

## Jason Rogers

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**From:** Bob Morse [REDACTED]  
**Sent:** Monday, December 28, 2015 8:09 PM  
**To:** Jason Rogers  
**Subject:** Retail Marijuana Store in Redmond

Jason,

Thank you for your time this morning to review the status of the process that will be taken to open recreational marijuana stores in the City of Redmond. I look forward to reviewing the zoning/buffer map that you plan to release at the end of the week and, at a later date, the staff report to the Planning Commission outlining the changes you feel will best meet the city's needs.

I am happy to offer my two-cents on some of these issues based on our experiences with two recreational stores in Olympia:

1. I think the city is best served if it reduces the 1000 ft. buffer to 250 ft. in all areas that are currently zoned to accept recreational marijuana stores, except the downtown area which should have the buffer reduced to 100 ft. so that you can have at least one store in the downtown area to meet the needs of the people who work or live downtown. If you make the buffer the same 250 ft. in all zones and since the zones are spread out throughout the city that means that it is likely that the stores will be spread throughout the city.
2. It is possible that reducing the 1000 ft. buffer to 250 ft. will not allow you to have the 4 stores that the WSLCB indicates because the property owners may be restricted from opening their properties to an activity that is still considered by the federal government to be illegal. If that is the case, you may, at some future, want to reduce the 250 ft. buffer to an even lower number so you can open more stores.
3. I would not put a restriction on the distances between stores. I believe the marketplace will take care of stores that are poorly situated in terms of competition or market demand.
4. I would not put a limit of recreational stores that can exist in the city. We have no way to know what the future holds in the next 5 to 10 years as the industry matures and that might unnecessarily limit your future options.

Again, thank you for time and helpful manner that the city of Redmond is taking to assist those of us who wish to open a recreational store in your city,

Bob Morse  
Owner, Lucid

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## Jason Rogers

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**From:** Andrew Honig [REDACTED]  
**Sent:** Wednesday, December 30, 2015 7:09 PM  
**To:** Jason Rogers  
**Subject:** Marijuana Feedback

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Categories:** MJ

Jason,

I wanted to thank you for hosting the workshop on the 10th. It was a great forum to share ideas and opinions.

I was hoping to get your thoughts on something. I know you can't speak for the council or predict the future, but I was wondering if you've heard any chatter about possible further restricting the marijuana locations. Since shortly after the workshop a few weeks ago I'd been working to get a deal to purchase the pancake house (which is the property where retail marijuana sales is currently allowed). My negotiations are moving forward and I just want to gather as much information as possible on whether that location will continue to be appropriately zoned.

thanks,  
Andy

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## Jason Rogers

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**From:** Curtis Dong Gmail [REDACTED]  
**Sent:** Tuesday, January 05, 2016 10:41 AM  
**To:** Jason Rogers  
**Subject:** I-502 Zoning

**Importance:** High

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Categories:** MJ

Dear Jason,

I was in the Redmond planning department yesterday and was told to contact you about any questions regarding I-502 zoning in Redmond.

1. Using the Redmond Property viewer I was able to pull up the zoning areas based on what I think is the current Redmond Zoning for I-502. The following link shows the zones I was able to come up with:

<http://gis.redmond.gov/pv/?zones=AP,BC,CTR,EH,GC,OT,OV1,OV2,OV3,OV4,OV5,RVBD,RVT,SMT,TR,TSQ,TWNC,VV>

- a) Please verify the zones on this map is current and covers all the zones based on the current zoning for I-502 in Redmond.
- b) If current can you advise if there is plans to expand or shrink the zones
- c) I am aware that due to recent state legislation Redmond is considering reducing the buffer zones from the current state mandated buffers between 100 and 1000 feet from the below; do you know what reduction is being proposed if any.

- o Recreation center or facility;
- o Child care center;
- o Public park;
- o Public transit center;
- o Library; or
- o Any game arcade (where admission is not restricted to persons age twenty-one or older).

2. I am interested to know if E lake Sammamish trail (or other trails in Redmond) is considered a state/city park, play ground etc? Is it subject to any I-502 zoning for buffer distance? If so what would it be.

3. What other Redmond zoning requirements are being discussed, besides state I-502 rules

Thanks for helping answering the questions. I am in the process of securing a lease so a prompt reply would be appreciated. I would also appreciate it if you have any other information that would be helpful to me regarding I-502 zoning / planning in Redmond.

