Jason Rogers

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

Jason,

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

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

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

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

Bob Morse
Owner, Lucid

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Jason Rogers

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

Follow Up Flag: Follow up
Flag Status: Completed

Categories: MJ

Jason,

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

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

thanks,
Andy

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Jason Rogers

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

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

Categories: MJ

Dear Jason,

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

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

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

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

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

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

3. What other Redmond zoning requirements are being discussed, besides state i502 rules

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

Regards,

Curtis Dong

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Jason Rogers

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

Follow Up Flag: Follow up
Flag Status: Completed

Categories: MJ

That will be great, Thank you.

Sent from my iPhone

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

> Hello Jason,
>
> I have included Jason Rogers to this email, he is the long range planner that has been working on any marijuana related changes to the zoning code. He will be able to answer your question.
>
> Thank you,
>
> Cameron Zapata // Assistant Planner
> City of Redmond
> Planning and Community Development
>
> ---
>
> **From:** Jason Berge [redacted]
> **Sent:** Thursday, January 14, 2016 10:44 AM
> **To:** Cameron A. Zapata
> **Subject:** RE: Potential Retail Marijuana Locations
>
> Hello Cameron,
>
> Has their been any new I502 zoning changes in Redmond for potential recreational marijuana sites?
>
> Thanks,
>
> Jason Berge
>
> ---
>
> From: cazapata@redmond.gov
> To: [redacted]
> Subject: Potential Retail Marijuana Locations
> Date: Fri, 25 Sep 2015 15:52:02 +0000

Hello Jason,

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

Thank you,

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

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Jason Rogers

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

Categories: MJ

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

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

Hi Bill,

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

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

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

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

Jason Rogers

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

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

To: Jason Rogers
Subject: Marijuana Regulations

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

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Jason Rogers

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

Follow Up Flag: Follow up
Flag Status: Completed

Categories: MJ

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

Thanks,
Sarah

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

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

Hello,

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

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

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

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

Regards,

Hassan Hatem

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Jason Rogers

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

Categories: MJ

Dear Jason and the Planning Commission,

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

Yours sincerely,

Jingyu Nie
[redacted]

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Jason Rogers

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

Categories: MJ

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

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Jason Rogers

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

Follow Up Flag: Follow up
Flag Status: Completed

Categories: MJ

Jason – from PC mailbox.

Sarah

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

To Whom This May Concern,

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

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

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

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

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

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

Regards,
Xin Sun
[redacted] Redmond, WA 98052

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Jodi L. Daub

From:	Planning Commission
Sent:	Thursday, January 21, 2016 9:59 AM
To:	Jason Rogers
Subject:	FW: Comments on Marijuana Stores - Zoning Regulations
Follow Up Flag:	Follow up
Flag Status:	Flagged

Forwarding

From: Winfred Wong [redacted]
Sent: Wednesday, January 20, 2016 10:35 PM
To: Planning Commission
Subject: Comments on Marijuana Stores - Zoning Regulations

Dear Sir/Madam,

We have been living in Redmond for the last 16 years. We are writing to express our strong opposition to any change to the zoning code or policies that would allow marijuana-related businesses to operate in Redmond. While we appreciate the efforts by the Technical Committee to minimize the impact of MRBs in our community, we believe that the recommended zoning changes would still pose significant health and safety risks to all of us living in Redmond, especially to young people. In fact, we support a total ban of MRBs in Redmond.

As parents, we are truly worried that allowing MRBs in our community would increase the availability and use of marijuana by our young people. Numerous studies have shown that marijuana use by adolescence can cause various developmental and behavioral problems. For example, early initiation of marijuana use, especially among adolescence, have has been shown to cause memory loss, trouble with attention and learning abilities, poor academic performance and increased absence from school. Furthermore, marijuana use from an early age can cause behavioral problems such as driving under the influence of marijuana, immature sexual activities, and criminal behaviors.

The zoning changes recommended in the Technical Committee Report to the Planning Commission would put MRBs dangerously close to our young people. For example, the proposed Sammamish Valley Manufacturing Park covers or is close to several establishment frequented by children or young adults. Among them are Arena Sports and Overlake Christen Church. Similarly, the proposed General Commercial (GC) zone near Redmond Way between SR 520 and East Lake Sammamish Parkway is adjacent to the popular East Lake Sammamish Trail where kids ride their bikes. The GC zone includes Whole Foods Market, Family Pancake House, and several family-friendly businesses, and is within close proximity to schools including Cedar Crest Academy and Sammamish Montessori School.

