

PLANNING MATTERS



American Planning Association
Colorado Chapter
Making Great Communities Happen

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Volume 7, Issue 3

Greg Hoch wins APA Colorado President's Award for Outstanding Service

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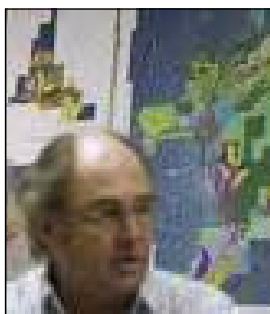
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Greg Hoch, AICP is being honored with a President's Award this year for his service to APA Colorado, as well as his contributions to planning in Southwest Colorado. While at the City of Durango, a career that spans 29+ years, and continues today, he has overseen the development of three comprehensive plans; the development of a unified development code (with a second one in progress); the removal of the uranium mill tailings throughout the City; and the organization and initial implantation of the Durango Transit System. Greg also helped start a GIS department and has helped to establish historic preservation and design review programs, as well as the Neighborhood Design Review Program. As a testament to his leadership and effectiveness, his staff noted that one planner has been with the city for 23 years, one for 17 years, and the shortest tenure is 5 years.



Greg's involvement with APA began in the 80s and throughout, Greg has participated at the 100%+ level. Over a more than 10-year period, beginning in the 90s Greg served as the Southwest Area Representative where he organized countless numbers of regional meetings, events, trainings, and workshops for planners in his region. During this time, he travelled to Denver, no short distance from Durango, for many APA Board meetings so that he could provide the best representation for planners in his area.

Among the events that Greg has helped to organize over the years, is the Four Corners Conference, which is held periodically. This conference is an important event that brings together planners from Colorado, New Mexico, Arizona, and Utah and provides the opportunity for a regional exchange of ideas and knowledge.



In addition to serving as Southwest Representative, Greg has also spent many years on the Awards Committee and served as the committee chairperson. As with everything else, Greg has given it his all. This year, Greg stepped down from the Awards Committee making it one of the few times during a 20-year+ period that he has not participated in APA Colorado at the leadership level.

Since Greg took this much-deserved break from the Awards Committee, APA Colorado has taken the opportunity to present Greg with this much-deserved award.

Greg remains a leader in planning and among planners. His reign as Planning and Community Development Director in Durango continues and he remains involved in APA Colorado. He is truly one of our best.

American Planning Association Legislator of the Year

Congressman Ed Perlmutter
7th District of Colorado

APA National will bestow this honor on Ed Perlmutter for his sponsorship and efforts on the **Livable Communities Act**

Date	Thursday, September 2	Cost	\$15.00 per person/members \$25.00 per person/non-member Pay in advance online: www.apacolorado.org
Location	Oxford Hotel 1600 17 th St Denver, CO		

Time 5:30 p.m. to 7:30 p.m.

APA Colorado invites you to be part of the hometown celebration!

Presentation Congressman Perlmutter will talk about the progress of the Livable Communities Act and what it means for planning great communities.

Reception hors d'oeuvres and cash bar



President's Message: The Best of the Best – Colorado and National

Susan Wood, AICP



Every year, for as long as I have been an APA Colorado member, awards have been given for projects, for leadership, for lifetime achievement, and others. This year is no exception. In Colorado, we have a strong membership made up of a wide variety of planners and avenues of planning. This year, the Awards Committee received an extraordinary number of excellent award applications, each of them a summary of worthwhile accomplishment.

Kudos to all who took the time to submit an application. Because of your efforts, you are already in an elite category. Congratulations to the winners, who represent the best of the best. A special thanks to the Awards Committee, led by Anne Lane, AICP, who had the daunting task of reviewing and sorting through the applications submitted to ferret out the feature or features that made already worthy applications, winners.

This is our time to recognize, celebrate, and reward our own and it provides us with an opportunity to learn from each other. At the State Conference in Steamboat Springs, October 6 – 9, we will be offering a new awards presentation format, one that brings our group together to not only celebrate and congratulate, but to learn from the winners. (Registration for the conference is online at www.apacolorado.org and an Awards Reception ticket is included, extra tickets can be purchased for \$35.)

