From: Jason Bloom
Sent: Tuesday, February 16, 2016 9:08 AM
To: John Sacks
Subject: RE: Willows

Hi John and Bobbie,

Attached is the vacancy- all sizes, of buildings that are available in the proposed marijuana overlay area (90th-95th Street, East of Willows Road).

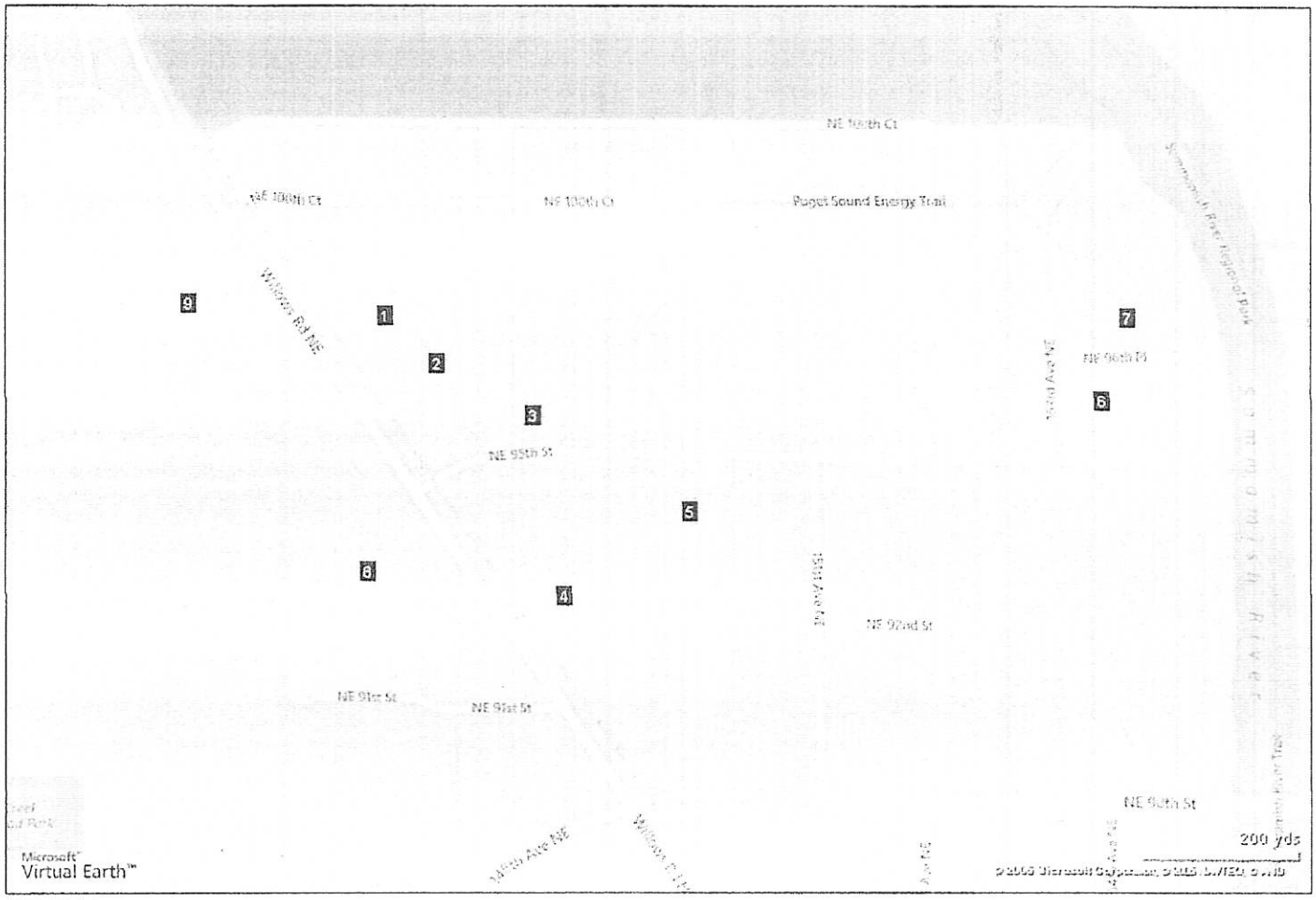
Of the attached list- there are a number of building owners that will not lease to the I-502 groups, including:
#1-3 (Willows Business Center) and #8 (BE Meyers) and #9 (Willows Commerce).

If I were in the landlord's shoes- I would not be interested in this use, for various reasons- potential increase in theft/vandalism, traffic, parking- which is already an issue, coupled with the fact that it may chase existing businesses out. With that said, the market is sub 6.0%, and in the incubator size range (sub 5,000 sf), the market is sub 3% vacant. There just isn't a need to disrupt these existing businesses, particularly with this use, and especially when the market is as tight as it is.

Thanks,

Jason Bloom
Vice President
KIDDER MATHEWS
500 108th Avenue, Suite 2400, Bellevue, WA 98004
T 425.450.1102 | F 425.451.3058 | C 425.260.5699
jbloom@kiddermathews.com | kiddermathews.com

Please consider the environment before printing this email


NE 100th Ct
NE 100th Ct
Puget Sound Energy Trail
9
1
2
3
NE 95th St
5
8
4
NE 92nd St
NE 91st St
NE 91st St
7
NE 96th Pl
6
NE 90th St
200 yds
Microsoft
Virtual Earth™

Jodi L. Daub

From: Planning Commission
Sent: Friday, February 12, 2016 4:47 PM
To: Jason Rogers
Subject: FW: Vote against Comprehensive Plan and Zoning Code Amendments: Retail Marijuana

Follow Up Flag: Follow up
Flag Status: Flagged

Forwarding

From: Junaid Tisekar [mailto:Junaid.Tisekar@microsoft.com]
Sent: Friday, February 12, 2016 3:53 PM
To: Planning Commission
Subject: Vote against Comprehensive Plan and Zoning Code Amendments: Retail Marijuana

Hi;
I wanted to voice my strong objection to the proposed amendment allowing marijuana stores outlined in the Comprehensive Plan and Zoning Code amendments relating to the Grass is Always Greener, LLC proposal.

From a civic standpoint and a longtime resident of Redmond, the same basic thinking should apply: that marijuana stores should not be allowed in any area near schools, retail areas, mosques, churches, synagogues, parks, or locations where families might be. I also don't want sign twirlers standing on the edge of our intersections promoting drug use, causing curiosity in my young children or my neighbor's children. Sign twirlers are an eyesore on their own, and I notice that when marijuana stores open they seem to employ them around the area to promote their business. There are a lot of undesirable activities that follow the use and sale of marijuana, and despite marijuana recently being made legal, those activities still follow its appearance. To allow this type of business into our neighborhoods will diminish the beauty and safety of Redmond and make it less desirable to live in this community.

Thank you for considering my position and for counting my voice against this proposal.

-Junaid

Click here to report this email as spam.

Jodi L. Daub

From: Brian First <bfirst@microsoft.com>
Sent: Friday, February 12, 2016 12:43 PM
To: Jason Rogers; Planning Commission
Subject: RE: Vote against Comprehensive Plan and Zoning Code Amendments: Retail Marijuana

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon Jason,

thanks for your reply. After reading some of the work your team has done as well as other comments by citizens, I wanted to reiterate a couple of points.

One is that even if the zoning laws maintain a 1000' zone of the marijuana shops from certain sensitive areas, the issue of sign twirlers negates that, because these businesses will likely put sign twirlers in exactly the locations of highest traffic—which is exactly where the families will be.

On a related note, while the law says marijuana is legal, as many people have commented it tends to bring along unsavory activities to the area. And by having the signs and businesses in the area, our children (and adults too) will get used to seeing the presence of drugs in the community, and then it becomes the new normal. I think our community and families deserve better than risking lowering the bar for the great environment that Redmond provides and where I love living.

Thanks again for your time and consideration of my optinions.

Brian First
Executive Producer | +1 (425) 703-5591 | bfirst@microsoft.com

---

From: Jason Rogers [mailto:jrogers@redmond.gov]
Sent: Monday, February 1, 2016 4:32 PM
To: Brian First <bfirst@microsoft.com>
Subject: RE: Vote against Comprehensive Plan and Zoning Code Amendments: Retail Marijuana

Good afternoon:

Thank you for your thoughts on this issue. As you have seen, there is a lot of interest in this topic. Both the Planning Commission and City Council are aware of the many comments (on all sides of the issue) regarding marijuana.

I will ensure that your comments are shared with the Planning Commissioners. If you would like to provide additional written comments, please email them to planningcommission@redmond.gov or directly to me at jrogers@redmond.gov. Thank you.

Jason Rogers

Jason Rogers
Senior Planner | City of Redmond
☎: 425.556.2414 | ✉: jrogers@redmond.gov | Redmond.gov
MS: 4SPL | 15670 NE 85th St | Redmond, WA 98052

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Brian First [mailto:bfirst@microsoft.com]
Sent: Friday, January 29, 2016 1:38 PM
To: Jason Rogers
Subject: Vote against Comprehensive Plan and Zoning Code Amendments: Retail Marijuana

Hello Jason,

I missed the public hearing but wanted to voice my strong objection to the proposed amendment allowing marijuana stores outlined in the Comprehensive Plan and Zoning Code amendments relating to the Grass is Always Greener, LLC proposal.

As a Muslim, consuming or promoting items that intoxicate is forbidden. From a civic standpoint and as a father and a longtime resident of Redmond, the same basic thinking should apply: that marijuana stores should not be allowed in any area near schools, retail areas, mosques, churches, synagogues, parks, or locations where families might be.

I also don't want sign twirlers standing on the edge of our intersections promoting drug use, causing curiosity in my young children or my neighbor's children. Sign twirlers are an eyesore on their own, and I notice that when marijuana stores open they seem to employ them around the area to promote their business.

There are a lot of undesirable activities that follow the use and sale of marijuana, and despite marijuana recently being made legal, those activities still follow its appearance. To allow this type of business into our neighborhoods will diminish the beauty and safety of Redmond and make it less desirable to live in this community.

Thank you for considering my position and for counting my voice **against** this proposal.

Brian First
Executive Producer | Microsoft | +1 (425) 703-5591 | bfirst@microsoft.com

Microsoft

Click here to report this email as spam.

This message has been scanned for malware by Websense. www.websense.com

Jodi L. Daub

From: Andrew Honig <andy@higherleaf.com>
Sent: Monday, February 15, 2016 8:47 AM
To: Jason Rogers; planningcommission@redmong.gov
Subject: Recreational Marijuana in Redmond

Follow Up Flag: Follow up
Flag Status: Flagged

I'm the owner of Higher Leaf Marijuana Boutique, the recreational marijuana store in Kirkland that's closest to Redmond. I'm also a Redmond resident with 3 kids under the age of 8. There was discussion about the lack of facts of how many visits stores actually receive so I'm providing some data that may help as well as making some public comments. All of this data is available from a public records request from the LCB that includes both my store and all licensed marijuana retailers, so you could get lots more data depending on how much staff time you'd like to dedicate to gathering it.

In the past four weeks (Jan 18th-Feb 14th), I've had a total of 16628 transactions for an average of 594 visits per day (see note 1). Below is data broken down by day of week and hour of day.

Broken down by day of the week
Monday: 518
Tuesday: 592
Wednesday: 522
Thursday: 571
Friday: 773
Saturday: 639
Sunday: 551

Broken down by hour of the day (see note #2):
9-10: 19
10-11: 29
11-12: 37
12-1: 44
1-2: 47
2-3: 51
3-4: 55
4-5: 64
5-6: 58
6-7: 54
7-8: 49
8-9: 44
9-10: 34
10-11: 9
11-midnight 1

I have 5-7 customer facing employees during open hours and 3 administrative staff working weekdays 9-5.

My store is 940 square feet, but it's very crowded and we're shortly moving into a larger space. A separate LLC I partially own purchased the 16,000 sq ft building that the store is in, and all the other tenants have moved out in the year that I've owned the property. Mostly due to parking/traffic issues.

---------- End of data section ----

Trying to put all four stores in such a small area is going to be problematic for the stores. People sometimes see the amount of sales that many of the stores are posting and think that all the stores are succeeding because the gross amounts are so high, but that's simply not the case. There are tax, compliance, insurance, security, banking and many other very high costs unique to the industry. For example no expenses can be taken as a write-off on federal taxes, meaning many business pay over a hundred percent tax when measured as a percentage of profit, stores also must pay over $1,000 per month in bank fees for the privilege of having a bank account. I also have multiple full time staff dedicated to state compliance. As a result a licensed store has to do about $200,000 per month in sales to have a decent chance of being profitable. If you put 4 stores in that small of an area, it's nearly guaranteed that some of them will fail. Perhaps that's not the planning

commission's problem but it's something that planning commission can avoid by spreading out the available areas where marijuana retail can be situated. The traffic concerns would also be very much mitigated by spreading out the available sites.

Also I wanted to bring up the issue of marijuana production in Redmond. Several times from multiple commissioners during the study session the issue came up that because Redmond voted for statewide marijuana decriminalization it would be hypocritical for Redmond to not allow retail stores to be sited. Shouldn't that same logic be applied to production? Particularly as we're talking about the Willows Rd. manufacturing park zone, which has many many buildings that are very well suited to marijuana production. It also makes certain buildings which are not well suited for marijuana retail, into better prospects because it could allow a landlord to split the building into production and retail, which has been successful in other industrial buildings nearby. It also has the potential to create a Woodinville wine district like atmosphere for when the state legalizes marijuana lounges (which was introduced twice during the current legislative session, but didn't make it out of committee this time around).

---------- Notes on the data section ----
All numbers rounded to nearest whole number. The spike on Tuesday is due to a special every Tuesday ($8 grams on Tuesdays).

Note 1: Transactions are a measure of customers making payments, which is not perfect measurement of the number of visits, but it's very close. If two customers arrive in the same car and make separate purchases they'll be counted twice. If a customer shows up to tour the place or check for a product we don't have, but doesn't make a purchase then they won't be counted at all. Both of these occurrences are relatively rare and wouldn't affect the outcome by more than 1-2%.

Note 2: The time of the transaction is the the customer makes their payment at the end of their visit. The store closes at 10pm most nights and 11pm on Fridays and Saturdays. The transactions after 11pm are customers that arrived before closing on Friday or Saturday, but didn't complete their transaction until after 11pm.

Click here to report this email as spam.

Jodi L. Daub

From: dellberg@aol.com
Sent: Monday, February 15, 2016 10:34 AM
To: Jason Rogers
Subject: Re: marijuana

Follow Up Flag: Follow up
Flag Status: Flagged

Thank you Jason. I would like to add to the record the full content of the article appearing in The Seattle Times, February 13, 2016 on the front page and continued on page A8 titled "Pesticides in Pot." Please add this to the issues list without further comment on my part at this time. I believe the article speaks for itself. And copy to the planning commission. Thanks

Dell

-----Original Message-----
From: Jason Rogers <jrogers@redmond.gov>
To: dellberg <dellberg@aol.com>
Sent: Fri, Feb 12, 2016 3:05 pm
Subject: RE: marijuana

Good afternoon:

Thank you for your thoughts on this issue. As you have seen, there is a lot of interest in this topic. Both the Planning Commission and City Council are aware of the many comments (on all sides of the issue) regarding marijuana.

I will ensure that your comments are shared with the Planning Commissioners. If you would like to provide additional written comments, please email them to planningcommission@redmond.gov or directly to me at jrogers@redmond.gov. Thank you.