Regards,

Curtis Dong

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## Jason Rogers

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**From:** Jason Berge [REDACTED]  
**Sent:** Thursday, January 14, 2016 1:02 PM  
**To:** Cameron A. Zapata  
**Cc:** Jason Rogers  
**Subject:** Re: Potential Retail Marijuana Locations

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Categories:** MJ

That will be great, Thank you.

Sent from my iPhone

On Jan 14, 2016, at 12:31 PM, Cameron A. Zapata <[cazapata@redmond.gov](mailto:cazapata@redmond.gov)> wrote:

Hello Jason,

I have included Jason Rogers to this email, he is the long range planner that has been working on any marijuana related changes to the zoning code. He will be able to answer your question.

Thank you,

Cameron Zapata // Assistant Planner  
City of Redmond  
Planning and Community Development

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**From:** Jason Berge [REDACTED]  
**Sent:** Thursday, January 14, 2016 10:44 AM  
**To:** Cameron A. Zapata  
**Subject:** RE: Potential Retail Marijuana Locations

Hello Cameron,

Has there been any new I502 zoning changes in Redmond for potential recreational marijuana sites?

Thanks,

Jason Berge

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From: [cazapata@redmond.gov](mailto:cazapata@redmond.gov)  
To: [REDACTED]  
Subject: Potential Retail Marijuana Locations  
Date: Fri, 25 Sep 2015 15:52:02 +0000

Hello Jason,

I am attaching a PDF map of potential recreational marijuana sites. Please keep in mind that these locations are subject to change. If you do find an address that you would like us a check, please feel free to email me with the address and I'd be happy to look it up for you. If you have any additional questions, please let me know.

Thank you,

Cameron Zapata // Assistant Planner  
City of Redmond  
Planning and Community Development

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## Jason Rogers

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**From:** Bill Widmer [REDACTED]  
**Sent:** Friday, January 15, 2016 4:07 PM  
**To:** Jason Rogers  
**Subject:** Re: Marijuana Regulations

**Categories:** MJ

Ya, I figured that much. Just looking to see what we're up against.  
Thanks for your help Jason!

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**From:** Jason Rogers <[jrogers@redmond.gov](mailto:jrogers@redmond.gov)>  
**Sent:** Friday, January 15, 2016 3:33 PM  
**To:** Bill Widmer  
**Subject:** RE: Marijuana Regulations

Hi Bill,

We are currently in the process of updating our zoning regulations with an eye towards providing more opportunities for retail marijuana stores. The Planning Commission will be holding a public hearing on January 27<sup>th</sup> to take public input on possible changes.

City staff have recommended allowing retail marijuana stores in a portion of the Manufacturing Park zone. Buffers would not change. This is a proposal and not final; I don't know what the Planning Commission's recommendation to the City Council will be, nor can I predict what the City Council may do.

You should look at the website we have about marijuana: [www.redmond.gov/marijuana](http://www.redmond.gov/marijuana). It has links to the staff report, a map showing all uses which require a buffer, and the schedule for these amendments.

Hope this helps. Please let me know if you have any questions.

Jason Rogers



**Jason Rogers**

Senior Planner | City of Redmond

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**From:** Bill Widmer [REDACTED]  
**Sent:** Friday, January 15, 2016 3:20 PM

**To:** Jason Rogers

**Subject:** Marijuana Regulations

Hi Jason,

You were cc'd to me in an email to the mayor last year. In the email it was referenced there would be some follow up toward the end of 2015 around the City of Redmond's marijuana regulations and potentially reducing the park buffer zone. I haven't heard anything out of the city since then and was curious if any progress has been made or recommendations? Thanks so much for your consideration!

Sincerely

Bill Widmer

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## Jason Rogers

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**From:** Planning Commission  
**Sent:** Tuesday, January 19, 2016 10:58 AM  
**To:** Jason Rogers  
**Subject:** FW: Pot Stores

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Categories:** MJ

Jason – this arrived in the Planning Commission mailbox. Could you respond to Mr. Hatem?

Thanks,  
Sarah

Sarah Stiteler, AICP, Senior Planner  
City of Redmond  
15670 NE 85th Street  
Redmond, WA 98052  
(425) 556-2469  
[ssiteler@redmond.gov](mailto:ssiteler@redmond.gov)

**From:** Hassan Hatem [REDACTED]  
**Sent:** Sunday, January 17, 2016 10:17 AM  
**To:** Planning Commission  
**Subject:** Pot Stores

Hello,

As a newer resident to Redmond, I wanted to take the opportunity to express my concern over the possibility of having pot stores in our neighborhoods.