This year we have an additional and significant award to celebrate. U.S. Representative Ed Perlmutter, District 7, Colorado, has been named Legislator of the Year by APA National. This is unprecedented in APA Colorado history. Representative Perlmutter has long been a champion of good planning, first at the State level here in Colorado, and now nationally at the Federal level. This year he introduced the Livable Communities Act, which encourages planning by recognizing the necessity of planning and providing grant opportunities for planning; and the GREEN Act, which incorporates energy and location efficiency into federal housing programs.

We are gathering to congratulate Representative Perlmutter and to celebrate his contributions and accomplishments. Please join us on September 2, from 5:30 to 7:30 PM, at the Oxford Hotel, 1600 17th Street, Denver, to meet and congratulate Representative Perlmutter, as well as hear him speak on his proposed legislation. (Invite on page 2, purchase tickets at www.apacolorado.org)

As you can see, we have much to celebrate, so join us for both and let the celebrations begin!

2010 APA Colorado Awards

Each year the Colorado Chapter Awards Committee takes time to honor the outstanding projects and leadership planners contribute to throughout our state. The 2010 applicants for award selection were a varied and worthy group which offered quite a selection challenge for the Committee!

This year ushers in several changes to the committee as we welcomed several new members, utilized a tiered level of awards, and made a concept change for the awards ceremony.

With numerous applications, the committee utilized a "Merit" and "Excellence" level of awards to further distinguish achievements within each award category. Three projects achieved our top award of Excellence and each project team will present the trials and triumphs of their project as a CM-eligible conference session before the Reception..

In an effort to break away from the "rubber chicken dinner" of years past, the committee is planning a more interactive Awards Reception, with exhibit hall type displays. While still providing formal recognition, this new format offers planners a chance to discuss and learn from these award winning teams and their projects!

Randy Fischer, State Representative House District 53, PLANNING LEADERSHIP

State Representative Randy Fischer (District 53, Fort Collins) is being recognized by APA Colorado for his leadership on planning issues at the Statehouse. He is an engineer with an undergraduate degree in Natural Resources Management and a master's degree in Civil Engineering. While serving in the State Legislature, Rep. Fischer has consistently championed good planning policy, focusing on issues related to the long-term sustainability of Colorado's environment.



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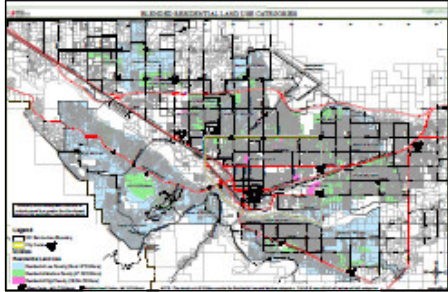
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Graham Billingsley, AICP

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2010 APA Colorado Chapter Awards, continued

City of Grand Junction - Excellence Award for OUTSTANDING PLANNING PROJECT, in the Sub-category of Comprehensive Plan



By combining forces, the City of Grand Junction and Mesa County have forged the future for the major urban growth area of the County by devising a process for approving projects within the area, outlining criteria which must be met by applicants within the area and providing flexibility within the Plan by creating a "Blended Map." After 18 months of effort and many hours of public meetings between the City, County, and committees, the Grand Junction Comprehensive Plan makes headway in local and regional collaboration by including both the City and County in the implementation of the Plan. Going above and beyond the status quo, the Comprehensive Plan directs regional collaboration and joint approval for those projects within the urban growth area but not yet within the City limits by outlining a process and a set of criteria by which future regional decisions will be based.

New processes are also defined within the Plan which will allow for administrative amendments to the plan and provide flexibility in land uses. Unlike conventional comprehensive plans, the City of Grand Junction plan provides a range of land uses and densities for any given area and guidelines for each level of development to provide flexibility in final uses while eliminating red-tape; increasing development potential in the area. Moreover, the plan's website has been designed for simple browsing and application while including many direct links to appropriate tables and maps. With its regional collaboration and its ability to set concise process and criteria, this Outstanding Planning Project is on a path to provide clear and streamlined implementation into the future which many Colorado communities could replicate.