Jason Rogers

Jason Rogers
Senior Planner | City of Redmond
☎: 425.556.2414 | ✉: jrogers@redmond.gov | Redmond.gov
MS: 4SPL | 15670 NE 85th St | Redmond, WA 98052

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Planning Commission
Sent: Wednesday, February 10, 2016 6:21 PM
To: Jason Rogers
Subject: FW: marijuana

forwarding

From: dellberg@aol.com [mailto:]
Sent: Wednesday, February 10, 2016 6:10 PM
To: Planning Commission
Subject: marijuana

I believe the commission should take these thoughts under consideration;

1. The shooting of Quintonio LeGrier in Chicago recently graphically illustrates the danger of marijuana use. The young man was reportedly using a prescribed medication (not named) but he continued to smoke marijuana. This may not be safe. It is quite probable that the studies claiming marijuana is safe have not explored the interaction of this drug with all other possible drug combinations, both legal and illegal. As such, studies concluding the drug is safe may only be partially correct or they may be seriously flawed. Clearly, the evidence in the case of this young man suggests at least a contributory role in the tragedy which ensued. He was shot dead by police after threatening his father and a police officer with a baseball bat. The neighbor lady was also shot dead by accident.

2. The genetic diversity of our population means that different people react differently to foods, alcohol and drugs. The variety of reactions may not be known in advance. Thus, it is impossible to say with certainty how a particular substance may affect a particular individual. We know that use of marijuana has been tragic in some cases, regardless of academic studies in a lab. An abundance of caution is warranted. The claim that legal retail sales will actually decrease the use of this drug in our community does not pass the "laugh" test.

3. In the event that we open a retail store in Redmond and the legally purchased drug is used by a young driver who then kills an innocent family, will the planning commission have the courage to say "maybe we made a mistake." Has the potential liability of the City been defined by legal counsel?

4. Is there any estimate of losses suffered by the business community in the event a substantial portion of the community shifts business to Woodinville so as to avoid contact with the new character of Redmond? Woodinville will not allow such stores. Perhaps downtown Redmond will lose millions in revenue from those who do not want to bring their kids to the "new" City. I have not heard of any estimates of this "avoidance" loss that Redmond may suffer. Maybe this issue has not been analyzed.

5. Has the issue of demotivation and possible effect on academic performance in our schools been thoroughly vetted by the planning commission?

6. As it remains illegal to sell marijuana under federal law, I do not believe the Mayor and council should send a confusing message that it is possible to be in violation with those federal laws that you do not believe in.

I remain convinced that the best action is to follow the lead of Woodinville and deny retail marijuana in the City of Redmond.

Dell Berg

Click here to report this email as spam.

This message has been scanned for malware by Websense. www.websense.com

Jodi L. Daub

From: dellberg@aol.com
Sent: Monday, February 15, 2016 1:49 PM
To: Jason Rogers
Subject: Re: marijuana

Follow Up Flag: Follow up
Flag Status: Flagged

Jason, the report below was filed by CBS news last summer. I have copied a portion of that report so that it may be included in the record for consideration by the planning commission and the City Council. The acronym CDC refers to the US Center for Disease Control. This particular report shows a completely different aspect to allegations by industry representatives that this drug is completely safe. Thank you for all of your efforts on behalf of the residents of Redmond. Dell

According to the CDC, Pongi and his college friends were visiting Denver, possibly for marijuana tourism, when a friend purchased the marijuana cookie. In Colorado, anyone over 21 can legally purchase marijuana, including sweet edibles like cookies, brownies and candies.

Workers at the dispensary recommended eating only about one-sixth of the marijuana cookie, which was the recommended 10 mg serving of THC, the psychoactive ingredient in pot. They said it could take 30 minutes to feel any effects. But after 30 minutes, not feeling any different, Pongi ate the whole cookie -- 65 mg of THC.

The police report said he told friends, "This is a sign from God that this has happened, that I can't control myself. It's not because of the weed."

About two and a half hours after finishing the cookie, he jumped from a fourth floor hotel balcony and died of trauma. The autopsy report listed marijuana intoxication as a chief contributing factor.

-----Original Message-----
From: Jason Rogers <jrogers@redmond.gov>
To: dellberg <dellberg@aol.com>
Sent: Fri, Feb 12, 2016 3:05 pm
Subject: RE: marijuana

Good afternoon:

Thank you for your thoughts on this issue. As you have seen, there is a lot of interest in this topic. Both the Planning Commission and City Council are aware of the many comments (on all sides of the issue) regarding marijuana.

I will ensure that your comments are shared with the Planning Commissioners. If you would like to provide additional written comments, please email them to planningcommission@redmond.gov or directly to me at jrogers@redmond.gov. Thank you.

Jason Rogers

Jason Rogers
Senior Planner | City of Redmond
☎: 425.556.2414 | ✉: jrogers@redmond.gov | Redmond.gov
MS: 4SPL | 15670 NE 85th St | Redmond, WA 98052

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Planning Commission
Sent: Wednesday, February 10, 2016 6:21 PM
To: Jason Rogers
Subject: FW: marijuana

forwarding

From: dellberg@aol.com [mailto:]
Sent: Wednesday, February 10, 2016 6:10 PM
To: Planning Commission
Subject: marijuana

I believe the commission should take these thoughts under consideration;

1. The shooting of Quintonio LeGrier in Chicago recently graphically illustrates the danger of marijuana use. The young man was reportedly using a prescribed medication (not named) but he continued to smoke marijuana. This may not be safe. It is quite probable that the studies claiming marijuana is safe have not explored the interaction of this drug with all other possible drug combinations, both legal and illegal. As such, studies concluding the drug is safe may only be partially correct or they may be seriously flawed. Clearly, the evidence in the case of this young man suggests at least a contributory role in the tragedy which ensued. He was shot dead by police after threatening his father and a police officer with a baseball bat. The neighbor lady was also shot dead by accident.

2. The genetic diversity of our population means that different people react differently to foods, alcohol and drugs. The variety of reactions may not be known in advance. Thus, it is impossible to say with certainty how a particular substance may affect a particular individual. We know that use of marijuana has been tragic in some cases, regardless of academic studies in a lab. An abundance of caution is warranted. The claim that legal retail sales will actually decrease the use of this drug in our community does not pass the "laugh" test.

3. In the event that we open a retail store in Redmond and the legally purchased drug is used by a young driver who then kills an innocent family, will the planning commission have the courage to say "maybe we made a mistake." Has the potential liability of the City been defined by legal counsel?

4. Is there any estimate of losses suffered by the business community in the event a substantial portion of the community shifts business to Woodinville so as to avoid contact with the new character of Redmond? Woodinville will not allow such stores. Perhaps downtown Redmond will lose millions in revenue from those who do not want to bring their kids to the "new" City. I have not heard of any estimates of this "avoidance" loss that Redmond may suffer. Maybe this issue has not been analyzed.

5. Has the issue of demotivation and possible effect on academic performance in our schools been thoroughly vetted by the planning commission?

6. As it remains illegal to sell marijuana under federal law, I do not believe the Mayor and council should send a confusing message that it is possible to be in violation with those federal laws that you do not believe in.

I remain convinced that the best action is to follow the lead of Woodinville and deny retail marijuana in the City of Redmond.

Click here to report this email as spam.

This message has been scanned for malware by Websense. www.websense.com

Jodi L. Daub

From: Planning Commission
Sent: Tuesday, February 16, 2016 8:24 AM
To: Jason Rogers
Subject: FW: Comments on Feb. 10th Meeting

Follow Up Flag: Follow up
Flag Status: Flagged

Forwarding

-----Original Message-----
From: Yao Pu [mailto:puyao@live.com]
Sent: Sunday, February 14, 2016 3:26 PM
To: Sarah Stiteler; Planning Commission
Cc: David Carson; Council
Subject: Comments on Feb. 10th Meeting

Dear Commissioners,

Thanks for your time and effort in enhancing the quality of life for Redmond residents! I watched the February 10th meeting online, and I have two comments and one question regarding the request for marijuana zoning change.

Firstly, we voted for the legalization of marijuana in 2012, on the condition of 1000 feet buffer. If we were to reduce the buffer, I know a lot of people, including me, would change their minds about legalization, unless you have survey results showing otherwise.

Secondly, just because we voted for legalization of marijuana doesn't mean we are obligated to find a location for the pot stores. We voted for different reasons. For example, my friends and I voted Yes for legalization in order to cut Law enforcement expenses and save taxpayer's money.

Thirdly, please kindly enlighten me why the latest survey results didn't count, why it was not statistically valid, and what is a valid survey. Mr. Miller claimed during the meeting that the latest survey on Marijuna zoning was invalid. He also suggested that the first discussion with a few pot owners represented public option better than the latest survey with more than a thousand replies. I'd really appreciate your explanation on this.

Thanks again for your effort to make Redmond a better place to live for generations to come.

Sincerely,
Yao Deng
174th Ave NE, Redmond, WA

Sent from my iPad

Jodi L. Daub

From: John Sacks <sacksbuilding@msn.com>
Sent: Wednesday, February 17, 2016 11:12 AM
To: Planning Commission; Sarah Stiteler; Jason Rogers
Subject: For Planning Commission Meeting 2-17-16
Attachments: Documents for 2-17-16 Email.pdf; Continuing Concerns 2-16-16.docx

Importance: High

Attached please find Information for the Planning Commission. Please include with their packet for tonight's meeting.

Thank you.

John & Roberta Sacks

Click here to report this email as spam.

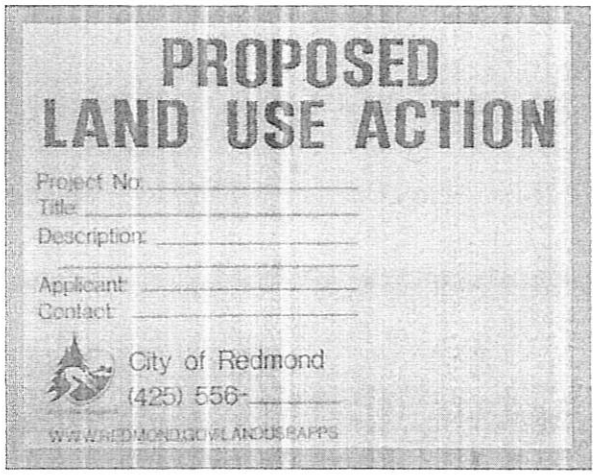
Guidelines for Posting Public Notices

DR030

CityofRedmond
WASHINGTON

Purpose

The City of Redmond requires public notices to be posted on proposed development sites for most land use proposals. In the past, these notices have been on legal size paper and attached to wooden stakes. While meeting State and local requirements for posting, the City feels that larger, more colorful public notices improve sign visibility and provide better service to the community. In certain circumstances, **extraordinary notice signs** may be required for public noticing instead of a normal notice sign. For more detailed information, please see below.



Design of Notice Signs

Notice Signs

In order to provide highly visible and durable notice signs, the City has developed a yellow, sturdy sign that is approximately 1½ feet by 2 feet. When posted in the field, a "take one" notice box accompanies the signs.

Notice Boxes

A "take one" notice box is posted below or next to a notice sign. City staff place copies of the current notice in the notice box. This allows people to take a notice with them, rather than scribbling down a contact name on a piece of scratch paper. A site plan or other descriptive drawing is on the back of the notice.

Sign Details

On the right portion of the notice sign, City staff will post a laminated copy of the notice that includes detailed site information, a project description, the project planner and contacts, and vicinity map. As a project proceeds through the review process, new notices may be required.

Public hearings are not required for all projects and this sign does not replace the City's requirement that an applicant post, if required, an extraordinary notice sign on a property.

Applicant Responsibility

Placement and Payment

The applicant is responsible for placing public notice signs and boxes after a City staff person is assigned to the project. The cost associated with providing the public notices (signs, notice box, and mailed notices) is paid for by the applicant as part of the land use application fees. Any additional posting materials, such as screws or metal/wooden posts that are needed to meet the posting requirements must be purchased by the applicant.

Continuous Provision of Notice

The applicant must ensure that all signs are properly visible on-site. Should a notice sign be removed, defaced, or fall down during a required public noticing period, it may be grounds for the notice period to become null and void. This would thus require the whole notice period to restart and delay a project timeline. Therefore, the applicant and/or his/her agents of the project must take the noticing process seriously and ensure that the community is fairly informed of any notices during the length of each notice period. Should a notice box become empty of paper notices during a notice period, the applicant must immediately contact City staff to refill the notice box.

Location of Notices and Best Practices

Location of Notices

At least one public notice sign must be placed on each road frontage. Frontages that exceed 150 feet will require one public notice sign for every approximate 150 feet of road frontage. Public notice signs must be located within 5 feet of the right-of-way, in an area that is safe for the community to access, and clearly visible from the street.

Public notice signs must not be posted in sight-distance triangles, where they would jeopardize public safety, or impede the visibility or flow of pedestrian or vehicular traffic. Public notice signs must also not be attached to trees.

Best Practices

The applicant must post signs and public notice boxes in a sturdy manner. Some ways to post the signs and boxes are:

- On one wooden post of 4 inches by 4 inches by 8 feet.
- By attaching to a fence.
- By attaching to the wall of a structure.

The sign should be elevated somewhere between 3 and 5 feet above grade or where it needs to be so that the sign will be clearly visible from the right-of-way. Room must be provided so that the "take one" box may also be attached.

Extraordinary Notices

Major Land Use Actions

Certain major land use actions are subject to extraordinary noticing procedures and notice board standards when there is:

- An open record public hearing on Type III and IV land use applications, which includes: Conditional Use Permits, Master Planned Developments, Essential Public Facilities, and Zoning Code Amendments of the Zoning Map;
- A city council public hearing on a Type V land use application of a Master Planned Development; or
- A Planning Commission Hearing on a Type VI Zoning Code Amendment of the Zoning Map.

Extraordinary Noticing

The City requires that, in addition to normal land use action noticing procedures and standards, applicants place large white boards on-site to give notice of a major land use action. The boards are required to be 8 feet x 4 feet and are elevated between 8 and 12 feet above grade. For exact standards, please refer to Redmond Zoning Code Appendix 6: Extraordinary Notice Requirements.

Applicable Code Sections

RZC 21.76.080: *Notices*

RZC Appendix 6: *Extraordinary Notice Requirements*

Questions: 425-556-2494 or planneroncall@redmond.gov.
You can also visit us in person at the Development Services Center located on the 2nd floor of City Hall. Open Monday through Friday from 8 am to 5 pm.

Development Services Center
15670 NE 85th Street
PO BOX 97010
Redmond, Washington 98073

Redmond Zoning Code (RMC Title 21)
- Table of Contents
- Preface (21.02)
- Article I Zone Based Regulations (21.04 to 21.16)
- Article II Citywide Regulations (21.17 to 21.56)
- Article III Design Standards (21.58 to 21.62)
- Article IV Environmental Regulations (21.64 to 21.72)
- Article V Land Division (21.74)
- Article VI Review Procedures (21.76)
- Article VII Definitions (21.78)
- Appendices
  - Appendix 1. Critical Areas Reporting Requirements
  - Appendix 2. Construction Specification and Design
  - Appendix 3. Design Requirements for Water and W
  - Appendix 4. Historic Landmarks Care and Restorati
  - Appendix 5. Redmond Heritage Resource Register
  - Appendix 6. Extraordinary Notice Requirements
- Appendix 7. Overlake Village Street Requirements

APPENDICES

APPENDIX 6. EXTRAORDINARY NOTICE REQUIREMENTS

When required per RZC 21.76.080, *Notices*, extraordinary notice shall be provided in accordance with following:

A. **Sign Size and Placement.** Each sign shall be four feet by eight feet in size, placed no closer than five feet fr the right-of-way, visible from each public street on which the subject property has frontage, and placed outs the sight distance triangle.