There were many reasons we decided to purchase a home in Redmond; safety, security, cleanliness, and city ordinances were among them.

As a resident of Redmond, I hope that the current laws stay in tact such that there are no retail opportunities for cannabis to be sold in our backyards. We have a phenomenal school district that teaches our kids that 'drugs' are detrimental to you as an individual and to society at large. We would have to admit to our own hypocrisy and inconsistency as parents if we allowed cannabis to be sold, even 1,000 steps away.

Thanks for your consideration and willingness to listen to communal voices,

Regards,

Hassan Hatem

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## Jason Rogers

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**From:** NieJocelyn [REDACTED]  
**Sent:** Wednesday, January 20, 2016 10:13 AM  
**To:** Planning Commission; Jason Rogers  
**Subject:** Protest

**Categories:** MJ

Dear Jason and the Planning Commission,

As a parent who lives in Redmond, I strongly oppose the proposal to open marijuana stores in this region.

Our kids would be exposed to possible drug addicts or even the availability of the drug would give them ideas. Adventurous and eager to prove themselves among their peers, who knows what they are capable of doing once such a dispensary is within hands' reach? I strongly urge you to turn down the permit request as our neighborhood could suffer greatly.

Yours sincerely,

Jingyu Nie  
[REDACTED]

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## Jason Rogers

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**From:** John Barker [REDACTED]  
**Sent:** Wednesday, January 20, 2016 1:00 PM  
**To:** Jason Rogers  
**Subject:** Always Greener marijuana rezone

**Categories:** MJ

I am a business, and property owner in the area of the proposed rezone for marijuana retail business. I have no problem with this zoning change going forward as recommended.

Thank You,

John Barker

The Complete Line

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## Jason Rogers

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**From:** Planning Commission  
**Sent:** Wednesday, January 20, 2016 2:22 PM  
**To:** Jason Rogers  
**Subject:** FW: Strongly Against the Zoning Code Change for Retail Marijuana Stores in Redmond!

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Categories:** MJ

Jason – from PC mailbox.

Sarah

**From:** Xin Sun [REDACTED]  
**Sent:** Wednesday, January 20, 2016 11:42 AM  
**To:** Planning Commission  
**Subject:** Strongly Against the Zoning Code Change for Retail Marijuana Stores in Redmond!

To Whom This May Concern,

My name is Xin Sun, a resident of southeast Redmond in the Woodbridge community. I just learned that the Redmond City is planning to change zoning code and policy for retail marijuana stores. I am strongly against this proposal and please DO NOT approve the zoning change!

Our family have been living in southeast Redmond for almost 5 years. We have two children growing up in this neighbourhood known for its good schools and safe streets. We go to Wholefoods Market for grocery shopping every week with our kids. Therefore, I was shocked to learn that retail marijuana stores can potentially be opened next door!

First of all, the area has many schools, daycares nearby. Cedar Crest Academy, the Sammamish Montessori School, Hwang's Tae Kwon Do to just name a few. A marijuana store nearby could severely impact the public safety of the area. I don't know how to explain to my daughter when she sees someone smoking marijuana and gets "high" on her way to school. Even thinking about that scene hurts me as a mother. Besides, we have many parks like Marymoor Park, East Lake Sammamish Trail close by. These are all places that people bring the entire family to, which we definitely want to keep marijuana away from.

Furthermore, this area next to Redmond Way has already been known for bad traffic conditions, especially during morning and afternoon rush hours. It may take two or even three red lights to pass through the intersection. Accidents due to high traffic volume can be seen almost on a daily basis. I cannot image how worse the traffic could further be if a marijuana retail store was opened in this area. Therefore I ask the city to take thorough consideration and detailed planning about the traffic impact and mitigation plan, and hold discussions with the public before taking any action to change the zoning code.

To summarize, I am strongly against the potential zoning change in Redmond area. Many of my neighbours share the same feeling. We love Redmond as our home, and want to keep it as welcoming and safe as before. Please consider our objection seriously and cancel the proposed zoning code change.

Should you need more information, please contact me at [REDACTED]

Regards,  
Xin Sun

 Redmond, WA 98052

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