City of Salida – Merit Award for OUTSTANDING PLANNING PROJECT in the Sub-category of Comprehensive Plan



The City of Salida's Regional Transportation Plan was selected for a merit award for an Outstanding Planning Project in the Comprehensive Plan sub-category. Among the award nominations received, the City of Salida's Regional Transportation Plan represented a unique approach to addressing the region-wide transportation issues through a collaborative cross-jurisdictional effort between the City of Salida and Chaffee County.

Cross jurisdictional collaboration was necessary due to the growing transportation needs in both the City and County. This was achieved through an intergovernmental agreement that combined members from the City of Salida and Chaffee County Planning Commissions into a single Regional Planning Commission. The City of Salida's collaborative approach also included the larger community in addition to over 20 stakeholders which included a number of City of Salida and Chaffee County Departments, business interests, Emergency Response and peacekeeping agencies, the Colorado Department of Transportation, the Bureau of Land



2010 APA Colorado Chapter Awards, continued

Management, the Colorado Division of Wildlife, and the Salida School District to name just a few.

The Plan attempts a balanced transportation approach by taking into consideration all transportation mode users including pedestrians, bicyclists, public transit, automobiles, trucks, and

City of Centennial – Merit Award for OUTSTANDING PLANNING PROJECT in the Sub-category of Comprehensive Plan

In 2011 the City of Centennial will implement a comprehensive rewrite of its Land Development Code which has initiated discussion from all viewpoints, better illustrates Centennial's vision for the community, and integrates new technology for user friendliness. By facilitating a "grassroots" effort driven by the desires of the residents of the community, and utilizing growth trends within the city since its incorporation, the Land Development Code creates a holistic approach to development which better implements the city's vision. New technology was incorporated into the Land Development Code in an application called "BufferBuilder" which provides development guidance for all people with varying knowledge of the development process. The new LDC represents a fundamental shift in the way the City approaches development approvals. Its old code relied almost exclusively on planned unit developments (60% of the city is zoned PUD) - which reduced timeliness and certainty of decision-making and made code administration unnecessarily difficult. The new LDC includes a six-year phase out of PUD zoning designations for built-out or abandoned PUDs, and will ultimately replace them with the LDC's new standards-based "straight zones." With its powerful shift in policy and its bottom up public process, this Outstanding Planning Project provides a template for many communities which may be dealing with a shift in policy direction.



Town of Frisco - Excellence Award for OUTSTANDING PLANNING PROJECT in the Sub-category of Affordable Housing

The Town of Frisco was awarded for an Excellence Award for Outstanding Planning Project in the affordable housing category for its the Peak One Parcel Plan. This 13 acre parcel was transformed by a community focused master plan completed in 2008 that creates a neighborhood of 70 homes owned by local working professionals and their families.

The projects success focused of three simple core principles of: Setting clear goals with well defined outcomes; collaboration, and transparency. As a result, a final attempt to railroad the project, a citizen petition aimed at stopping its development, failed with more than 60% of voters supportive of a year-round residential neighborhood on the Peak One Parcel.

To date, 12 homes are constructed and the outcome is an improved quality of life for local working professionals and their families being able to be involved in the community in which they live and work, workforce impacts include the ability of employers to recruit and retain the best employees, and economic impacts include permanent residents spending money within the local economy.

2010 APA Colorado Chapter Awards, continued

Boulder Housing Partners - Merit Award for OUTSTANDING PLANNING PROJECT in the Sub-category of Affordable Housing

The Broadway Community, a 70-unit community is located north of downtown Boulder, and is composed of two halves: the Broadway East and West projects. The entire Broadway Community is anchored by a brand-new community center used by the I Have A Dream Foundation to support the scholarly achievement of youth. The project's location is ideal for residents to take advantage of Boulder's comprehensive transit and trail system, as well as the nearby North Boulder Recreation Center. The development and construction of the Community took seven years and is the result of close collaboration between Boulder Housing Partners (BHP), HUD, various funding and investment partners, the City of Boulder, the State of Colorado, and local private foundations. The Broadway Community is exemplary not only for its energy efficiency and high level of service-enriched living for the residents but also for its unique financing and operational model.