B. **Content of Notice.** Signs shall be prepared using templates or attachable letters. Hand-lettered signs are acceptable. The required sign shall include (see illustration):

1. The title "Notice of Land Use Application";
2. A graphic or written description of the site boundaries;
3. Type of action/application (i.e., conditional use, master planned development, etc.);
4. The date of public hearing;
5. The name and telephone number of the Department of Planning and Community Development;
6. City of Redmond logo;
7. Other information as the Administrator may determine to be necessary to adequately notify the public of pending land use application.

C. **Responsibility for Installation and Removal.**

1. The applicant shall be solely responsible for the construction, installation, and removal of the sign(s) and

© 2014 enCodePlus
All Rights Reserve

CityofRedmond
WASHINGTON

$ 00.47[1]

NOTICE OF
LAND USE
ACTION
ENCLOSED!

SACKS BUILDING REDMOND LLC
PO BOX 2406
REDMOND, WA 98073

62 LRBONMP 98073

b. Criteria for including proposed Comprehensive Plan amendments in a given docket cycle. The following criteria will be used in determining which proposed Comprehensive Plan amendments will be given further consideration. Applications not included in an annual docket may be submitted in subsequent annual docketing processes, and would be evaluated again for consistency with criteria.

   i. Amending the Comprehensive Plan is the most appropriate mechanism available, as the desired outcome cannot be addressed as a regulatory, budgetary, or programmatic measure;

   ii. The proposed Comprehensive Plan amendment is best addressed as an individually docketed item, instead of evaluating as part of a periodic update to Redmond's Comprehensive Plan, neighborhood plan update, or other planning processes such as those led by neighboring jurisdictions, regional, or state agencies;

   iii. The proposed Comprehensive Plan amendment is consistent with existing local, state, and federal laws;

   iv. The proposed Comprehensive Plan amendment is timely with respect to other City and community initiatives, and planned public and private development activity;

   v. City Council, Planning Commission, and staff will have sufficient information necessary to analyze the proposal, develop a recommendation, and make an informed decision within the docket year;

   vi. The proposed Comprehensive Plan amendment is consistent with overall vision, policies, and adopted functional plans; and

   vii. The proposed Comprehensive Plan amendment or similar amendment has not been considered or rejected within the last two years.

3. Criteria for evaluation and action on proposed Comprehensive Plan Amendments. Once the scope of annual Comprehensive Plan amendments is confirmed via the docketing process described in RZC 21.76.070.J.2, each item is reviewed individually and acted on using the criteria below per Redmond Comprehensive Plan Policy PI-16. The review process shall follow Type VI (legislative) permit procedures as described in RZC 21.76.050.

   a. Consistency with the Growth Management Act (GMA), the State of Washington Department of Commerce Procedural Criteria, and the King County Countywide Planning Policies (CPPs);

   b. Consistency with the Comprehensive Plan policies and the designation criteria;

   c. Consistency with the preferred growth and development pattern in Section B of the Land Use Element of the Comprehensive Plan;

   d. The capability of the land, including the prevalence of critical areas;

   e. The capacity of public facilities and whether public facilities and services can be provided cost-effectively at the intensity allowed by the designation;

Continuing and Additional Concerns

Rezone of Willows MP Zone

City has recommended a Type VI proposal which I believe is a private request and not City initiated proposal to amend the Comprehensive Plan and Zoning Code **including** the Zoning Map to allow retail marijuana stores (I-502 retail) in locations such as MP Zone Manufacturing Park specifically the Sammamish Valley Overlay

The GMA, the State of Washington Department of Commerce, Vision 2040 and the King County Countywide Planning Policies all **emphasize early public involvement and notification** in Comp Plan Amendments. Property Owners in the proposed rezone area were **not given early notice** to allow their imput in the final decision.

1. **The City did not post a sign in the area proposed for rezone. According to the City's website Guidelines for posting signs, Major Land Use Actions are** subject to **extraordinary noticing procedures** when there is "A Planning Commission Hearing on a Type VI Zoning Code Amendment of the Zoning Map. This is a MAJOR change affecting many property owners and businesses. These are the large white signs 8' x 4' as outlined in **Appendix 6: Extraordinary Notice Requirements. Attached.**

2. The City also did not meet the **21 day notice for the Public Hearing**. Our notice was postmarked January 15' 2016 for a hearing on January 27th. It was the first and only notice. That is **12 day notice not 21 day. Copy of envelope attached.** Certainly not in the spirit of public involvement.

3. City cites as proof they sought public imput, a December 10, 2015 meeting at City Hall with 6 people apparently proponents of the Zoning Change. This hardly constitutes sweeping public imput and reflects only one side of the issue.

4. An online survey was conducted, but recommendations from this survey were ignored in the Technical Committee recommendation.

According to the Redmond Zoning Code RMC Title 21 Criteria **for including a proposed Comp Plan** amendment in a given docket cycle should be among other things:

1. **The proposed Comp Plan amendment is consistent with existing local, state and federal laws.** *Marijuana Retail stores do not comply with federal law.*
2. **City Council, Planning Commission and staff will have sufficient information necessary to analyze the proposal, develop a recommendation and make an informed decision within the docket year.** *City Council and the Planning Commission will not have sufficient information to analyze and make a recommendation.*
    a. There has been no significant public imput to present opposing issues or dispute incorrect information in the Technical Report. An **unbiased Report** needs to be produced presenting both sides of the issue.
    b. No Traffic Study- Retail is currently not allowed in this zone. Now the City is proposing to allow retail that generates 10 times the traffic of specialty retail. The City says the traffic

is about the same as a convenience store. **Will these stores be charged the same Traffic Impact Fees as a Convenience Store**? Will that be part of any legislation?

c. No analysis of parking. Parking ratio in the Willows area currently proposed for rezone is **2-3 parking spaces/1000 square feet. City says marijuana Needs 20-25 parking spaces/1000 square** feet, but offers no idea where those parking spaces will come from in the MP Zone

d. No analysis of impact on existing business. Safety, security, odor, vandalism, business retention, employee retention etc.

e. No analysis of **loss of space for manufacturing and industrial uses.** There is currently less than **3% vacancy in the proposed rezone for spaces less than 5,000 square feet.** These small spaces are important incubator spaces for small business. **Comp Plan goals calls for preserving space for manufacturing and industrial uses.**

The Technical Report says the proposal is consistent with the Comprehensive Plan.

1. *LU-62 Manufacturing Park Designation Purpose Provide locations for existing and future manufacturing and industrial uses, particularly those that require significant areas for storage of materials and equipment (both indoors and outdoors) Provide for manufacturing and other uses that are better suited for locations outside of the Downtown or Overlake due to site requirements, noise impacts, transportation needs or other considerations.*
2. ***LU-47 General Commercial Designation Purpose*** *Provide* ***for retail and service businesses*** *that serve community needs and are better suited for locations outside the Urban Centers or Neighborhood Commercial zones.*

   a. LU-62 MP says nothing about retail uses only manufacturing. Retail has always been denied in the MP Zone to provide space for manufacturing and industrial.

   b. Allowing the change of use to I-502 retail will take space away from manufacturing and industrial uses. **This is against the Comp Plan stated Goal.**

      i. Incubator space is badly needed in Redmond. Incubator space is 5000 square feet or less. Willows is a prime provider of this space to Redmond. Currently the vacancy rate for this space in Willows is less than 3%. Per Kidder Matthews. We have several pages of documentation if you need it. All current listings in the area have 1-3 parking spaces per 1000 square feet. Again we have the documentation.

      ii. Taking incubator space from Willows to convert it to retail I-502 business will severely impact this already tight market.

      iii. We see no data that support converting existing incubator space to retail.

      iv. I-502 space is usually 750-2000 square feet.

      v. The Willows area should not be rezoned for retail I-502 space. The demand for marijuana retail in this part of Redmond is already being met 3-4 minutes north on Willows where there are two stores in Kirkland.

   c. LU-47 General Commercial is for retail outside the Urban Center and would require **no** Amendment to the Comp Plan.

Contrary to the Technical Report, this rezone is NOT consistent with many other sections of the Comp Plan including the Transportation Element TR-20, Policy CC-1 Community Character or the Goals, Vision and Framework Policy Element. Much more study needs to be done to highlight all the problems.

No study has been done on the impact on Public Services and Safety.

Five Attachments

Thank you for your consideration

John & Roberta Sacks

Jodi L. Daub

From: xin sun <bshmily@gmail.com>
Sent: Tuesday, February 16, 2016 10:36 PM
To: Planning Commission; Jason Rogers; MayorCouncil; Hank Margeson
Subject: Few thought after hearing city council meeting on 2/16/16

Dear commissioners, city councils and Jason,
I attend the city council meeting on 2/16/16 and want to share few thoughts/comments with you guys.

- About the EMC telephone survey
  - Public's general feeling about safety, regarding walking alone at night in Redmond: It dropped from 50% in '15 to 45% in '16. Just imaging what number it will be if you have a few pot shops opening in the neighborhood. We would like the number to go up, rather than down, right?
  - Councilman John referred the audience tonight as "self-selected group" regarding marijuana issue, rather than a statistically meaningful sample pool as the EMC survey had. If we do want to have random samples to really show what Redmond residents want, why don't we start a similar survey (random telephone calling) on the issue of retail marijuana shops in Redmond? Then everyone would have a satisfactory conclusion.
- I am wondering what's the process to add an advisory vote to the general election ballot coming up later this year. It would be at minimum cost to get us statistically valid data to show "will of the people" regarding allowing pot shops to open in the Redmond.
- I totally agree with one of the speakers tonight. Voting for I-502 is NOT the same as wanting pot stores in my neighborhood. There's the 1000 ft buffer in the I-502. Trails were considered as parks thus protected when I-502 was on the ballot. People voted to pass I-502 upon these conditions!

Thank you for hearing me out.

Sincerely,
Xin
Resident of Education Hill, Redmond

Click here to report this email as spam.

Jodi L. Daub

From:	xubei zhang <zhang811@gmail.com>
Sent:	Sunday, February 14, 2016 11:57 AM
To:	Jason Rogers
Subject:	Re: FEB 10, STUDY SESSION QUESTIONS! Thanks
Follow Up Flag:	Follow up
Flag Status:	Completed

oh, one more question

5. how many Redmond residents vote on Initiative 502 in 2012? And how many of them vote for YES?
   How many Redmond residents (above 18) in 2012?
   How many of the Redmond residents are qualified voters (I mean American citizend) in 2012?
These numbers are very important to this zoning issue. Thanks!

Xubei

On Sun, Feb 14, 2016 at 11:48 AM, xubei zhang <zhang811@gmail.com> wrote:

Hello Jason
I found a small error of date as seen below. It is not Feb 17 . :)

Amendments to Comprehensive Plan and Zoning Code for Retail Marijuana

February 17, 2016 Memo, Issue Matrix, Public Comments

Again some questions for you. Maybe some of it is not your responsibility to answer. I will greatly appreciate your time to answer based on your expertise. Thanks.

1. After the PC study session on 2-17, how the recommendation will be written? Is it mainly by one of the PC member for example Philli Miller? Will the PC sit to vote on the recommendation? Personally, after watching the video of the 2-10 PC study session, I feel very upset about how the session was conducted. It is mainly controlled by Chair O'Hara and Miller. The two decided to keep the issues open or close without any voting from other members. Is this the common way PC holds a study session? With so many email public input, the PC only touch on the topic of the validity of the survey. Why not take the residents' real voice into consideration?

2. After 2-17 study session, when will the PC submit the recommendation to city council? Will the public have access to it on city website right after PC submit it?

3. Is there any limit of how many people can talk in the time frame of ITEMS FROM AUDIENCE?

4. Can the public ask the city council to have a public hearing on this issue? If so, how to ask for? Any application form?

I know today is Sunday, but hopefully I can hear from you soon. Thanks a lot!

Xubei

On Wed, Feb 10, 2016 at 1:56 PM, Jason Rogers <jrogers@redmond.gov> wrote:

Whoops, that was in error. The survey results should be restored. Sorry about that!

Jason Rogers

From: xubei zhang [mailto:zhang811@gmail.com]
Sent: Wednesday, February 10, 2016 1:34 PM

To: Jason Rogers
Subject: Re: FEB 10, STUDY SESSION QUESTIONS! Thanks

It looks like you deleted one and leave two (survey and public comments) there. Now the links are right. Thanks.

Amendments to Comprehensive Plan and Zoning Code for Retail Marijuana

February 10, 2016 Questionnaire Summary, Public Comments

On Wed, Feb 10, 2016 at 12:04 PM, Jason Rogers <jrogers@redmond.gov> wrote:

Good morning Xubei,

The links look fine on my end. Could you reload the page and see if it is still a problem? If it still doesn't work for you I can try to re-link everything. Thank you!

Jason Rogers

From: xubei zhang [mailto:zhang811@gmail.com]
Sent: Wednesday, February 10, 2016 11:53 AM

To: Jason Rogers
Subject: Re: FEB 10, STUDY SESSION QUESTIONS! Thanks

Good morning Jason
As usual, your reply is informative and greatly appreciated.
There is a mistake on your updated info on the website. The Final Results linked to a public comment. Thanks.

Xubei

Amendments to Comprehensive Plan and Zoning Code for Retail Marijuana

February 10, 2016 Marijuana Questionnaire Final Results, Survey Summary, Public Comments

On Tue, Feb 9, 2016 at 10:26 AM, Jason Rogers <jrogers@redmond.gov> wrote:

Good morning Xubei,

Let me try and work through things. You've got a lot of material packed in!

There is currently no data regarding marijuana sales for medical use, since the current largely unregulated medical marijuana system does not need to report any data. This will change starting this summer when the current medical marijuana system goes away. Even then, it will be difficult to fully capture total medical marijuana use as home grows and private cooperatives will still be legal. However, licensed retail stores would be tracking medical vs. recreational sales.

We have not yet posted the full survey/questionnaire results as we are working through technical issues with duplicate responses. The full results will be posted this afternoon. The results could be used by the Planning Commission and City Council; they are not being thrown out.

A statistically valid survey, compared to an anonymous online survey, would cost many thousands of dollars and take months to complete. Statistically valid surveys certainly have uses, and the City has made use of them in the past, but the cost and lead time involved are challenges.

The Technical Committee has already made its recommendation to the Planning Commission. The Planning Commission will consider all of the available information including from public comment when they make their recommendation to the City Council.

During the Study Session, the Planning Commission will discuss the items on the Issues Matrix. I have a very short presentation which is focused on a brief summary of the public input and the Issues Matrix. Due to the number of items on the Issues Matrix, it is unlikely the Planning Commission would get through them all and be prepared to make a recommendation to the City Council tomorrow evening, so I think a continued Study Session on 2/17 is likely.

Procedurally, the Planning Commission can make a recommendation whenever they choose, and do not necessarily need to work through all of the issues on the Issues Matrix. This would move things forward to the City Council. The Commission could also highlight more issues and ask staff to research them. Once this reaches the City Council, the Council can choose to work through issues themselves, or if they want they can send it back to the Planning Commission. A City Council vote would not happen until the Council is comfortable holding one.

I think I got to all of your questions. If I missed one please let me know!

