

**Keystone Citizens League
Response to Application
For
Marijuana License at 57 Rasor Dr
September 9 2021**

The Keystone Citizens League (KCL) whose membership consists of Keystone residents, property owners, businesses, and workforce, requests that the application for a retail marijuana license for a dispensary at 57 Rasor Drive be denied.

Summit County Board of Commissioners Resolution Number 2015-69 requires the Review Authority to consider eight criteria when evaluating a marijuana license application. The application fails four of the eight criteria.

1. The application is not consistent with promoting the public health, safety and welfare.

- There is a school bus stop serving the children of Loveland Pass Village and the eastern portion of Keystone within 100 feet of the proposed dispensary location. In addition, children in Loveland Pass Village who use the school bus must pass within 30 feet of the dispensary building and immediately adjacent to the dispensary on a daily basis. Requiring school children to walk past a dispensary and wait at a bus stop so close to the dispensary clearly violates the intent of the county requirements that a dispensary must not be within 1000 feet of a school (intent is to keep children away from daily interaction with the dispensary).
- Slopeside Counseling operates their substance abuse treatment services out of the Tower building which is less than 50 feet from the proposed dispensary. These counseling services are incompatible with a business which sells the very thing that is being counseled against. The dispensary will create an immediate trigger for many patients and work against the efforts of the counselors. Slopeside Counseling is a well-regarded treatment provider in Summit County. It provides voluntary substance abuse counseling and is a partner with the court system to provide mandatory substance abuse and domestic abuse counseling. Approval of the license may necessitate the termination of counseling services at this location and eliminate access of the Keystone community to these vital services.

2. The size and location of the facility proposed for the Retail Marijuana Establishment is not consistent with the local community.

- The location of the dispensary is at the only entrance to Loveland Pass Village, the oldest primarily workforce family housing area in Keystone. The location abuts Hanson Drive with residential zoning and a home directly across the

street from the dispensary (63 feet). In addition, there are 22 homes within 300 feet of the location. While the dispensary is located in a commercially zoned lot, it certainly violates the intent of county zoning which prohibits dispensaries in residential zoned areas. No other dispensary in Summit County is located this prominently and closely to family homes in their communities.

- Keystone is rated as one of the premier family friendly ski resorts in the United States. Keystone's customer base and brand is based on being friendly to families. Ready access to marijuana is emblematic of a party resort, not a family friendly resort. The location of the dispensary is on Hw 6 and next to (less than 100 feet) one of the largest Short Term Rental companies check in locations in Keystone and across the street (Gateway Building) from another large short term rental company condo check in. The proximity of the condo check for these businesses will bring a large number of tourists into direct contact with and proximity to the dispensary. The result will be to degrade the millions of dollars that has been expended to foster the national brand of Keystone as a family orientated and friendly resort.
- The lot proposed for the dispensary is only 95 feet by 112 feet. Placing a 1200 sq ft building on the lot with the proposed parking lot, fills a majority of the lot. The applicant proposes to build six new parking spots in front of the dispensary to support employee and customer parking. Six parking spaces (one dedicated for handicap parking) are inadequate to support the parking needs of the dispensary employees and customers. The applicant's plans call for landscaping the portion of the land not being used for the dispensary. Currently, there are seven parking spaces on the lot next to Hanson Dr which are used by employees of Mountain View Plaza. The applicant proposal would eliminate these parking spots and further exacerbate the parking situation for existing businesses.

3. The use is not in harmony and compatible with surrounding land uses and the neighborhood and will create a substantial adverse effect on the neighborhood services or infrastructure

- The Razor Dr, Hw 6 intersection is the most dangerous intersection in Keystone. Pedestrians crossing Hw6 are in extreme danger even when using the flashing caution light. CDOT has resisted all efforts to install a traffic light or make the intersection safer. There has been at least one death at the intersection. There are more traffic accidents at this intersection than any other intersection in Keystone. The applicant indicates that the dispensary would be a service to tourists who take shuttles to Keystone and don't drive. That would mean that they would attempt to walk to the dispensary creating a major safety hazard on Hw 6 and more importantly increased pedestrian traffic on and across Hw6.
- Parking in Mountain View Plaza is a major concern. There is inadequate parking today in the commercial development to support the existing businesses. During peak seasons, all spaces are used. The result will be

customers parking illegally in the existing Mountain View Plaza parking lot depriving existing businesses of parking spaces which are currently dedicated to support their customers.

- The proposed location for the dispensary is less than one quarter mile from the Keystone Mountain House base area. There is no major ski resort in Colorado that has a dispensary that close to their base area. Breckenridge recognized the visible negative impact on their brand and moved Breckenridge dispensaries from the highly visible Main Street locations to a commercial/industrial area on North Airport Road. Approval of the application would make Keystone unique among Colorado ski resorts by having a marijuana dispensary located in the core of the resort. This would negatively impact the Keystone brand and property owners.
- The application indicates that a focus of the dispensary is the tourist market. In Keystone there is virtually no place for a tourist to legally consume smokable cannabis. It is not allowed on forest service property. Condominiums which make up the bulk of tourist accommodations do not allow smoking in units or common areas. Cannabis cannot be consumed in public areas. Approval will create major enforcement issues for HOAs, the forest service, and the Resort. This would create an adverse effect on the Keystone community.
- Keystone relies on the Sheriff's department for law enforcement support. At any time, there are four or less deputies on patrol in Summit County. Studies have shown that marijuana dispensaries result in increased calls for law enforcement support. Summit County does not have the law enforcement infrastructure to support such an increase in the Keystone community.

4. The needs and desires of the adult inhabitants of the neighborhood do not support the dispensary.

- The Keystone Community overwhelmingly opposes this application. KCL surveyed our members. We distributed 300 surveys of our members and received over a 50% response rate which is extremely high with over 88% opposing approval of the license. In addition, the Keystone Neighbourhood Company, Keystone Owners Association completed similar surveys to their members. The surveys from the three organizations received 680 responses with 81% opposed to granting the dispensary a license.
- The owner of Mountain View Plaza and the Tower which abuts the proposed location opposes this application
- The majority of residents of Sonne PUD, Loveland Pass Village, and the commercial businesses in the area oppose this application.

Five years ago, using these same criteria, an application for a marijuana dispensary in Keystone was denied by the Planning Department and upon appeal by the Board of County Commissioners. The situation in Keystone has not changed. The community overwhelmingly disapproves of having a dispensary in Keystone by the same 80% margin. In addition, the

specific location of this application would have an even more severe impact on the full time residents, local businesses, property owners and children of Keystone than the one rejected five years ago.

For these reasons, the Keystone Citizens League Board strongly urges the Planning Department to deny this application.

Ken Riley
President, Keystone Citizens League



ReplyReply allForward