BHP built what is now the Broadway East community in the early 1980s as a 46 unit public housing site. By 2003, the units had become well-worn and were in need of renovation. BHP utilized a combination of 4% low income housing tax credits (LIHTC) and private activity bonds to finance the capital improvements to the site which included not only updating of exteriors and interiors, but also energy-efficiency improvements. Working with HUD, BHP replaced the public housing subsidy from Broadway East with project-based Section 8 Housing Choice Vouchers. This subsidy transition ensured that Broadway East could continue to serve families earning between 0% and 30% of the area median income while being financially self-sufficient in today's fluctuating federal funding environment. Broadway East was one of the first public housing communities to undergo this transition in order to preserve affordable housing.

Renovation of Broadway East also enabled BHP to construct a new 3,000 square foot community center in place of two of the former public housing units. Boulder County's I Have A Dream (IHAD) Foundation operates its after-school and scholastic achievement programs out of this new community center for the benefit of the children living at Broadway East and West. Children participating in IHAD receive scholarships to college or technical school after graduating from high school.

The new three-story Broadway West community is now fully occupied and completes the Broadway Community. This 26-unit infill development was built on a small parcel of underutilized land, and was financed using 9% LIHTC in combination with grants, conventional financing, and ARRA funds. Broadway West residents all earn up to 50% of the area median income. Residents not only have access to the community center and outdoor spaces at Broadway East, but also fully covered parking, numerous comfortable lounges and common rooms. This building is served by an elevator which allows for both families as well as elderly and disabled

residents to live there comfortably. Apartments at Broadway West have balconies and energy-efficient interiors, appliances, and fixtures.



2010 APA Colorado Chapter Awards, continued

Boulder's high land and housing prices present a challenge to building and preserving affordable housing. The Broadway Community is an excellent example of how affordable housing providers can use creative financing techniques and partnerships to preserve and create new affordable housing in spite of limited land and economic constraints. These creative partnerships and financing techniques ensure that projects such as these also provide a rich variety of amenities and services to residents and meet energy-efficiency goals.

City of Longmont - Excellence Award for COMMUNITY ENGAGEMENT

The City of Longmont was selected as a winner for outstanding projects in the "Community Engagement" category for its unique public outreach approach on the issue of developing regulations for medical marijuana dispensaries. The approach known as "deliberative dialogue" involved highly facilitated focus groups with preselected individuals from the community with varying perspectives and positions on the issue of medical marijuana and medical marijuana dispensaries. The deliberative dialogue approach was developed by Martín Carcasson, Ph.D., Director of CSU's Center for Public Deliberation. This approach asked participants to share their appreciations and concerns regarding three approaches for regulating medical marijuana dispensaries in the City versus sharing their personal positions for or against the presence of medical marijuana dispensaries in general. The individuals selected to participate included several of the most consistently vocal members of the community with strong positions on both sides of the issue, as well as groups that would most likely be impacted by any regulatory approach taken including residential and commercial landlords, business owners, property managers, parents, law enforcement, medical marijuana dispensary owners/operators, members of the medical and wellness community, and medical marijuana patients among others.



Had City staff taken the traditional approach and engaged the public with open public meetings, the public engagement process would have likely devolved into an unproductive shout fest and City staff would not have benefited from the wealth of productive comments received as a result of the deliberative dialogue approach. The City of Longmont's approach for gathering public input while unusual was extremely effective, and yielded a wealth of excellent information from the participants involved.

APA Colorado is proud to recognize the City of Longmont's unique deliberative dialogue approach to satisfy the public engagement requirement surrounding the very sensitive issue of developing regulations for medical marijuana dispensaries in the City of Longmont. (see the alternatives discussed on page 14)

ConserveLands.com – Merit Award for COMMUNITY ENGAGEMENT

A Merit Award for Community Engagement was granted to ConserveLands.com for its contribution to promoting statewide land conservation. This website was designed to enhance the evolving partnership between landowners and land conservation organizations so that they develop long-term, responsible and mutually beneficial relationships that improve the stewardship of open land resources.