Jason

Jason Rogers

Senior Planner | City of Redmond

☎: 425.556.2414 | ✉: jrogers@redmond.gov | Redmond.gov

MS: 4SPL | 15670 NE 85th St | Redmond, WA 98052

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: xubei zhang [mailto:zhang811@gmail.com]
Sent: Monday, February 08, 2016 10:52 PM

To: Jason Rogers
Subject: Re: FEB 10, STUDY SESSION QUESTIONS! Thanks

Thanks for the explanation.

As you said "the legislature directed the Liquor and Cannabis Board to increase the number of retail store licenses to make sure the patients have enough access to marijuana". In my eyes, this policy inevitably promotes more recreational marijuana users. Is there any data shows how many percent of the selling are only for medical marijuana usage ? (Question1)
I still did not find the survey result on the website and I have read the interview with council member Mr. Hank in Redmond Report. He questioned the validity of the survey. Does that mean the city will just ignore the survey? (Question 2)That's unfair to the public.
As you mentioned in the Issue Matrix.," the City would need to retain an outside company to conduct such a survey, and does not have available funding for this. There is also significant lead time required to conduct a survey and get the results. These factors make it difficult to use statistically valid surveys for most subjects. ", if the city cannot fund the survey and release such a survey, then city should not just throw it away. If this happens, the public will not take any survey.

I have read the 2/8 public comment, I am impressed by the one who did a lot of research on the last questions in the Issue Matrix. He is doing a great job and I hope you get some inspiration from the resources he shared to do a better job on the recommendation to PC.

What will be studies in the study session? Basically the Issue Matrix or you have prepared another PPT for discussion? (Question 3) It seems that another study session on 2/17 is a must.

In case you and the PC did not answer the questions in Matrix fully, can the public require the council to hold on the vote? If the public can, how to request? Or no matter how the report is, the city council will vote anyway? (Quesiton 5,6,7)

Can you at this stage recommend the PC to put off the report to city council for more thorough and full research on zoning? (Question8)

A lot of questions to begin your busy day. And again, I appreciate your hard work on this uneasy job.

Xubei

On Wed, Feb 3, 2016 at 11:32 AM, Jason Rogers <jrogers@redmond.gov> wrote:

Good morning,

Yes, I'm crazy busy ☺ Sorry for the delay in replying!

Medical marijuana patients currently have several ways of obtaining medical marijuana: 1) They can grow limited quantities themselves; 2) They can have another medical marijuana patient grow it for them; 3) They can get it from a

collective garden (dispensary) which only serves medical patients; and 4) They can purchase marijuana from a licensed retail store.

The changes to state law will eliminate 2 and 3, and replace them with a modified cooperative system that is non-commercial (the current state law concerning collective gardens has huge holes in it that essentially allow collective gardens to operate as dispensaries). Since most patients obtain their medical marijuana from the collectives, there was a big concern in the legislature that they would be heavily restricting patients' access to medicine (Medical marijuana has been legal in Washington since 1998, so it is well-established). So, the legislature directed the Liquor and Cannabis Board to increase the number of retail store licenses and give priority to former medical marijuana collective operations. The intent is to maintain access to medical marijuana by letting the retail stores sell marijuana to medical patients with some tax benefits (no sales tax, for example) and with higher limits (the current per customer-per transaction limit is 1 oz; for medical patients it is 3 oz).

You can go wade through the information for HB 2136 and SB 5052, which details all of the changes made in 2015. Most of the laws are codified in RCW 69.50 (recreational marijuana) and RCW 69.51A (medical marijuana), and the rules concerning licensing and such are in WAC 314-55.

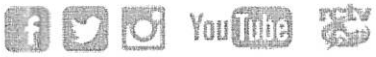
Jason

Jason Rogers

Senior Planner | City of Redmond

☎: 425.556.2414 | ✉: jrogers@redmond.gov | Redmond.gov

MS: 4SPL | 15670 NE 85th St | Redmond, WA 98052



NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: xubei zhang [mailto:zhang811@gmail.com]
Sent: Monday, February 01, 2016 2:55 PM

To: Jason Rogers
Subject: Re: FEB 10, STUDY SESSION QUESTIONS! Thanks

Thanks Jason for your quick response. I bet you are crazy busy now. :)
The state legislature wanted to maintain access to medical marijuana for qualified patients but the legislature is closing the medical facility. So where could the patients get their marijuana-filled medicines? From the retail stores? Is this the reason that the licence number are almost double from 300+ to almost 600? That is crazy. Thanks for any explanation about this medical usage. I am still learning , thanks.

Xubei

On Mon, Feb 1, 2016 at 2:32 PM, Jason Rogers <jrogers@redmond.gov> wrote:

Good afternoon Xubei,

To Question 1, the state has allocated 4 retail store licenses to Redmond; this does not necessarily mean there are any retail stores here (and in fact there are none today). As an example, Sammamish is in a similar position; they have one license allocated by the state, but no stores open as well.

Redmond has no legal medical marijuana dispensaries/collective gardens; they are banned by city ordinance. Most medical marijuana dispensaries/collectives have closed down, or will close soon, in response to state law changes which were passed last year. For example, there used to be three medical marijuana collectives in Issaquah; two have since closed down, and the remaining one will have to close by July 1. This change in state law is driving the increase in available retail licenses. There were many hundreds of medical marijuana collectives in the state, all of which have to close down now, but the state legislature wanted to maintain access to medical marijuana for qualified patients.

Since marijuana continues to be a Schedule I substance under federal law, it cannot be dispensed through pharmacies or hospitals.

To Question 2, we closed the survey on Friday afternoon. I'll post an update later this week. We typically post new materials for the Planning Commission on Fridays, although since this topic has a lot of interest we've tried to post updates more often. With the large number of emails I get about this subject (I have 10 more today), I may break things up by posting a midweek update as well. We send all of the public comments to the Planning Commissioners, and I know they read them.

Jason

Jason Rogers

Senior Planner | City of Redmond

☎: 425.556.2414 | ✉: jrogers@redmond.gov | Redmond.gov

MS: 4SPL | 15670 NE 85th St | Redmond, WA 98052

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: xubei zhang [mailto:zhang811@gmail.com]
Sent: Monday, February 01, 2016 2:18 PM

To: Jason Rogers
Subject: Re: FEB 10, STUDY SESSION QUESTIONS! Thanks

Hello Jason
Two questions and one suggestion for you. Thanks.

I am reading the Tech Report ,and on page 4, the last two sentences

> marijuana stores had their license allocation doubled in most cases. Redmond is now allocated 4 licenses. The increase is intended to provide access to medical marijuana since the legislature also banned collective gardens (and previously banned dispensaries).

stated:

Question 1: since I have never been to any marijuana retail store, my question is----
Are people buying medical marijuana from pot store too? Is there any other place that patient can buy medical marijuana like from the hospital pharmacy?

Question 2:When will you update the public comments and survey online?
Suggestion 1:
When I am reading the public comments on Jan 27, I see what I am worried most, the public safety of Redmond if we have pot stores in the near future. Please pay more attention to this first-hand feedback from the public, please share it with the PC in the study session.

From: Vick Barn [mailto:OneandTwo@hotmail.com]
Sent: Tuesday, January 26, 2016 5:29 PM
To: Planning Commission
Subject: Marijuana Zoning

The business I worked for was above the Higher Leaf marijuana store that opened in Kirkland last year. I am not in favor of marijuana being sold in our state, but was okay with it being there since it was a legal business. Since that time my opinion has changed. We have moved as have many of the other businesses that occupied that building for a number of years. The number of problems increased in our building. The smell of pot was throughout the halls as people would smoke it in the bathrooms. Employees would be found smoking it in their cars during their breaks. Overall the area declined due to some of the customers the business attracted. You had to think twice about working at night if you were alone. The previous general feeling of being safe was gone.

I feel Redmond needs to keep the current 1000 ft buffer to protect the residents of Redmond who are trying to enjoy public places.

Thanks,
Vickie Barnett

Sincerely,

Xubei

On Thu, Jan 28, 2016 at 4:11 PM, Jason Rogers <jrogers@redmond.gov> wrote:

Hi Xubei,

1. The City Council passed ordinance 2744 on June 17, 2014. You can see a copy of the ordinance here: http://www.redmond.gov/common/pages/UserFile.aspx?fileId=129776.

2. The current ordinance allows retail marijuana stores in the GC zone. The recommendation would not change this.

3. You cannot file a request for an amendment to make no amendment; that is a request to do nothing at all. You can, however, make your opinion known about the current proposal. As I have stated, while the Technical Committee has made a specific recommendation (and the Planning Commission will make one as well), it is only a recommendation. The City Council has the final say. The Council is under no obligation to change the Zoning Code at all; they could also choose to amend the Zoning Code in a different way (such as to reduce buffers) or to ban marijuana uses entirely.

Jason

Jason Rogers

Senior Planner | City of Redmond

☎: 425.556.2414 | ✉: jrogers@redmond.gov | Redmond.gov

MS: 4SPL | 15670 NE 85th St | Redmond, WA 98052

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: xubei zhang [mailto:zhang811@gmail.com]
Sent: Thursday, January 28, 2016 3:48 PM

To: Jason Rogers
Subject: Re: FEB 10, STUDY SESSION QUESTIONS! Thanks

Thanks again Jason for the reply. Some extra questions, thanks.

1. In the email you mention that "It is presently impossible for a retail marijuana store to locate in Redmond since they are allowed only in retail and mixed use zones; when combined with the 1,000 foot buffers, there are no available sites.", may I know who and when did the decision that only allows pot stores in retail and mixed use zones was made?

2. If I am correct, the creation of an overlay on MP zone is still in the process of recommendation, the pot store is not allowed there yet. How about the pancake area in the GC zone (which is the only qualified area with 1000 buffer)? It that area already allowed to open pot store or it is also a recommendation like the MP zone recommendation?

3 As you said "this effort is in response to an application by The Grass is Always Greener and state law changes." Is there any application that I can fill up to request the city to follow the initial rule that marijuana retail store can only allow to be in retail and mixed use zone?

I think that legalization marijuana doesn't not mean pot stores in neighborhood. As one lady(who vote YES to 502) mentioned in the hearing, she vote Yes with the hope that the city can save the police enforcing cost for arresting those marijuana users. She did not think about the city allow more marijuana 7-11 convenient store to scatter in a healthy,family friendly neighborhood.

My kids went to the hearing and they mentioned one word to me --- "legacy". When you and your team make the recommendation to the planning commission, please keep in mind that what kind of city we want the kids grow up with?

The wellbeing of our youth and our quality of life should not be for sale at any price.

Thanks again.

Xubei

On Thu, Jan 28, 2016 at 2:08 PM, Jason Rogers <jrogers@redmond.gov> wrote:

Hi Xubei,

The video of last night's meeting should be posted online by the end of the day today. It will be available at http://www.redmond.gov/cms/one.aspx?portalId=169&pageId=2727.

For the Issue Matrix, I will briefly summarize public comment regarding each issue. We provide all emails and public comments to the Planning Commission, so while the Issue Matrix has a summary the Commission also sees the full emails from people who contact us. All the comments are also posted on our website; see http://www.redmond.gov/Government/BoardsCommissions/PlanningCommission/TopicsUnderReview/. One issue on the Issue Matrix is specifically for questions from the public. I will update this prior to the next Planning Commission meeting.

When you email the City Council, or cc the Council on an email, it is up to the Council to respond; I will not/cannot reply. You received a reply from Hank Margeson, who is the Ombudsperson for the month of January. Mr. Margeson's email is correct: ordinance 2744, which is in effect today, allows for marijuana production, processing, and retailing in Redmond. In all cases, a marijuana facility needs to be 1,000 feet from schools, parks, daycares, etc. From a practical standpoint, it is highly unlikely a marijuana producer (grower) would locate in Redmond as we only allow this in the Urban Recreation zone, which is an agricultural/open space zone; outdoor marijuana production is only done in Eastern Washington where the climate is more suitable. Marijuana processors could fairly easily locate here; they are allowed in the Manufacturing Park, Business Park, and Overlake Business and Advanced Technology zones, and there are large portions of these areas which are more than 1,000 feet from schools, parks, daycares, etc. It is presently impossible for a retail marijuana store to locate in Redmond since they are allowed only in retail and mixed use zones; when combined with the 1,000 foot buffers, there are no available sites.

As I stated in my presentation, state law would allow Redmond to ban all marijuana uses if the City Council chooses to do so. However I also stated in my presentation that this effort is in response to an application by The Grass is Always Greener and state law changes. The Grass is Always Greener specifically requested that Redmond find a way to allow some retail marijuana stores. After carefully considering the application and other information, which I briefly discussed, the Technical Committee made their recommendation, which recognizes that there are potential drawbacks for retail marijuana sales and strives to balance public safety concerns with allowing an activity that is legal under state law.

The Planning Commission could recommend a different approach; I stated at the January 20th meeting that all options (including a ban) remain on the table for the Planning Commission and City Council to consider.

I hope this helps clarify things a bit more. Please let me know if you have any other questions or comments.

Jason Rogers

Jason Rogers

Senior Planner | City of Redmond

☎: 425.556.2414 | ✉: jrogers@redmond.gov | Redmond.gov

MS: 4SPL | 15670 NE 85th St | Redmond, WA 98052

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: xubei zhang [mailto:zhang811@gmail.com]
Sent: Thursday, January 28, 2016 1:19 PM
To: Jason Rogers
Subject: Re: FEB 10, STUDY SESSION QUESTIONS! Thanks

Hello again
Thanks for the quick reply. Here are some extra questions for you. thanks

1.When and where can we watch the video of last night's public hearing?

2. Since the public hearing is over, will you put all the people's questions or thoughts in the MEMO to share with the planning commission on Feb 10? I have read the ISSUE MATRIX where the planning commission's questions are listed, will you put people 's questions (from public hearing or emails) into the matrix for further discussion?

3. On Jan 22, I (under zhang811@gmail.com) wrote to you, the planning commission and city council an email about my thoughts on rezoning for marijuana retail store opening. I think the replied email I got is a pre-written one for sending out. I understand that you or the Ombudsperson cannot reply every one's email. But in the paragraph below I believe you are sending out one wrong message to the public, that is Redmond is definitely going to open pot store and now we are working to find a place for opening the pot store. I remembered that the PPT you shared with the public last night said local city still can say NO to open the store

though the state legalize it. And here is a link you shared with us http://www.atg.wa.gov/ago-opinions/whether-statewide-initiative-establishing-system-licensing-marijuana-producers to support this.

"On June 17, 2014 the Redmond City Council adopted Ordinance 2744 which allows for the growing, manufacture and retail sale of marijuana in Redmond. You can find the details of the ordinance here. The current effort is in reaction to law changes passed by the state legislature in 2015. The current effort is in reaction to law changes passed by the state legislature in 2015."

I think Redmond still has the possibility to say NO to pot store like Smammish, Woodinville. Please change your formatted reply email and stop sending out the wrong message to people. 2744 allows for marijuana selling but doesn't mean Redmond is definitely to open one. You need to listen to the people's voice, which from last night's hearing , is so strong that we do not want any pot store in the city we live, work and your and my kids grow up.

And please answers me the questions at your earliest convenience.

I appreciate you hard work to provide us more info about this issue, the link you shared above is very informative.

Thanks.

Xubei Zhang

On Thu, Jan 28, 2016 at 12:38 PM, Jason Rogers <jrogers@redmond.gov> wrote:

Good afternoon Xubei:

The February 10th Study Session is the Planning Commission's opportunity to discuss the issue. They will discuss the items on the Issue Matrix as well as the public comment from last night and that is emailed. Anyone can attend; it is an open public meeting, however the public hearing is closed. If you have additional comments, please email them to planningcommission@redmond.gov, or directly to me at jrogers@redmond.gov. You can watch the meeting on RCTV (Comcast channel 21, Frontier channel 34), or stream it online at http://www.redmond.gov/Residents/RCTV/

The meeting is scheduled to last from 7:00pm until 10:00pm. We will have another item on the agenda so the discussion about marijuana will probably take no more than 2 hours. The Commission may continue their discussions to the February 17th meeting, since there is a lot for them to discuss.