As concerned parents, we strongly oppose allowing the operation of MRBs in Redmond.

Thank you for your consideration.

Yours Sincerely,
Winfred Wong & Lili Wang

Jodi L. Daub

From:	Planning Commission
Sent:	Thursday, January 21, 2016 9:59 AM
To:	Jason Rogers
Subject:	FW: Objection to changing zoning code and policy for retail marijuana stores in Redmond
Follow Up Flag:	Follow up
Flag Status:	Flagged

Forwarding

From: Xia Li [redacted]
Sent: Wednesday, January 20, 2016 10:10 PM
To: Planning Commission
Subject: Objection to changing zoning code and policy for retail marijuana stores in Redmond

Dear members of Redmond Planning Commission and Redmond City Council,

Redmond has great reputation as a family friendly--especially kids friendly--environment. This was the primary reason that our family picked our home in Redmond 4 years ago. However, I recently heard that Redmond City is planning to change zoning code and policy for retail marijuana stores. This news greatly concerns me. I strongly object to having any retail marijuana stores in Redmond City. I think keeping clean and safe environment is all Redmond residences' common interest and top priority. There is no doubt having retail marijuana stores in the city will greatly increase the possibility for kids to be exposed to marijuana products, which none of us want to see. I sincerely ask you to seriously consider NOT relaxing the zoning code and policy for retail marijuana stores; in addition, please consider prohibiting retail marijuana stores and marijuana related businesses in Redmond entirely. Let's work together to keep our Redmond continue to be safe place for our kids to grow up, and even future generations.

Sincerely,
Xia Li

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Jodi L. Daub

From:	Planning Commission
Sent:	Thursday, January 21, 2016 9:59 AM
To:	Jason Rogers
Subject:	FW: Opposition to zoning changes that allow marijuana stores
Attachments:	letter against marijuana in redmond.docx
Follow Up Flag:	Follow up
Flag Status:	Flagged

Forwarding

From: Liwu and Yan [redacted]
Sent: Wednesday, January 20, 2016 9:33 PM
To: Planning Commission
Subject: Opposition to zoning changes that allow marijuana stores

Dear Planning Commission,

Please see the attached letter expressing our opposition to any zoning or policy changes that would allow marijuana-related businesses in Redmond.

Thanks and best regards,

Yin Cheung and Liwu Hao
[redacted]
Redmond, WA 98053

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Dear members of the Redmond Planning Commission and Redmond City Council:

We are writing to express our strong opposition to any change to the zoning code or policies that would allow marijuana-related businesses (MRBs) to operate in Redmond. We have reviewed the recommendations put forth by the Redmond Technical Committee. While we appreciate the efforts by the Technical Committee to minimize the impact of MRBs in our community, we believe that the recommended zoning changes would still pose significant health and safety risks to all of us living in Redmond, especially our young people. In fact, we support a total ban of MRBs in Redmond.

As parents of two young boys, we are truly worried that allowing MRBs in our community would increase the availability and use of marijuana by our young people. Numerous studies have shown that marijuana use by adolescence can cause various developmental and behavioral problems. For example, early initiation of marijuana use, especially among adolescence, have has been shown to cause memory loss, trouble with attention and learning abilities, poor academic performance and increased absence from school. Furthermore, marijuana use from an early age can cause behavioral problems such as driving under the influence of marijuana, immature sexual activities, and criminal behaviors.

The zoning changes recommended in the Technical Committee Report to the Planning Commission (hereinafter "Report") would put MRBs dangerously close to our young people. For example, the proposed Sammamish Valley Manufacturing Park covers or is close to several establishment frequented by children or young adults. Among them are Arena Sports (9040 Willows Road NE) and Overlake Christen Church (9900 Willows Road). Similarly, the proposed General Commercial (GC) zone near Redmond Way between SR 520 and East Lake Sammamish Parkway is adjacent to the popular East Lake Sammamish Trail where kids ride their bikes. The GC zone includes Whole Foods, Family Pancake House, and several family-friendly businesses, and is within close proximity to several day care facilities such as Cedar Crest Academy (17720 NE 65th St.) and Hwang's Taekwondo School (18210 Redmond Way).

Allowing MRBs in Redmond also threatens our public safety and security. Marijuana is a prevailing factor in auto crashes or other incidents. In a study reported by the National Highway Traffic Safety Administration, even a moderate dose of marijuana was shown to impair driving performance. Marijuana can also increase other crimes in the area such as theft, robbery, and violence in general. A study by the White House' national drug-control policy showed that marijuana is the drug most often linked to crimes in the United States. In fact, the Report acknowledges, at page 6, that the large amount of cash held by marijuana retail stores make them "attractive targets for thieves."