Annual State Conference: Steamboat Springs Oct 6-9, 2010

Registration is online now!! Get started on the Annual Conference page at www.apacolorado.org - Full Conference is \$220, daily rates also available.

The Full Conference includes the keynote, conference sessions, Wednesday and Saturday workshops, all the fun at the Wednesday Ice Breaker and Friday BBQ, the Awards Reception, and free breakfasts! AND Steamboat has a lot to show off, so, on Friday afternoon, free mobile tours for everyone!!

Reserve your room at the Steamboat Sheraton by calling 1.800.848.8878, before September 15. The room rate is \$109/night.

2010 Conference Sponsors:

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Current Events

For more info go to www.apacolorado.org

West Slope Workshop, Friday, August 27, 8:30am - 5:00pm, City of Grand Junction, Council Chambers. Get your law and ethics credit. There will also be sessions on zoning and design. Sure to please, after lunch, will be the Storytelling for Planners! Learn how to get the right PR message to constituents, policy makers and even your own co workers. Register on the front page of www.apacolorado.org (\$15 or add lunch for \$25 total) 5.75 CM applied for

Commissioner Training, during the lunch hour of the West Slope Workshop - August 27, 11:30am - 1:00pm. **Tell your Commissioners!** The lunch session will be a review of the basic roles and responsibilities and some more in depth discussion of the latest legal issues and concerns relevant to the West Slope. Register on the front page, in the same paypal box as the regular training. Commissioners are welcome to attend the entire day. \$15 includes lunch.

This Fall, Pikes Peak Community College will offer Community Assessment, a planning-oriented GIS class. For more information visit the college website at www.ppcc.edu or contact Chuck Donley at donleyco@gmail.com. This is rare opportunity to learn CommunityViz and ArcGIS as they apply specifically to planners.



Student Chapter President's Message: Introduction to APAS 2010-2011



Kelly Leadbetter

*Masters Candidate, Urban & Regional Planning
University of Colorado Denver*

The school year is upon us! As many of you know, the APAS (American Planning Association Student Chapter) is the student-run organization that coordinates most of the planning-related extracurricular events such as fundraisers, annual picnics, special topic lectures, and many other events for students. There is a tremendous amount of energy being generated from the executive board and we hope to use this as the motivation to serve the student body this year. Below is a quick introduction to each of the officers for the 2010-2011 school year.

Stephanie Bowker will serve as the Events Committee Chair. Stephanie received her B.S. in Civil Engineering from Northeastern University in Boston. Her interests in graduate school include transportation planning, place-making, and public involvement.

Augusta Prehn was elected as the Region 5 representative to the APA Student Representative Council this spring at the National Conference in New Orleans. Originally hailing from the University of Wisconsin-Madison, she received her B.A. in Legal Studies in 2009.

Our Vice President for the year will be **Ethan Watel**. Ethan earned his B.A. in Environmental Science at Colorado College, in Colorado Springs. In his Master's degree pursuit he is focusing on land-use planning, GIS, and the conservation of open space.

Steven Chester will serve as the Student Representative to the APA Colorado Board. He received his B.A. in both Geography and Environmental Studies, from Middlebury College in Vermont. His interests in graduate school include project development, non-vehicular transportation, as well as sustainable urbanism.

Sloane Walbert will be acting as the APA Conference Coordinator for APAS. She earned her B.A. in Political Science and Anthropology from the University of Colorado at Boulder. In her Master's degree pursuit she is focusing on economic and community development.

Our Public Relations Officer will be **Andrew Iltis**. Andrew received his B.A. in Geography with emphasis in Urban Studies from the University of Colorado Denver. As an undergraduate, Andrew spent a semester in Kumasi, Ghana studying tourism sourced economic development and has focused his interests in the impacts of tourism on urban design, both locally and abroad.