Jason Rogers

Jason Rogers

Senior Planner | City of Redmond

☎: 425.556.2414 | ✉: jrogers@redmond.gov | Redmond.gov

MS: 4SPL | 15670 NE 85th St | Redmond, WA 98052

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: xubei zhang [mailto:zhang811@gmail.com]
Sent: Thursday, January 28, 2016 12:12 PM
To: Jason Rogers
Subject: FEB 10, STUDY SESSION QUESTIONS! Thanks

Hello Rogers,

I am checking the schedule about Zoning regulation for marijuana retail store. The Feb 10's meeting is called "study session".
Can you tell me what is a study session like? Who will attend and can public go there to watch? Can residents speak at the study session or they can just listen?
How long the study session will last?

Thanks.

Xubei

Jodi L. Daub

From:	xubei zhang <zhang811@gmail.com>
Sent:	Sunday, February 14, 2016 11:48 AM
To:	Jason Rogers
Subject:	Re: FEB 10, STUDY SESSION QUESTIONS! Thanks
Follow Up Flag:	Follow up
Flag Status:	Completed

Hello Jason
I found a small error of date as seen below. It is not Feb 17 . :)

Amendments to Comprehensive Plan and Zoning Code for Retail Marijuana

February 17, 2016 Memo, Issue Matrix, Public Comments

Again some questions for you. Maybe some of it is not your responsibility to answer. I will greatly appreciate your time to answer based on your expertise. Thanks.

1. After the PC study session on 2-17, how the recommendation will be written? Is it mainly by one of the PC member for example Philli Miller? Will the PC sit to vote on the recommendation? Personally, after watching the video of the 2-10 PC study session, I feel very upset about how the session was conducted. It is mainly controlled by Chair O'Hara and Miller. The two decided to keep the issues open or close without any voting from other members. Is this the common way PC holds a study session? With so many email public input, the PC only touch on the topic of the validity of the survey. Why not take the residents' real voice into consideration?

2. After 2-17 study session, when will the PC submit the recommendation to city council? Will the public have access to it on city website right after PC submit it?

3. Is there any limit of how many people can talk in the time frame of ITEMS FROM AUDIENCE?

4. Can the public ask the city council to have a public hearing on this issue? If so, how to ask for? Any application form?

I know today is Sunday, but hopefully I can hear from you soon. Thanks a lot!

Xubei

On Wed, Feb 10, 2016 at 1:56 PM, Jason Rogers <jrogers@redmond.gov> wrote:

Whoops, that was in error. The survey results should be restored. Sorry about that!

Jason Rogers

From: xubei zhang [mailto:zhang811@gmail.com]
Sent: Wednesday, February 10, 2016 1:34 PM

To: Jason Rogers
Subject: Re: FEB 10, STUDY SESSION QUESTIONS! Thanks

It looks like you deleted one and leave two (survey and public comments) there. Now the links are right. Thanks.

Amendments to Comprehensive Plan and Zoning Code for Retail Marijuana

February 10, 2016 Questionnaire Summary, Public Comments

On Wed, Feb 10, 2016 at 12:04 PM, Jason Rogers <jrogers@redmond.gov> wrote:

Good morning Xubei,

The links look fine on my end. Could you reload the page and see if it is still a problem? If it still doesn't work for you I can try to re-link everything. Thank you!

Jason Rogers

From: xubei zhang [mailto:zhang811@gmail.com]
Sent: Wednesday, February 10, 2016 11:53 AM

To: Jason Rogers
Subject: Re: FEB 10, STUDY SESSION QUESTIONS! Thanks

Good morning Jason
As usual, your reply is informative and greatly appreciated.
There is a mistake on your updated info on the website. The Final Results linked to a public comment. Thanks.

Xubei

Amendments to Comprehensive Plan and
Zoning Code for Retail Marijuana

February 10, 2016 Marijuana Questionnaire Final Results, Survey Summary, Public Comments

On Tue, Feb 9, 2016 at 10:26 AM, Jason Rogers <jrogers@redmond.gov> wrote:

Good morning Xubei,

Let me try and work through things. You've got a lot of material packed in!

There is currently no data regarding marijuana sales for medical use, since the current largely unregulated medical marijuana system does not need to report any data. This will change starting this summer when the current medical marijuana system goes away. Even then, it will be difficult to fully capture total medical marijuana use as home grows and private cooperatives will still be legal. However, licensed retail stores would be tracking medical vs. recreational sales.

We have not yet posted the full survey/questionnaire results as we are working through technical issues with duplicate responses. The full results will be posted this afternoon. The results could be used by the Planning Commission and City Council; they are not being thrown out.

A statistically valid survey, compared to an anonymous online survey, would cost many thousands of dollars and take months to complete. Statistically valid surveys certainly have uses, and the City has made use of them in the past, but the cost and lead time involved are challenges.

The Technical Committee has already made its recommendation to the Planning Commission. The Planning Commission will consider all of the available information including from public comment when they make their recommendation to the City Council.

During the Study Session, the Planning Commission will discuss the items on the Issues Matrix. I have a very short presentation which is focused on a brief summary of the public input and the Issues Matrix. Due to the number of items on the Issues Matrix, it is unlikely the Planning Commission would get through them all and be prepared to make a recommendation to the City Council tomorrow evening, so I think a continued Study Session on 2/17 is likely.

Procedurally, the Planning Commission can make a recommendation whenever they choose, and do not necessarily need to work through all of the issues on the Issues Matrix. This would move things forward to the City Council. The Commission could also highlight more issues and ask staff to research them. Once this reaches the City Council, the Council can choose to work through issues themselves, or if they want they can send it back to the Planning Commission. A City Council vote would not happen until the Council is comfortable holding one.

I think I got to all of your questions. If I missed one please let me know!

Jason

Jason Rogers

Senior Planner | City of Redmond

☎: 425.556.2414 | ✉: jrogers@redmond.gov | Redmond.gov

MS: 4SPL | 15670 NE 85th St | Redmond, WA 98052

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: xubei zhang [mailto:zhang811@gmail.com]
Sent: Monday, February 08, 2016 10:52 PM

To: Jason Rogers
Subject: Re: FEB 10, STUDY SESSION QUESTIONS! Thanks

Thanks for the explanation.

As you said "the legislature directed the Liquor and Cannabis Board to increase the number of retail store licenses to make sure the patients have enough access to marijuana". In my eyes, this policy inevitably promotes more recreational marijuana users. Is there any data shows how many percent of the selling are only for medical marijuana usage ? (Question1)

I still did not find the survey result on the website and I have read the interview with council member Mr. Hank in Redmond Report. He questioned the validity of the survey. Does that mean the city will just ignore the survey? (Question 2)That's unfair to the public.
As you mentioned in the Issue Matrix.," the City would need to retain an outside company to conduct such a survey, and does not have available funding for this. There is also significant lead time required to conduct a survey and get the results. These factors make it difficult to use statistically valid surveys for most subjects. ", if the city cannot fund the survey and release such a survey, then city should not just throw it away. If this happens, the public will not take any survey.

I have read the 2/8 public comment, I am impressed by the one who did a lot of research on the last questions in the Issue Matrix. He is doing a great job and I hope you get some inspiration from the resources he shared to do a better job on the recommendation to PC.

What will be studies in the study session? Basically the Issue Matrix or you have prepared another PPT for discussion? (Question 3) It seems that another study session on 2/17 is a must.

In case you and the PC did not answer the questions in Matrix fully, can the public require the council to hold on the vote? If the public can, how to request? Or no matter how the report is, the city council will vote anyway? (Quesiton 5,6,7)

Can you at this stage recommend the PC to put off the report to city council for more thorough and full research on zoning? (Question8)

A lot of questions to begin your busy day. And again, I appreciate your hard work on this uneasy job.

Xubei

On Wed, Feb 3, 2016 at 11:32 AM, Jason Rogers <jrogers@redmond.gov> wrote:

Good morning,

Yes, I'm crazy busy ☺ Sorry for the delay in replying!

Medical marijuana patients currently have several ways of obtaining medical marijuana: 1) They can grow limited quantities themselves; 2) They can have another medical marijuana patient grow it for them; 3) They can get it from a collective garden (dispensary) which only serves medical patients; and 4) They can purchase marijuana from a licensed retail store.

The changes to state law will eliminate 2 and 3, and replace them with a modified cooperative system that is non-commercial (the current state law concerning collective gardens has huge holes in it that essentially allow collective

gardens to operate as dispensaries). Since most patients obtain their medical marijuana from the collectives, there was a big concern in the legislature that they would be heavily restricting patients' access to medicine (Medical marijuana has been legal in Washington since 1998, so it is well-established). So, the legislature directed the Liquor and Cannabis Board to increase the number of retail store licenses and give priority to former medical marijuana collective operations. The intent is to maintain access to medical marijuana by letting the retail stores sell marijuana to medical patients with some tax benefits (no sales tax, for example) and with higher limits (the current per customer-per transaction limit is 1 oz; for medical patients it is 3 oz).

You can go wade through the information for HB 2136 and SB 5052, which details all of the changes made in 2015. Most of the laws are codified in RCW 69.50 (recreational marijuana) and RCW 69.51A (medical marijuana), and the rules concerning licensing and such are in WAC 314-55.

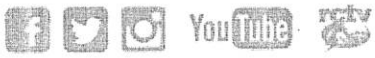
Jason

Jason Rogers

Senior Planner | City of Redmond

☎: 425.556.2414 | ✉: jrogers@redmond.gov | Redmond.gov

MS: 4SPL | 15670 NE 85th St | Redmond, WA 98052



NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: xubei zhang [mailto:zhang811@gmail.com]
Sent: Monday, February 01, 2016 2:55 PM

To: Jason Rogers
Subject: Re: FEB 10, STUDY SESSION QUESTIONS! Thanks

Thanks Jason for your quick response. I bet you are crazy busy now. :)
The state legislature wanted to maintain access to medical marijuana for qualified patients but the legislature is closing the medical facility. So where could the patients get their marijuana-filled medicines? From the retail stores? Is this the

reason that the licence number are almost double from 300+ to almost 600? That is crazy. Thanks for any explanation about this medical usage. I am still learning , thanks.

Xubei

On Mon, Feb 1, 2016 at 2:32 PM, Jason Rogers <jrogers@redmond.gov> wrote:

Good afternoon Xubei,

To Question 1, the state has allocated 4 retail store licenses to Redmond; this does not necessarily mean there are any retail stores here (and in fact there are none today). As an example, Sammamish is in a similar position; they have one license allocated by the state, but no stores open as well.

Redmond has no legal medical marijuana dispensaries/collective gardens; they are banned by city ordinance. Most medical marijuana dispensaries/collectives have closed down, or will close soon, in response to state law changes which were passed last year. For example, there used to be three medical marijuana collectives in Issaquah; two have since closed down, and the remaining one will have to close by July 1. This change in state law is driving the increase in available retail licenses. There were many hundreds of medical marijuana collectives in the state, all of which have to close down now, but the state legislature wanted to maintain access to medical marijuana for qualified patients.

Since marijuana continues to be a Schedule I substance under federal law, it cannot be dispensed through pharmacies or hospitals.

To Question 2, we closed the survey on Friday afternoon. I'll post an update later this week. We typically post new materials for the Planning Commission on Fridays, although since this topic has a lot of interest we've tried to post updates more often. With the large number of emails I get about this subject (I have 10 more today), I may break things up by posting a midweek update as well. We send all of the public comments to the Planning Commissioners, and I know they read them.

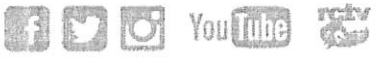
Jason

Jason Rogers

Senior Planner | City of Redmond

☎: 425.556.2414 | ✉: jrogers@redmond.gov | Redmond.gov

MS: 4SPL | 15670 NE 85th St | Redmond, WA 98052



NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: xubei zhang [mailto:zhang811@gmail.com]
Sent: Monday, February 01, 2016 2:18 PM

To: Jason Rogers
Subject: Re: FEB 10, STUDY SESSION QUESTIONS! Thanks

Hello Jason
Two questions and one suggestion for you. Thanks.

I am reading the Tech Report ,and on page 4, the last two sentences

> marijuana stores had their license allocation doubled in most cases. Redmond is now allocated 4 licenses. The increase is intended to provide access to medical marijuana since the legislature also banned collective gardens (and previously banned dispensaries).

stated:

Question 1: since I have never been to any marijuana retail store, my question is----
Are people buying medical marijuana from pot store too? Is there any other place that patient can buy medical marijuana like from the hospital pharmacy?

Question 2:When will you update the public comments and survey online?
Suggestion 1:
When I am reading the public comments on Jan 27, I see what I am worried most, the public safety of Redmond if we have pot stores in the near future. Please pay more attention to this first-hand feedback from the public, please share it with the PC in the study session.

From: Vick Barn [mailto:OneandTwo@hotmail.com]
Sent: Tuesday, January 26, 2016 5:29 PM
To: Planning Commission
Subject: Marijuana Zoning

The business I worked for was above the Higher Leaf marijuana store that opened in Kirkland last year. I am not in favor of marijuana being sold in our state, but was okay with it being there since it was a legal business. Since that time my opinion has changed. We have moved as have many of the other businesses that occupied that building for a number of years. The number of problems increased in our building. The smell of pot was throughout the halls as people would smoke it in the bathrooms. Employees would be found smoking it in their cars during their breaks. Overall the area declined due to some of the customers the business attracted. You had to think twice about working at night if you were alone. The previous general feeling of being safe was gone.

I feel Redmond needs to keep the current 1000 ft buffer to protect the residents of Redmond who are trying to enjoy public places.

Thanks,
Vickie Barnett

Sincerely,

Xubei

On Thu, Jan 28, 2016 at 4:11 PM, Jason Rogers <jrogers@redmond.gov> wrote:

Hi Xubei,

1. The City Council passed ordinance 2744 on June 17, 2014. You can see a copy of the ordinance here: http://www.redmond.gov/common/pages/UserFile.aspx?fileId=129776.

2. The current ordinance allows retail marijuana stores in the GC zone. The recommendation would not change this.

3. You cannot file a request for an amendment to make no amendment; that is a request to do nothing at all. You can, however, make your opinion known about the current proposal. As I have stated, while the Technical Committee has made a specific recommendation (and the Planning Commission will make one as well), it is only a recommendation. The City Council has the final say. The Council is under no obligation to change the Zoning Code at all; they could also choose to amend the Zoning Code in a different way (such as to reduce buffers) or to ban marijuana uses entirely.

Jason

Jason Rogers

Senior Planner | City of Redmond

☎: 425.556.2414 | ✉: jrogers@redmond.gov | Redmond.gov

MS: 4SPL | 15670 NE 85th St | Redmond, WA 98052

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: xubei zhang [mailto:zhang811@gmail.com]
Sent: Thursday, January 28, 2016 3:48 PM

To: Jason Rogers
Subject: Re: FEB 10, STUDY SESSION QUESTIONS! Thanks

Thanks again Jason for the reply. Some extra questions, thanks.