Placing the marijuana stores in accessible and visible locations alleged alleviates the problem of security according to the Report (see, e.g., page 6, "Workshop attendees commented that security could be enhanced by placing stores in accessible and visible locations"). However, other issues, such as traffic congestion, may arise as a result. As indicated by the Report, "marijuana retail stores are high turnover businesses that can be very busy at peak times, which are early evenings and Friday afternoons." Therefore, placing marijuana stores near major roadways would inevitably worsen the traffic congestion already experienced by many drivers. In particular, the

section of Redmond Way near the proposed GC zone is already highly congested during rush hours (e.g., early evenings) even without any marijuana store nearby. One can only imagine how the traffic would deteriorate with the marijuana stores.

Due to the detrimental effects of MRBs and marijuana use on our community, some of which are discussed above, we strongly oppose allowing the operation of MRBs in Redmond.

Thanks for your consideration.

Truly yours,

/Yin Cheung/
/Liwu Hao/

Yin Cheung and Liwu Hao
[redacted]
Redmond, WA 98053

Jodi L. Daub

From:	Planning Commission
Sent:	Thursday, January 21, 2016 9:58 AM
To:	Jason Rogers
Subject:	FW: strongly oppose to changing zoning code and policy for retail marijuana stores
Follow Up Flag:	Follow up
Flag Status:	Flagged

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From: Chao Jia [redacted]
Sent: Wednesday, January 20, 2016 8:20 PM
To: Planning Commission
Subject: strongly oppose to changing zoning code and policy for retail marijuana stores

To Whom it May Concern,

My name is Chao Jia, a resident of Redmond for 10 years, home address:
[redacted], Redmond.

I just learned that the Redmond City is planning to change zoning code and policy in favor of retail marijuana stores. I am writing to express my strong opposition against this proposal!

Our family of three has been living in the Redmond area for almost 10 years. My son has been growing up in this neighborhood known for its excellent schools and safe streets. We shop at the Whole Foods Market and our son plays soccer at Arena Sports. I was shocked to learn that zoning code could be changed so that retail marijuana stores can be opened right next door. A marijuana store nearby would severely impact public safety of the area. With many schools nearby, Cedar Crest Academy, the Sammamish Montessori School, Hwang's Tae Kwon Doe, Arena Sports, to name just a few, it would very insensitive to allow a retail marijuana store in the area. I am deeply concerned about the adverse impact a pot store will have in my son and all his fellow students.

Moreover, the area along Redmond Way has already been known for bad traffic conditions. Accidents due to high traffic volume happen almost on a daily basis. Traffic would sure be worsened if a retail marijuana store is allowed in the area.

I am strongly against the potential zoning code change to allow retail marijuana stores in close vicinity to schools, parks and places families frequent. Redmond is now my home and I'd like to keep is as safe and welcoming as before.

Regard,
Chao

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Jodi L. Daub

From: Planning Commission
Sent: Thursday, January 21, 2016 9:58 AM
To: Jason Rogers
Subject: FW: For public hearing 1/27: No Pot store near Marymoore Park

Follow Up Flag: Follow up
Flag Status: Flagged

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From: Hu Li [redacted]
Sent: Wednesday, January 20, 2016 7:53 PM
To: Planning Commission
Subject: For public hearing 1/27: No Pot store near Marymoore Park

Hi,
Just heard about the public hearing from last week's Redmond reporter. If we set up the pot store in the 520/Redmond way area, the cash transacton/type of people who use it for recreation use bring us the safety concern. That area has a lot of schools, whole foods market and Marymoore park. We want a Redmond to be the way it is now!
No pot store near the Park!

Hu

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Jodi L. Daub

From:	Planning Commission
Sent:	Thursday, January 21, 2016 1:06 PM
To:	Jason Rogers
Subject:	FW: please DO NOT add marijuana retail stores and DO NOT approve the zoning change!
Follow Up Flag:	Follow up
Flag Status:	Completed

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From: Lj S [redacted]
Sent: Thursday, January 21, 2016 11:30 AM
To: Planning Commission; MayorCouncil; Council; Kimberly Allen; David Carson; Angela Birney; Hank Margeson; Hank Myers; Byron Shutz; JOHN STILIN
Subject: please DO NOT add marijuana retail stores and DO NOT approve the zoning change!