Aleah Menefee will serve as Treasurer. She received her undergraduate degrees from the University of Kansas in Architectural Studies and Art History. Aleah is concentrating on economic development and historic preservation in her master's degree.

I, **Kelly Leadbetter**, will serve as the APAS president this year. I received my undergraduate degree in Urban and Regional Planning as well as Economics from Miami University in Oxford, Ohio. My time abroad in Luxembourg heightened my interest in international planning, public space design and transportation planning.

I am confident in each one of these officers and am excited to partner with them in our pursuit to enrich the educational experience of the students. A whole host of opportunities await the incoming and continuing students this fall. One goal is to unite the incoming students with continuing students through a book exchange at the beginning of the year. The board is also in the organization phase of a brown-bag series as a way to partner with the professional community. Lastly, we are exploring the option of the Beaux Arts Ball for the College of Architecture and Planning as a way to partner with the Landscape Architecture and Architecture students. We're looking forward to this school year!

STaR Award: Building a Community Vision for the Aspen Area

Jessica Garrow, AICP, *City of Aspen*
Anna Gagne, AICP, *Design Workshop*

The Aspen Area Community Plan was the recipient of the 2009 APA Colorado Community Engagement Award, The Citizen Participation and Community Visioning 2010 Award of Excellence 3CMA (City-County Communications & Marketing Association), and the Outstanding Planning Initiative 2010 Small Town and Rural Area (STaR) Division of the American Planning Association Award.

For the 2010 Aspen Area Community Plan (AAP) update, the City and County were determined to design a “bottom-up” process, driven by the general public from the beginning, rather than by the typical series of steering committee meetings utilized for previous updates. The public process has so far engaged over 1,000 community members (nearly ten times the number involved in the 2000 AAP process), including many who have never been involved in planning before.

The process began with gaining an understanding of the issues of the day to share with the community. This included the creation and release of an existing-conditions report, *The State of the Aspen Area: 2000-2008*, which provided background information to enable a more informed discussion throughout the process. The report was publicized through newspaper advertisements, a project-specific website - www.AspenCommunityVision.com – and presentations to local organizations, including Rotary and the Chamber of Commerce. To build momentum, staff produced a “Jeopardy”-style game show on local public access TV that highlighted facts and figures from the existing conditions report, and advertised the next steps in the public process.

Demographics: The City of Aspen is a small town of about 6,000 people located in the Elk Mountains of Colorado. The Aspen Area is defined by the Urban Growth Boundary, which includes the City as well as portions of unincorporated Pitkin County. The Aspen Area is home to approximately 7,000 people. Nearly 15,000 people hold jobs in the Aspen Area – with many people commuting to Aspen from down-valley communities. The area increases to upwards of 35,000 people during peak summer and winter tourist seasons.

The public process culminated in a series of meetings in January, 2009. More than 400 people attended, where the use of instant voting technology (also known as “clickers” or “Audience Response Systems”) produced an egalitarian atmosphere and a sense of proactive engagement in civic life.

Design Workshop provided neutral facilitators that were critical in conducting the meetings, lending credibility to the process. No matter how unbiased the staff is, some members of the community will never believe they’re unbiased. Therefore, hiring skilled outside facilitators was key to helping people comfortably share their thoughts and feel heard. The consultant team was able to keep the meetings on track, answer questions from the public and diffuse sometimes abrasive confrontations and it added to the sense that this was the community’s plan, not the staff or elected officials’ plan.

One of our guiding principles was to include enough fun and humor, non-traditional planning activities, and easy methods of engagement so that when we announce our next public process people will be ready and willing to take part!

APA Colorado Board

Please contact anyone on the Board with ideas, suggestions, comments or complaints.
Or contact them to see how you can get involved!

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TABLE: City of Longmont Deliberative Dialogue (see article page 8)

What should we do about medical marijuana dispensaries?