1. In the email you mention that "It is presently impossible for a retail marijuana store to locate in Redmond since they are allowed only in retail and mixed use zones; when combined with the 1,000 foot buffers, there are no available sites.", may I know who and when did the decision that only allows pot stores in retail and mixed use zones was made?

2. If I am correct, the creation of an overlay on MP zone is still in the process of recommendation, the pot store is not allowed there yet. How about the pancake area in the GC zone (which is the only qualified area with 1000 buffer)? It that area already allowed to open pot store or it is also a recommendation like the MP zone recommendation?

3 As you said "this effort is in response to an application by The Grass is Always Greener and state law changes." Is there any application that I can fill up to request the city to follow the initial rule that marijuana retail store can only allow to be in retail and mixed use zone?

I think that legalization marijuana doesn't not mean pot stores in neighborhood. As one lady(who vote YES to 502) mentioned in the hearing, she vote Yes with the hope that the city can save the police enforcing cost for arresting those marijuana users. She did not think about the city allow more marijuana 7-11 convenient store to scatter in a healthy,family friendly neighborhood.

My kids went to the hearing and they mentioned one word to me --- "legacy". When you and your team make the recommendation to the planning commission, please keep in mind that what kind of city we want the kids grow up with?

The wellbeing of our youth and our quality of life should not be for sale at any price.

Thanks again.

Xubei

On Thu, Jan 28, 2016 at 2:08 PM, Jason Rogers <jrogers@redmond.gov> wrote:

Hi Xubei,

The video of last night's meeting should be posted online by the end of the day today. It will be available at http://www.redmond.gov/cms/one.aspx?portalId=169&pageId=2727.

For the Issue Matrix, I will briefly summarize public comment regarding each issue. We provide all emails and public comments to the Planning Commission, so while the Issue Matrix has a summary the Commission also sees the full emails from people who contact us. All the comments are also posted on our website; see http://www.redmond.gov/Government/BoardsCommissions/PlanningCommission/TopicsUnderReview/. One issue on the Issue Matrix is specifically for questions from the public. I will update this prior to the next Planning Commission meeting.

When you email the City Council, or cc the Council on an email, it is up to the Council to respond; I will not/cannot reply. You received a reply from Hank Margeson, who is the Ombudsperson for the month of January. Mr. Margeson's email is correct: ordinance 2744, which is in effect today, allows for marijuana production, processing, and retailing in Redmond. In all cases, a marijuana facility needs to be 1,000 feet from schools, parks, daycares, etc. From a practical standpoint, it is highly unlikely a marijuana producer (grower) would locate in Redmond as we only allow this in the Urban Recreation zone, which is an agricultural/open space zone; outdoor marijuana production is only done in Eastern Washington where the climate is more suitable. Marijuana processors could fairly easily locate here; they are allowed in the Manufacturing Park, Business Park, and Overlake Business and Advanced Technology zones, and there are large portions of these areas which are more than 1,000 feet from schools, parks, daycares, etc. It is presently impossible for a retail marijuana store to locate in Redmond since they are allowed only in retail and mixed use zones; when combined with the 1,000 foot buffers, there are no available sites.

As I stated in my presentation, state law would allow Redmond to ban all marijuana uses if the City Council chooses to do so. However I also stated in my presentation that this effort is in response to an application by The Grass is Always Greener and state law changes. The Grass is Always Greener specifically requested that Redmond find a way to allow some retail marijuana stores. After carefully considering the application and other information, which I briefly discussed, the Technical Committee made their recommendation, which recognizes that there are potential drawbacks for retail marijuana sales and strives to balance public safety concerns with allowing an activity that is legal under state law.

The Planning Commission could recommend a different approach; I stated at the January 20th meeting that all options (including a ban) remain on the table for the Planning Commission and City Council to consider.

I hope this helps clarify things a bit more. Please let me know if you have any other questions or comments.

Jason Rogers

Jason Rogers

Senior Planner | City of Redmond

☎: 425.556.2414 | ✉: jrogers@redmond.gov | Redmond.gov

MS: 4SPL | 15670 NE 85th St | Redmond, WA 98052

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: xubei zhang [mailto:zhang811@gmail.com]
Sent: Thursday, January 28, 2016 1:19 PM
To: Jason Rogers
Subject: Re: FEB 10, STUDY SESSION QUESTIONS! Thanks

Hello again
Thanks for the quick reply. Here are some extra questions for you. thanks

1.When and where can we watch the video of last night's public hearing?

2. Since the public hearing is over, will you put all the people's questions or thoughts in the MEMO to share with the planning commission on Feb 10? I have read the ISSUE MATRIX where the planning commission's questions are listed, will you put people 's questions (from public hearing or emails) into the matrix for further discussion?

3. On Jan 22, I (under zhang811@gmail.com) wrote to you, the planning commission and city council an email about my thoughts on rezoning for marijuana retail store opening. I think the replied email I got is a pre-written one for sending out. I understand that you or the Ombudsperson cannot reply every one's email. But in the paragraph below I believe you are sending out one wrong message to the public, that is Redmond is definitely going to open pot store and now we are working to find a place for opening the pot store. I remembered that the PPT you shared with the public last night said local city still can say NO to open the store

though the state legalize it. And here is a link you shared with us http://www.atg.wa.gov/ago-opinions/whether-statewide-initiative-establishing-system-licensing-marijuana-producers to support this.

"On June 17, 2014 the Redmond City Council adopted Ordinance 2744 which allows for the growing, manufacture and retail sale of marijuana in Redmond. You can find the details of the ordinance here. The current effort is in reaction to law changes passed by the state legislature in 2015. The current effort is in reaction to law changes passed by the state legislature in 2015."

I think Redmond still has the possibility to say NO to pot store like Smammish, Woodinville. Please change your formatted reply email and stop sending out the wrong message to people. 2744 allows for marijuana selling but doesn't mean Redmond is definitely to open one. You need to listen to the people's voice, which from last night's hearing , is so strong that we do not want any pot store in the city we live, work and your and my kids grow up.

And please answers me the questions at your earliest convenience.

I appreciate you hard work to provide us more info about this issue, the link you shared above is very informative.

Thanks.

Xubei Zhang

On Thu, Jan 28, 2016 at 12:38 PM, Jason Rogers <jrogers@redmond.gov> wrote:

Good afternoon Xubei:

The February 10th Study Session is the Planning Commission's opportunity to discuss the issue. They will discuss the items on the Issue Matrix as well as the public comment from last night and that is emailed. Anyone can attend; it is an open public meeting, however the public hearing is closed. If you have additional comments, please email them to planningcommission@redmond.gov, or directly to me at jrogers@redmond.gov. You can watch the meeting on RCTV (Comcast channel 21, Frontier channel 34), or stream it online at http://www.redmond.gov/Residents/RCTV/

The meeting is scheduled to last from 7:00pm until 10:00pm. We will have another item on the agenda so the discussion about marijuana will probably take no more than 2 hours. The Commission may continue their discussions to the February 17th meeting, since there is a lot for them to discuss.

Jason Rogers

Jason Rogers

Senior Planner | City of Redmond

☎: 425.556.2414 | ✉: jrogers@redmond.gov | Redmond.gov

MS: 4SPL | 15670 NE 85th St | Redmond, WA 98052

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: xubei zhang [mailto:zhang811@gmail.com]
Sent: Thursday, January 28, 2016 12:12 PM
To: Jason Rogers
Subject: FEB 10, STUDY SESSION QUESTIONS! Thanks

Hello Rogers,

I am checking the schedule about Zoning regulation for marijuana retail store. The Feb 10's meeting is called "study session".
Can you tell me what is a study session like? Who will attend and can public go there to watch? Can residents speak at the study session or they can just listen?
How long the study session will last?

Thanks.

Xubei

Jodi L. Daub

From: Sachi B. <sachi_bv@yahoo.com>
Sent: Thursday, February 11, 2016 9:06 PM
To: Jason Rogers; Planning Commission; Council
Subject: Re: Retail and processing marijuana sites

Hi Jason,

Thanks for getting back and trying to keep the buffer at or above 1000 feet. I would like to point out that 202/Redmond way at the Wholefoods intersection is very congested as it is. Traffic on this undivided road is typically in the 55 - 60 mph range. If one makes a wrong turn, because of the traffic, it typically takes 20 minutes or more to recover course at this intersection. Besides, a simple google search will show you that fatalities have been on the increase on this road. I can show you over a dozen emails from the Lake Washington School district indicating school bus delays because of traffic accidents on this road. As you can read in the public testimonies, residents dwelling in the neighborhoods of Woodbridge, Evans Creek, Redmond Hill, Vesta Apartments, English Cove, Dobbs Mill and Hidden Ridge are concerned about the increased traffic and increased law enforcement and DUI activities and property depreciation this store will cause.

May I point out that there are multiple stores in Bellevue and in Kirkland that Redmond residents have convenient access to in order to balance out the spirit of the state law? A store at this location will merely end up serving residents of Sammamish, Fall City, Issaquah and other nearby cities. We believe it is unfair that residents in this neighborhood bear all costs, while others enjoy the benefits.

I hope the city makes its decisions after giving serious though and due consideration to inputs from communities in these neighborhoods.

Sachi Begur

Woodbridge Community resident and property owner in Redmond, WA

From: Jason Rogers <jrogers@redmond.gov>
To: "sachi_bv@yahoo.com" <sachi_bv@yahoo.com>
Sent: Thursday, January 28, 2016 4:15 PM
Subject: RE: Retail and processing marijuana sites

Good afternoon:

Thank you for your thoughts on this issue. Access to and use of drugs, especially for youth, is a serious issue for this community and the greater Seattle area. The Redmond Technical Committee's recommendation would allow retail marijuana stores to locate in a portion of the Manufacturing Park zone near Willows Road, relatively isolated from schools, parks, and daycares, and other areas where youth frequent, and in a very small portion of the General Commercial zone on Redmond Way at the SR 520 offramp (it would not be allowed at the Whole Foods property). The Technical Committee recommendation does not include any change to existing buffers, which would remain

1,000 feet. Overall, the Technical Committee recognizes that there are potential drawbacks for retail marijuana sales and is striving to balance public safety concerns with allowing an activity that is legal under state law.

I will ensure that your comments are shared with the Planning Commissioners. If you would like to provide additional written comments, please email them to planningcommission@redmond.gov or directly to me at jrogers@redmond.gov. Thank you.

Jason Rogers
Senior Planner
City of Redmond
jrogers@redmond.gov
(425) 556-2414

-----Original Message-----
From: Planning Commission
Sent: Wednesday, January 27, 2016 9:09 AM
To: Jason Rogers
Subject: FW: Retail and processing marijuana sites

forwarding

-----Original Message-----
From: Sachi Begur [mailto:]
Sent: Tuesday, January 26, 2016 10:17 PM
To: Planning Commission
Subject: Retail and processing marijuana sites

Dear planning commission members,

This is regarding your hearing on Jan 27th for siting of retail marijuana near whole foods and processing facilities on 188th ave near the Woodbridge community.

I would like to bring to your attention that these facilities are within walking distance of large family friendly communities with predominantly young children (Woodbridge community.). It is appalling that you are even considering these locations for such facilities. I can rest assure you this is not the demographics that voted for legalizing marijuana in Washington state. In case you are not aware, this area is home to some of the best elementary, middle and high schools in Redmond and some of the highest property taxes are levied on these neighborhoods.

Following is a list of the communities that are going to be affected - Woodbridge, Evans Creek, Redmond Hill, Vesta Apartments, English Cove, Dobbs Mill and Hidden Ridge.

Furthermore, this area is home to popular places such as Emerald city gym, temples, karate classes and many such classes children enjoy attending. There are also quite a few pre school facilities situated here. Also, the proposed facilities are in close proximity to one of two main entrances to the popular Marymoor park. This area is also connected with numerous trails providing easy access to young children.

We did not vote for legalizing marijuana nor do we want anything to do with drugs in our neighborhoods. I strongly urge the commission to seriously reconsider these frivolous proposals for

our anti-drug neighborhoods.

Keep drugs off of our communities.

Sincerely,

Sachi Begur

19301 NE 64th Way
Redmond, washington 98052

This message has been scanned for malware by Websense. www.websense.com

Click here to report this email as spam.

Jodi L. Daub

From: Ibrahim Hamed <ibrahim.hamed@gmail.com>
Sent: Thursday, February 11, 2016 7:36 PM
To: Planning Commission; Jason Rogers
Subject: Vote against Comprehensive Plan and Zoning Code Amendments: Retail Marijuana

Follow Up Flag: Follow up
Flag Status: Completed

Hello Jason,

I missed the public hearing but wanted to voice my strong objection to the proposed amendment allowing marijuana stores outlined in the Comprehensive Plan and Zoning Code amendments relating to the Grass is Always Greener, LLC proposal.

As a Muslim, consuming or promoting items that intoxicate is forbidden. From a civic standpoint and as a father and a longtime resident of Redmond, the same basic thinking should apply: that marijuana stores should not be allowed in any area near schools, retail areas, mosques, churches, synagogues, parks, or locations where families might be.

I also don't want sign twirlers standing on the edge of our intersections promoting drug use, causing curiosity in my young children or my neighbor's children. Sign twirlers are an eyesore on their own, and I notice that when marijuana stores open they seem to employ them around the area to promote their business.

There are a lot of undesirable activities that follow the use and sale of marijuana, and despite marijuana recently being made legal, those activities still follow its appearance. To allow this type of business into our neighborhoods will diminish the beauty and safety of Redmond and make it less desirable to live in this community.

Thank you for considering my position and for counting my vote is **against** this proposal.

--
Regards,
Ibrahim Hamed.

Click here to report this email as spam.

Jodi L. Daub

From: Claire Fang <claireffang@hotmail.com>
Sent: Thursday, February 11, 2016 5:20 PM
To: Planning Commission; Jason Rogers
Subject: Comments based on last night's study session

Follow Up Flag: Follow up
Flag Status: Completed

Dear commissioners,

Thanks for spending the time last night discussing the issue of marijuana zoning regulation. I observed the whole session, and would like to provide a few comments regarding the discussion:

1. Commissioner Miller and Commissioner Nicoles mentioned several times that 62% of the voters supported legalization of marijuana when the vote took place in 2012. **I don't think it's appropriate to use that data point to represent people's will on the zoning regulation issue**. First of all, the vote was not for locating marijuana retail stores in the city they live in. If it had been spelled out, many people would've had to think twice. Secondly, as someone commented during the public hearing, many voters, including herself, voted Yes because they wanted to **reduce the cost we spend on criminalizing marijuana use, and not because they supported having marijuana retail shops in their neighborhood. Please don't confuse the two different issues here.**
2. There were a lot of criticism regarding the online questionnaire. Though I agree the data point is not statistically valid, **I don't think the planning commission can simply ignore or discount the 1238 unique responses that do not want marijuana stores in Redmond.** To provide another data point, the residents in Redmond are petitioning to the City Council to not have marijuana stores near areas that kids frequent. **The online petition** (http:tinyurl.com/weloveredmond) **has gathered 835 unique signatures (with verifiable names and addresses), of which more than 500 supporters live in zip code 98052.** Planning commission is a body that represents residents to advise the city council. It can't simply say that the number is not representative or not statically valid, and thus chooses to ignore or discount the concerns. If it's so important to have statistically-valid data on the public's opinion, then why don't we consider conducting a statistically valid survey or advisory vote?

