been a loyal customer, and although I am not a consumer of their products, I would see a large loss of business reciprocated through their relocation. It is unfair to stereotype their customers, and although there are many people advocating their removal from Main Street, I would like to voice my opinion as a resident and business owner in Breckenridge. Please take my opinion into consideration as you have taken the people conspiring against the business's current location.

Thank you,

Arthur Balluff

Your Email is Required [ArthurBalluffPhoto@Gmail.com](mailto:ArthurBalluffPhoto@Gmail.com)

Submission recorded on : 7/22/2014 4:47:46 PM

Mayor and Town Council [x]

Your Message here: Breckenridge Cannabis Club is a very friendly and sincere shop. All of the employees are very nice and helpful! I personally do not think they have a negative image on the town, it could be much worse. Please let them stay and continue to do their normal business.

Your Email is Required [jake2141@yahoo.com](mailto:jake2141@yahoo.com)

Submission recorded on : 7/22/2014 3:40:49 PM

Your Message here: I am a 61 year old Out of Stater who loves your part of Colorado my family and I visit quite often. We have been to Breckenridge Cannabis Club they have been very knowledgable and the products they've recommended extremely helpful. Please honor your voters and keep the Cannabis club where it is.

Thank You

The Chludzinski Family

Your Email is Required [fcziggy@gmail.com](mailto:fcziggy@gmail.com)

Submission recorded on : 7/22/2014 1:32:46 PM

Mayor and Town Council [x]

Your Message here: BCC should be aloud to stay on main street. There are bars and liquor stores all over main street. BCC is pretty hard to find, they don't have huge pot signs or flags bringing attention, just a small sign with the name. Personally i think it brings more people to Breckenridge. I know an older lady that drives 3 hours to buy the transdermal patches for her cancer. She swears by them. Bottom line is that it should be equal opportunity for all businesses.

Your Email is Required [missymac25@gmail.com](mailto:missymac25@gmail.com)

Submission recorded on : 7/23/2014 8:18:26 AM

Your Message here: To: Breckenridge Town Council,

I wanted to say that I think you made a very good decision last night extending the time limit for the BCC to be able to stay at their current location on Main Street. The idea of bringing it to the general public for a vote seems to make the most sense. If you would like any citizen input regarding the regulations that you will be suggesting for the referendum, I would be happy to help, as I'm sure there are others as well.

On another note, you really need to figure out how to get the roundabout done on Park Ave and Four O'clock Road before you have a tragic accident there. If there is anything I can do to help in this matter, such as a phone call to CDOT, or anything else, please let me know.

Regards,

Dan Corwin

970-485-2200

[Dan@BreckenridgeAssociates.com](mailto:Dan@BreckenridgeAssociates.com)

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