<p>Introduction:</p> <p>Marijuana continues to be considered an illegal narcotic by the federal government, but in 2000 Colorado voters passed Amendment 20 which authorized the use of medical marijuana for those with "debilitating medical conditions." According to the amendment, the product was to be provided by "caretakers" after patients are authorized by a licensed physician.</p> <p>In 2009, the Obama administration released new guidelines that instructed federal prosecutors to defer to state laws concerning medical marijuana, effectively allowing states to trump the federal law prohibiting marijuana.</p> <p>Currently, the number of medical marijuana dispensaries (MMDs) are expanding significantly in Colorado, and without clear regulations from the state, many towns and counties are working to decide how MMDs should be regulated, taxed, and monitored. This placemat was designed to facilitate such discussions.</p>	<p>Approach One: Regulate production and distribution to the greatest extent possible</p> <p>This approach recognizes that an outright ban would likely be undone by the courts, but cities could nonetheless use all available means to control its growth, distribution, and use in order to effectively deny the development of dispensaries.</p> <p>What should be done?</p> <ul style="list-style-type: none"> Add strict regulation Utilize separation requirements Develop strict licensing and professional standards for dispensary owners Enact sign and advertising regulations Restrict hours of operations Apply high fees to cover cost of monitoring Require extensive recordkeeping Perform random audits and background checks Limit the number of dispensaries <p>Proponents argue</p> <ul style="list-style-type: none"> Marijuana remains illegal at the federal level, and should be closely monitored Keeping marijuana away from abusers justifies the hassle created for legitimate patients Most current "patients" do not fit the profile Most current prescriptions are only from a handful of doctors Those that voted for Amendment 20 did not envision the proliferation of "pot stores" It is always easier to loosen regulations that strengthen them, better to start here and adjust with experience <p>Opponents argue</p> <ul style="list-style-type: none"> Increased regulations would create an undue burden on government Legitimate patients would suffer Negative impacts of marijuana are exaggerated Illegal markets would strengthen Potential tax dollars would be lost Individual freedom would be limited 	<p>Approach Two: Let the industry self-regulate and the market work</p> <p>This approach supports the notion that the regulation of marijuana creates more problems than it solves, and thus calls for allowing the market to develop with minimal regulations.</p> <p>What should be done?</p> <ul style="list-style-type: none"> Comply with current business requirements (licenses, sales tax) as currently written Explore the appropriate zoning regulations in comparison with similar industries (liquor stores, restaurants, retail or pharmacy) Police/Law enforcement will check with caregiver/patient cards and will leave the scene if legitimate, check similar to liquor stores The industry should create its own standards of quality control for product and acquisition <p>Proponents argue</p> <ul style="list-style-type: none"> Compassion for legitimate users should outweigh exaggerated concerns for abuse The U.S. was built on individual freedom and free market/capitalistic principles, and government intrusion should only be used when clearly necessary. Many argue that marijuana is safer than alcohol and tobacco, and simply suffers from unfair misperceptions The sales tax benefits from this new and growing market will be significant <p>Opponents argue</p> <ul style="list-style-type: none"> Evidence already exists of abuse The uncontrolled proliferation of MMDs would harm the image of cities or counties Experts are still split on its negative impacts Once MMDs are established with such loose rules, they will be difficult to control Industry self-regulation has not proven to be effective in many industries 	<p>Approach Three: Focus on health and safety of community and patients foremost</p> <p>This approach supports developing regulations that would focus on safety and health issues above all, but otherwise allow medical marijuana dispensaries to develop and patients to be served.</p> <p>What should be done?</p> <ul style="list-style-type: none"> Utilize reasonable zoning options and security requirements for MMDs Utilize fees and taxes to cover additional costs Develop and enforce clear definitions/ distinctions of patients, growers, care-givers, and dispensers Require dispensaries to have ample security and insurance Increase resources to monitor and penalties for driving under the influence of marijuana <p>Proponents argue</p> <ul style="list-style-type: none"> Increasing clarity of roles will reduce abuse and honor the voters of Amendment 20 Provides legitimate and safe access to the product for those that do need it Provides entrepreneurial opportunities and revenue generation Places focuses on the most critical issues <p>Opponents argue</p> <ul style="list-style-type: none"> It will be too difficult to draw the line between legitimate use and abuse, particularly because it is a personal health issue The science is unclear, so who has the right to make distinctions and regulate?
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