3. There were a lot of debate last night regarding the validity of data points being used, and clearly there was no agreed standard on what's useful data. Commissioner Miller questioned the traffic generation data, and yet considers "no reported impact from the neighboring cities" being "statically valid". Retail marijuana in the neighboring cities is such a new phenomenon, and it would take years of methodical tracking and research to reach any conclusion. **We are all humans, capable making judgement and decisions without perfect quantifiable data.** What I want to bring to your attention is **the type of product being sold in these retail stores, particularly the edibles.** Below are some samples. I think we can all imagine **the risk of such products accidentally getting into the school and playgrounds and harming our children.** We as a society, parents and schools included, need to be better prepared for such risks and be able to help our children recognize and resist these harmful products. Right now, we are not there yet. Putting more retail stores is adding the risk.

4. In discussing issue #3 (why treating different parts of the MP zone differently), Commissioner Miller cited the business owner John Sacks multiple times, "that's the question that Mr. Sacks is asking", but in reality, in Mr. Sack's written comments http://www.redmond.gov/common/pages/UserFile.aspx?fileId=179183, what he is really saying is that he doesn't think the MP overlay is appropriate for retail marijuana, and he doesn't think other zones are appropriate either. This is what he said in the comment - "The absolutely best solution would be for the City of Redmond to take the High Road and Continue to Ban Retail Marijuana Sales in the City". Please use the information from public comments accurately.

In addition, there are a few topics I would like to hear the planning commission discuss more in the next study session:

1. A major theme from the 240+ emails from the public is the concern on potential negative impact on children. I **have not heard this concern being discussed in last night's hearing, and would really like to hear it being discussed in the future study sessions.** Please do not use the argument again that "there is no statistically valid data". In the most recent report from Colorado "Legalization of Marijuana – the Impact, Volume 3", it says "drug-related suspensions/expulsions increased 40 percent from school years 2008/2009 to 2013/2014, and the vast majority were for marijuana violations". It also says "a 2015 survey of school resource officers and school counselors revealed similar results about increased school marijuana issues since the legalization of recreational marijuana". Granted, we don't have data at such a rigorous level in the Washington state. That might be a good

reason to **delay the rush to add more marijuana stores and put a good impact-measurement plan in place first.**

2. Many supporters for marijuana stores believes having retail marijuana will reduce or eventually kill the black market. I would like to believe that's the case. **Do we have any quantifiable data that proves the reduction of black market over time once retail stores are opened in the city?** If we don't have such data to prove the benefit, **how can we be certain that the benefit of marijuana stores will outweigh the social cost?** A related question is mentioned in the issue #18 on the issue matrix.

3. Issue #17 **(Do we as a city believe there is a need to change zoning to increase the opportunities for retail marijuana stores to locate in Redmond? If so, why? If no, why not?)** deserves to be answered by the planning commission. Last night's discussion largely skipped this question. We would like to hear the city's "intent" first, and then the other discussions on the mechanics (such as in which zones, or how much should the buffer be) will become a lot easier to answer.

Thanks,

Claire

A Redmond resident for 8 years

Click here to report this email as spam.

Jodi L. Daub

From: Planning Commission
Sent: Thursday, February 11, 2016 4:06 PM
To: Jason Rogers
Subject: FW: Vote against allowing retail Marijuana

Follow Up Flag: Follow up
Flag Status: Completed

Forwarding

From: Ashar Khan [mailto:ashar_shoaib@hotmail.com]
Sent: Thursday, February 11, 2016 12:54 PM
To: Planning Commission
Subject: Vote against allowing retail Marijuana

Good afternoon,

I want to voice my strong objection to the proposed amendment allowing marijuana stores outlined in the Comprehensive Plan and Zoning Code amendments relating to the Grass is Always Greener, LLC proposal.

As a father and a longtime resident of Redmond, I feel that marijuana stores should not be allowed in any area near schools, retail areas, mosques, churches, synagogues, parks, or locations where families might be.

Despite marijuana recently being made legal, there are a lot of undesirable activities that follow the use and sale of marijuana. Furthermore, just because its legal doesn't mean its good for a community. To allow this type of business into our neighborhoods will diminish the beauty and safety of Redmond and make it less desirable to live in this community.

Thank you for considering my position and for counting my voice **against** this proposal.

Best Regards,
Ashar

Click here to report this email as spam.

Jodi L. Daub

From: Planning Commission
Sent: Thursday, February 11, 2016 4:06 PM
To: Jason Rogers
Subject: FW: No retail Marijuana in Redmond

Follow Up Flag: Follow up
Flag Status: Completed

Forwarding

From: Kumar Rajeev [mailto:kumarrajeev@hotmail.com]
Sent: Thursday, February 11, 2016 11:14 AM
To: Planning Commission
Subject: No retail Marijuana in Redmond

Hi,

I'm a Redmond resident and am writing to voice my grave concern over the issue of retail sale of Marijuana in Redmond. I'm really worried about the future of kids in this area who will be able to get a hand on it more easily than ever before. We don't want to grow a generation affected by Marijuana. Current zoning leads to very closely located residential, industrial and commercial use areas. Opening retail stores in any area would make it easily accessible to nearby areas. So having 100 ft or 1000 ft or such so-called safe distance wouldn't be helpful at all.

Redmond is a small city and bringing in Marijuana just destroys the value and niceness of a small city. I am worried that value of land and real-estate will go down and in general attractiveness of Redmond city will go down. We don't want to let that happen to our city.

I hope city makes the right decision and prevents any Marijuana sale from occurring in Redmond city.

Thanks,
kumar

Click here to report this email as spam.

Jodi L. Daub

From: Uma Gandem <umagandem@hotmail.com>
Sent: Thursday, February 11, 2016 11:12 AM
To: Planning Commission; Council; Jason Rogers
Subject: Retail marijuana issue

Respected Sir,

I live in Redmond close to whole foods. We received email in our community alias about the retail Marijuana stores opening or getting approval to open in Redmond. This concerns me a lot as a parent of a teenager who goes to several different activities in this area. Residentially located area is not an advisable location to approve the concerned stores like, Liquor, marijuana etc.,

We talk to kids about several issues that they need to be careful of but as a parent I need to make sure they are in safe zone too. If I live in rental house, I can think of moving to a different safe neighborhood but I own a house .At the time of purchase, we did lot of research keeping in mind of safety, commute , schools and other safety factors in our location . Now, it gives me tough choice to make decision to move out of neighborhood because of the approval of major concerning stores.

I would sincerely request to please consider our concern as the kids are our future and to have a healthy, happy , responsible future generation, it is our responsibility to give them better environment. Please let me know if anything I can do as a responsible citizen to fight for good cause.

Appreciate your help in this regard!

Thanks&Regards,
Uma

Click here to report this email as spam.

Jodi L. Daub

From: Gyan Trivedi <gyan_trivedi@hotmail.com>
Sent: Thursday, February 11, 2016 10:38 AM
To: Planning Commission; Council; Jason Rogers
Subject: City council public hearing meeting 2/10 - Retail Marijuana

Greetings!

I attended yesterday's City council's public hearing meeting. First of all, you guys are doing some real great work and as a 12 years resident of Resident I cannot thank you enough.

Based on yesterday's attendance, there are a few things I wanted to bring up

1. There was a comment made by a council member that 60% people of Redmond voted YES on I-502. We need to take a look at the how many % of Redmond population actually voted and then see how this 60% translated to actual % w.r.t. Redmond's population. I am not defending people who didn't come forward and vote. But the way this whole Marijuana thing has been implemented is little tricky. Even after legalizing it in the state, no one knew how this will be distributed. So far a while, even the marijuana was legal but distrusting it was not, if you know where I am going with it.
2. On the 1000 ft, we need see locations and their penetration strength into residential area, like which location has the minimum 1000/sq ft or 10,000/ Sq ft population in the 1000 ft range.
3. Looks like we have some data from Colorado on the incoming traffic. It would be worth seeing how many young and young adult became an addict in all these years there. They are the future of America and it's our responsibility to ensure all the safeguards are in place to keep them both physically and mentally healthy.
4. There was a comment made about Seattle doing it, Kirkland doing it. We need to understand that people who chose Redmond as their great city to live in had their reason for doing so. If we try to apply the key characteristics from other towns to Redmond, we lose on our own identity. May be the identity point is not important enough to consider and this proposed business projects a significant revenue stream, we need use all the due diligence before we make a call on this.

Thanks again for the great work you all are doing and best regards

Gyan Trivedi

Click here to report this email as spam.

Jodi L. Daub

From: Salma A Jibril <salmaj@uw.edu>
Sent: Thursday, February 11, 2016 9:41 AM
To: Planning Commission; Jason Rogers
Subject: Vote to Keep Redmond Safe

Follow Up Flag: Follow up
Flag Status: Completed

Hello Jason,

I strongly voice my firm objection to the proposed amendment regarding marijuana stores outlined in the Comprehensive Plan and Zoning Code amendments relating to the Grass is Always Greener, LLC proposal. Please count my vote against this amendment change because considering that even the 2016 candidates on the front lines spoke of New Hampshire drug epidemic, it is clear that drug prevention should be a top national priority.

I strongly oppose this amendment change because this is not the type of business we should be promoting in our neighborhood. I'm aware marijuana has been recently made legal in our beautiful state, however, there is a plethora of research that highlight it's harmful effects. I'm firmly opposed to making it's access near our families and easier for our children, especially since it's a known a gateway drug to more serious substances as we're witnessing New Hampshire's drug epidemic.

Thank you for considering my position and for counting my voice against this proposal.

Sincerely,
Salma Jibril

Click here to report this email as spam.

Jodi L. Daub

From: Prabhu Ganeshan <ganeshan.prabhu@gmail.com>
Sent: Thursday, February 11, 2016 4:32 AM
To: Planning Commission; Council; Jason Rogers
Subject: No to marijuana Issue - Redmond Way

Redmond Planning / Council team

Prabhu Ganeshan here. I live in Woodbridge community (188th and Redmond Way). I would like to take this opportunity to raise my concerns on opening a marijuana store in the Redmond way zone. As a parent and concerned neighbor, accessibility to marijuana would impact my kids and community as a whole.

Request: please consider my opinions and say NO to opening marijuana store in the Redmond way zone.

Appreciate your time and hoping for the best.

- A concerned Neighbor

Click here to report this email as spam.

Jodi L. Daub

From: Miaohua Xu <vince_xu@hotmail.com>
Sent: Thursday, February 11, 2016 1:46 AM
To: Planning Commission; Jason Rogers
Subject: Regarding study of amendments for marijuana Feb 10th

Follow Up Flag: Follow up
Flag Status: Completed

Dear Sir/Madam,

I also strongly disagreed one statement mentioned in the study which is: since 60% people support marijuana legalization, most people support having marijuana store in Redmond, for several reasons:
1. That support of marijuana legalization was over 3 years ago. Time changes things. We really should look at public comments now instead of old data.
2. The support 4 years ago come with the regulation, for example 1000 feet buffer of the zone. Now if we reduce the buffer, lots of people won't support the legalization. I know people who voted yes 4 years ago strongly objects to opening stores in Redmond.
3. People voting yes on legalization are not necessary residents here. It's the residents paying all taxes that help the city up and running. Residents' voice matters.
4. Marijuana legalization is totally different things than opening store in town. The reason of supporting legalization might be better regulation and wish of less black-market. They don't want marijuana easily accessed by kids.

The study session tonight should take more serious concern regarding public comments such as people's comments in hearing, emails, survey, etc. Question 16 regarding the survey shouldn't be closed so quickly and easily. It was designed to take public opinion. Now data is there, it should be deeply researched. The last reason that people want to hear is because the result is not favored by some commissioner(s).

Redmond is a family oriented and kid friendly city, (partially) thanks to years of hard work from your team. We urge the team to take public comments more seriously. After all, it's all the residents here who form the city.

Regards,
Miaohua Xu
Education Hill, Redmond

Jodi L. Daub

From: sonnaiakrasa@yahoo.com
Sent: Wednesday, February 10, 2016 10:06 PM
To: Jason Rogers
Subject: No Marijuana store

Hi,

I do not want to see a Marijuana store open near Wholefoods or the processing unit by future Costco. I would like to have no store open at all. But if you have to open one, please consider a location that is not on a main road, some where out of the way. The location of the current Redmond store is OK with me.

I live in the Woodbridge community, and do not want my two children exposed to what Marijuana store and processing unit will bring. I drive by both of the considered location daily.

Nadiya Bak
425-376-1980

Click here to report this email as spam.

Jodi L. Daub

From: Arul Prakash <arul.asir@gmail.com>
Sent: Wednesday, February 10, 2016 9:35 PM
To: Planning Commission; Council; Jason Rogers
Subject: No to marijuana store in Redmond

Hello,

I am a Woodbridge resident for the last ~2 yrs and a Redmond resident for the past ~10 years.

I am shocked and disappointed that the city of Redmond is considering to allow marijuana stores in Redmond. Redmond is a family friendly city and there is no place for marijuana here. I understand there is a lot of money behind this, but please consider the impact on all the families and kids living in Redmond.

I believe most residents are very opposed to a marijuana store in Redmond as expressed during the public hearing on Jan 27th.

Please reconsider your decision.

Thanks,
Prakash

Click here to report this email as spam.

Jodi L. Daub

From: Sonia <soniagupta2000@hotmail.com>
Sent: Wednesday, February 10, 2016 9:25 PM
To: Jason Rogers
Subject: NO for marijuana stores in Redmond

Follow Up Flag: Follow up
Flag Status: Completed

Hi,

I am a Redmond resident and I vote NO for marijuana stores in Redmond. It will make Redmond unsafe and dirty. It will also paralyze young generation and make them less productive in terms of education and career. Marijuana will cause diseases in Redmond.

Redmond has been growing fast in every positive way and marijuana will destroy and bring Redmond down.

Thanks,
Sonia

Sent from iphone

Jodi L. Daub

From: Ishita <hi_ishita@yahoo.com>
Sent: Wednesday, February 10, 2016 8:47 PM
To: Planning Commission; Council; Jason Rogers
Subject: Retail marijuana store near whole foods Redmond

This is a sincere request and appeal to NOT allow any sort of retail outlet for commercial marijuana near whole foods Redmond. Lots of residential community and schools and families with kids in elementary and middle schools and high schools reside nearby. They will be vulnerable to this. Please help us keep a safe place for our kids else many of us will need to move our residence to a farther away location impacting the other commercial stores and activity in the vicinity.

Thanks
Ishita
(reside near whole food)

Jodi L. Daub

From: Dani Espinda <despinda@rhodescpa.com>
Sent: Wednesday, February 10, 2016 7:29 PM
To: Jason Rogers
Subject: Zoning Changes in Redmond

Follow Up Flag: Follow up
Flag Status: Completed

To Whom It May Concern,

I support the zoning change to enable a retail marijuana store to open in Redmond. Allowing a marijuana retail store to open would offer additional jobs and mean more revenue for the city. Please consider this change.

Best regards,

Dani Espinda, CPA, CGMA
Rhodes & Associates, PLLC
31620 23rd Ave. S. #218
Federal Way, WA 98003
253-528-0808
253-952-8883 Tacoma
253-214-2152 Fax

Click here to securely send me files.

This email message may contain confidential and privileged information. Any unauthorized use is prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message. We advise you that any discussion of Federal, State or Local tax issues in this email is not intended or written to be used, and cannot be used by you to avoid any penalties imposed by any governmental agency or to promote, market, or recommend to another party any transaction or matter addressed herein.

Click here to report this email as spam.

Jodi L. Daub

From: Planning Commission
Sent: Wednesday, February 10, 2016 6:21 PM
To: Jason Rogers
Subject: FW: marijuana

Follow Up Flag: Follow up
Flag Status: Completed

forwarding

From: dellberg@aol.com [mailto:dellberg@aol.com]
Sent: Wednesday, February 10, 2016 6:10 PM
To: Planning Commission
Subject: marijuana

I believe the commission should take these thoughts under consideration;

1. The shooting of Quintonio LeGrier in Chicago recently graphically illustrates the danger of marijuana use. The young man was reportedly using a prescribed medication (not named) but he continued to smoke marijuana. This may not be safe. It is quite probable that the studies claiming marijuana is safe have not explored the interaction of this drug with all other possible drug combinations, both legal and illegal. As such, studies concluding the drug is safe may only be partially correct or they may be seriously flawed. Clearly, the evidence in the case of this young man suggests at least a contributory role in the tragedy which ensued. He was shot dead by police after threatening his father and a police officer with a baseball bat. The neighbor lady was also shot dead by accident.

2. The genetic diversity of our population means that different people react differently to foods, alcohol and drugs. The variety of reactions may not be known in advance. Thus, it is impossible to say with certainty how a particular substance may affect a particular individual. We know that use of marijuana has been tragic in some cases, regardless of academic studies in a lab. An abundance of caution is warranted. The claim that legal retail sales will actually decrease the use of this drug in our community does not pass the "laugh" test.

3. In the event that we open a retail store in Redmond and the legally purchased drug is used by a young driver who then kills an innocent family, will the planning commission have the courage to say "maybe we made a mistake." Has the potential liability of the City been defined by legal counsel?

4. Is there any estimate of losses suffered by the business community in the event a substantial portion of the community shifts business to Woodinville so as to avoid contact with the new character of Redmond? Woodinville will not allow such stores. Perhaps downtown Redmond will lose millions in revenue from those who do not want to bring their kids to the "new" City. I have not heard of any estimates of this "avoidance" loss that Redmond may suffer. Maybe this issue has not been analyzed.

5. Has the issue of demotivation and possible effect on academic performance in our schools been thoroughly vetted by the planning commission?

6. As it remains illegal to sell marijuana under federal law, I do not believe the Mayor and council should send a confusing message that it is possible to be in violation with those federal laws that you do not believe in.

I remain convinced that the best action is to follow the lead of Woodinville and deny retail marijuana in the City of Redmond.

Dell Berg

Jodi L. Daub

From: Planning Commission
Sent: Wednesday, February 10, 2016 6:06 PM
To: Jason Rogers
Subject: FW: Name and address lspaulding51

Forwarding

From: lspaulding51 [mailto:lspaulding51@comcast.net]
Sent: Wednesday, February 10, 2016 5:06 PM
To: Planning Commission
Subject: Name and address lspaulding51

I just sent an email regarding zoning for The Grass is Always Greener. I noted after sending I did not give my name, address or phone number.

Leanne R. Spaulding
12704 NE 14th Street #A-106
Kirkland, WA 98034

Phone - 425-273-6945

Emails address: lspaulding51@comcast.net

Sent from my T-Mobile 4G LTE Device

Click here to report this email as spam.

Jodi L. Daub

From: Planning Commission
Sent: Wednesday, February 10, 2016 6:06 PM
To: Jason Rogers
Subject: FW: Zoning for the Grass is Always Greener.

Follow Up Flag: Follow up
Flag Status: Completed

Forwarding

From: lspaulding51 [mailto:lspaulding51@comcast.net]
Sent: Wednesday, February 10, 2016 4:35 PM
To: Planning Commission
Subject: Zoning for the Grass is Always Greener.

Thank you for reading my email and considering my opinion. I have lived in the Kirkland/Redmond area for 60 years, and been a voting citizen for 46 of those years. Needless to say, I have seen a multitude of changes over the years. Some I voted for and some I didn't. I did vote for recreational Marijuana sales in Washington State. The above noted shop is a retail store, they sell the end product in the process. The growers and the labs to ensure quality product do belong in industrial zones as they are not selling the product, just processing it. From what I know, The Grass is Greener proposed location does not even face the street it would be on. In other words, one would have to be specifically looking for it to find it. Doubtful young people would take effort to do this. From what I heard at the meeting on 1/27/2016, that the industrial folks do not want retail shops in their area. The folks that objected to this product being sold in Redmond should have been stating their opinions to the City Council, not the planning/zoning committee. I voted against privatization of alcohol sales, mine was apparently a minority opinion. But I did not hit every local municipality still fighting for my position on retail alcohol sales. The people against Marijuana sales don't seem to have a problem taking their children to local grocery stores where hard liquor is positioned next to the milk and eggs, or at Bartell or Rite-Aid, where it is positioned with the food items, just a few aisles over from the toys and games. My husband of 38 years is a recovering alcoholic. I believe alcohol is a much more dangerous, and easily obtained, drug that Marijuana. I have personally seen the consequences of alcohol addiction in families.

Also, with all the medical Marijuana dispenceries be shut down, those folks need to have the recreational retail shops close by, as those people cannot always go distances to get their products; some are cancer patients, intractable pain patients, MS patients, glaucoma patients. Some have to have someone takes them as they do not drive. It would be easier to get their medical Marijuana when they are able to do other errands, such as grocery shopping in one trip.

I also feel that placing the retail shops in an industrial zone will be setting them up for failure, either through patrons not being able to readily find the shop or for break ins and theft of their product, as police surveillance of industrial areas is less than in retail zones.

Another point that was brought up was that parents just don't want the product sold around their children. As I do believe it takes a village to raise a child, however, I do not think it is the city's responsibility to teach children their own family values, that needs to be done in each child's home by their parents. The parents also mentioned that the shop owners are only in it for the money. In my 64 years I have never found any type of retail store that wasn't in business to make a profit.

Lastly, I have not heard any negative comments regarding the stores already open in Kirkland or in Bellevue. The state is heavily regulating these stores, and making sure they are following all the state regulations for sales. Personally I am less concerned about Marijuana than I am will alcohol sales and accessibility to youngsters.

Thank you again for reading my statement in favor of placing The Grass is Greener in a retail zone.

Sent from my T-Mobile 4G LTE Device

Click here to report this email as spam.

Jodi L. Daub

From:	Planning Commission
Sent:	Wednesday, February 10, 2016 6:05 PM
To:	Jason Rogers
Subject:	FW: Marijuana shops in Redmond
Follow Up Flag:	Follow up
Flag Status:	Completed

Forwarding

From: good85@hotmail.com [mailto:good85@hotmail.com]
Sent: Wednesday, February 10, 2016 10:42 AM
To: Planning Commission
Subject: Marijuana shops in Redmond

Dear city council,

Please do not allow Marijuana to be sold in Redmond under any condition.

We do not want our citizens to be brain dead, nor do we want to attract those who wish to engage in mind altering experimentation.

Please keep Redmond beautiful and keep zombies away.

Sincerely,

Abdul Memon

Sent from Outlook Mobile

Click here to report this email as spam.

Jodi L. Daub

From: Planning Commission
Sent: Wednesday, February 10, 2016 6:05 PM
To: Jason Rogers
Subject: FW: Vote against Comprehensive Plan and Zoning Code Amendments: Retail Marijuana

Follow Up Flag: Follow up
Flag Status: Completed

Forwarding

From: Tarek Ghonaim [mailto:tarekgh@hotmail.com]
Sent: Wednesday, February 10, 2016 10:23 AM
To: Planning Commission
Subject: Vote against Comprehensive Plan and Zoning Code Amendments: Retail Marijuana

Hi there,

I missed the public hearing but wanted to voice my strong objection to the proposed amendment allowing marijuana stores outlined in the Comprehensive Plan and Zoning Code amendments relating to the Grass is Always Greener, LLC proposal.

As a Muslim, consuming or promoting items that intoxicate is forbidden. From a civic standpoint and as a father and a longtime resident of Redmond, the same basic thinking should apply: that marijuana stores should not be allowed in any area near schools, retail areas, mosques, churches, synagogues, parks, or locations where families might be.

I also don't want sign twirlers standing on the edge of our intersections promoting drug use, causing curiosity in my young children or my neighbor's children. Sign twirlers are an eyesore on their own, and I notice that when marijuana stores open they seem to employ them around the area to promote their business.

There are a lot of undesirable activities that follow the use and sale of marijuana, and despite marijuana recently being made legal, those activities still follow its appearance. To allow this type of business into our neighborhoods will diminish the beauty and safety of Redmond and make it less desirable to live in this community.

Thank you for considering my position and for counting my voice **against** this proposal.

Tarek

Click here to report this email as spam.

Jodi L. Daub

From: xin sun <bshmily@gmail.com>
Sent: Wednesday, February 10, 2016 6:04 PM
To: Planning Commission; Jason Rogers
Subject: My two cents on the public comments published on 2/10/2016

Follow Up Flag: Follow up
Flag Status: Completed

Dear planning commission members and Jason,
I am going through the public comments published on 2/10 now and it makes me, a Redmond resident, very very furious!
The pot professionals are working hard to get their foot into Redmond. I understand the business and economical drive behind it, and they (who intend to open a pot shop in Redmond) are welcome to state their reasons and arguments . But look at all the people they recruited to email Jason and Planning Commission. NONE of them has a Redmond address! It's like hearing other people criticizing how you should discipline your kids! They don't even live in Redmond nor do business in Redmond. . IT"S NONE OF THEIR BUSINESS!!!
I hope when planning commission members hear different public comments, PLEASE consider where it is coming from. Redmond residents should have a bigger say on this issue since this is OUR home!

Thank your for hearing me out.

Sincerely,
Xin Sun

Click here to report this email as spam.

Jodi L. Daub

From: ewilson@spiretech.com
Sent: Wednesday, February 10, 2016 5:45 PM
To: Planning Commission
Cc: Jason Rogers
Subject: Redmond comprehensive plan & retail marijuana stores

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

Commissioners-
I was just made aware of the City's "Marijuana Questionnaire", and have scanned through the responses. I never knew that the City was soliciting input on the topic of marijuana store locations. Overall, the negativity of the responses is astonishing. It smacks of an organized anti-marijuana campaign, which was also in evidence at a recent Planning Commission hearing on the proposed modifications to the Comp Plan.

Staying with the format of the questionnaire, I offer the following comments. First, I don't see the relevance of proximity of any retail store to a library or daycare facility. We have zoning and land use laws to govern the appropriate location of various businesses and other activities. Given that, I think a separation of 100 yards between supposedly sensitive uses should be sufficient. It's more of a visual separation that is at issue. Second, the question in the survey was 'where', not whether retail marijuana businesses should locate in Redmond. Again, the land use code already covers the general topic. These businesses should be allowed to locate anywhere that is zoned for commercial retail sales activities. There is also provision for reviewing proposed non-conforming uses, say on the edge of a commercial business or industrial zone, or wherever the code provides for the conditional use permit process to be used. As to the question of separation between marijuana businesses, I believe that is a topic best left to the competing business owners. I don't think that is something the City needs to regulate. If State law covers this topic, then that should be sufficient for the City, too.

In short, I think the Planning Commission needs to recommend to City Council whatever actions will best support the establishment of these legal marijuana retail stores. There are plenty of safeguards to ensure that their future activities stay within reasonable boundaries. Local governments often claim that they are favorable to the establishment and survival of small businesses. Here is a good opportunity to demonstrate that by creating the conditions in Redmond where these pioneer businesses can actually succeed and contribute to the community fabric.

Thank you for the opportunity to submit my comments on this topic.

Sincerely,
Ernest F. (Ernie) Wilson

17509 NE 38th Court, Redmond, 98052
425-869-8899

Jodi L. Daub

From: John Sacks <sacksbuilding@msn.com>
Sent: Wednesday, February 17, 2016 11:25 AM
To: Jason Rogers
Subject: FW: Petitions of Business and Property Owners opposed to Rezone of Willows MP
Attachments: Petition Signatures.pdf

From: John Sacks
Sent: Wednesday, February 17, 2016 11:17 AM
To: planningcommission@redmond.gov; sstiteler@redmond.gov; jrogers@redmond.gov
Subject: Petitions of Business and Property Owners opposed to Rezone of Willows MP
Importance: High

Attached are Signatures of local business and property owners located in the proposed Willow Rezone. These people are OPPOSED to the rezone for Marijuana Retail in this area.

More signatures will be coming.

John & Roberta Sacks

Click here to report this email as spam.

PROPERTY OWNERS AND TENANTS

AGAINST

A REZONE ALLOWING RETAIL MAJIRUANA SALES IN THE WILLOWS MANUFACTURING PARK AREA AS OUTLINED IN THE PROSPODED CITY OF REDMOND OVERLAY.

REASON FOR OPPOSITION:

1. **Traffic** already Heavily Congested in a small area between NE 90th and NE 95th and on Willows Rd. No good access and egress. Two dead end roads. **NO TRAFFIC STUDY**. City statistics say Marijuana Sales generate 10X the traffic of specialty retail. An **estimated 400 trips per day per 1000 square feet** of rented space.
2. **NO Parking** to meet the requirements. Encroachment on neighbors. Peak estimated parking needs 25-30 spaces per 1000 square feet. Current average is 1-3 parking spaces
3. **Security Issues**, Poor lighting, no sidewalks, impact on neighboring Business
4. **No Public Involvement.** Neither the Property Owners nor the Affected Businesses were involved in the Decision Making Process
5. **Heavy Light Industrial and Manufacturing Activity**

NAME	ADDRESS	TENANT OR PROPERTY OWNER	SIGNATURE
JOHN SIACKS	15207 N.E. 92ND	OWNER	
Jim Robinson	15210 NE 92nd	OWNER	
MARTIN HOLBERG	15140 NE 92nd	OWNER	
GREG SWENEY	15230 NE 92nd	TENANT	
CHRIS CUMMINS	15230 NE 92nd	TENANT	
Joel Gregin	9121 151st	Tenant	
Frank Smith	9123 151st AVE	Tenant	
Chris Powell	9107 151st NE	Tenant	
Russ MAHAN	9165 151st AVNE	OWNER	
Caleb Tassin	9145 & 1515 AVE NE	Tenant	
Rennie Ling	9449 151 Ave NE	Tenant	
Chris Doran	15205 NE 95th St	Tenant	

PROPERTY OWNERS AND TENANTS

AGAINST

A REZONE ALLOWING RETAIL MAJIRUANA SALES IN THE WILLOWS MANUFACTURING PARK AREA AS OUTLINED IN THE PROSPODED CITY OF REDMOND OVERLAY.

REASON FOR OPPOSITION:

1. **Traffic** already Heavily Congested in a small area between NE 90th and NE 95th and on Willows Rd. No good access and egress. Two dead end roads. **NO TRAFFIC STUDY**. City statistics say Marijuana Sales generate 10X the traffic of specialty retail. An **estimated 400 trips per day per 1000 square feet** of rented space.
2. **NO Parking** to meet the requirements. Encroachment on neighbors. Peak estimated parking needs 25-30 spaces per 1000 square feet. Current average is 1-3 parking spaces
3. **Security Issues**, Poor lighting, no sidewalks, impact on neighboring Business
4. **No Public Involvement.** Neither the Property Owners nor the Affected Businesses were involved in the Decision Making Process
5. **Heavy Light Industrial and Manufacturing Activity**

NAME	ADDRESS	TENANT OR PROPERTY OWNER	SIGNATURE
Kate Burch	15265 NE 95 St Redmond	Trugreen	KBL
Michael Haight	15203 NE 95th St. Redmond	Larry Haight's Roofing	M Haight
Roberta Sacks	15207 NE 92nd Redmond	Owner	Roberta Sacks
Dave Nichols	15135 NE 92ND Redmond	Owner	Dave Nichols