To Whom This May Concern,

My name is Lijun Shi. I live in education hill, near Redmond high school. I have two kids. I hear that the Redmond city is planning to add marijuana retail stores and change zoning code. I am shocked about this and strongly against this proposal.

My house is near Redmond high school and Redmond middle school. I know a lot of teenager try marijuana which result in their memory loss, trouble with attention and study ability. Those destroyed their future. Too much exposure to marijuana retail stores will seduce many more teenager to try marijuana.

Marijuana retail business threatens public safety and security. Even a moderate dose of marijuana will affect driving attention and reaction. Marijuana also increase other criminals such as burglary, robbery. The increasing burglary rates of Redmond may related to marijuana.

Please do not provide more convenience to marijuana retail business. I even support ban all the marijuana related business in Redmond. Please do not change any zoning code!

Thanks for your consideration!

Lijun Shi

[redacted] Redmond

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Jodi L. Daub

From:	Xin Sun [redacted]
Sent:	Thursday, January 21, 2016 10:47 PM
To:	Jason Rogers
Cc:	Planning Commission
Subject:	Re: Strongly Against the Zoning Code Change for Retail Marijuana Stores in Redmond!
Follow Up Flag:	Follow up
Flag Status:	Completed

Thanks Jason for the prompt response. I totally agree with the Technical Committee's recommendation to keep the 1,000 feet requirement, as well as continue to disallow marijuana retail in mixed zones. I do appreciate the Technical committee's high priority on public safety.

Regarding the GC zone on Redmond Way, besides all the schools and parks I mentioned in the previous email, East Lake Sammamish Trail is within 1000 feet of the proposed location. The trail is listed under Parks and Recreation Section on Redmond.gov, and should be considered a park under the current Redmond Municipal Code (RMC). The trail is frequented by many people, including families with young kids.

In terms of traffic, besides the high traffic volume discussed before, having a marijuana store next to busy road like Redmond Way also imposes great danger to the drivers and pedestrians. People are more likely to drive recklessly under the influence of drug. If they consume marijuana and then get on the road shortly thereafter, it's highly possible that we would have more accidents in the area.

Based on the above reasons, I would propose to disallow marijuana retail stores in the GC zone in Redmond Way.

For the Manufacturing Park zone on Willows Road, Arena Sports is in fact nearby, where many kids including my daughter and her friends have soccer class, camps and birthday parties frequently. So I do not feel it's the right place for marijuana retail either.

I understand that marijuana is already legalized in our state, and the city has its responsibility to find suitable place for a store requesting permit. But such permit should not come with the cost of public safety, traffic condition and exposure of under-aged kids.

As a side note, I wonder for the stores selling medical marijuana before it's legalized, how many of them remain open now? They should be included towards the 4 permits that Redmond has. And among the ones that are out of business now or in the near future, where do they locate? A potential solution would be to recycle their places, so that there's no need to open new retail stores in the GC or MP zones mentioned above.

Thanks again for learning to and addressing my concerns.

Regards,
Xin

On Wed, Jan 20, 2016 at 3:38 PM, Jason Rogers <jrogers@redmond.gov> wrote:

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. As you note, Southeast Redmond has many more daycares and higher traffic volumes which was one factor in the Technical Committee's discussion to not include the Manufacturing Park zone in Southeast Redmond as an area for retail marijuana stores. 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.

Under Redmond's current zoning regulations, a retail marijuana store could open along Redmond Way near the SR 520 offramp to Redmond Way, in an area zoned General Commercial. The Technical Committee's recommendation does not include any changes to this. However, the Planning Commission could recommend a change.

I will ensure that your comments are shared with the Planning Commissioners. If you would like to provide verbal comments to the Planning Commission, the Commission is holding a public hearing on Wednesday, January 27 at 7:00pm in the Council Chambers at City Hall, 15670 NE 85th Street. You may also send additional written comments 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

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From: Planning Commission
Sent: Wednesday, January 20, 2016 2:22 PM

To: Jason Rogers
Subject: FW: Strongly Against the Zoning Code Change for Retail Marijuana Stores in Redmond!

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

To Whom This May Concern,

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

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

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

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

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

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

Regards,

Xin Sun

[redacted] Redmond, WA 98052

Jodi L. Daub

From:	Wenzhao Tan [redacted]
Sent:	Friday, January 22, 2016 12:24 AM
To:	Jason Rogers; Planning Commission
Cc:	MayorCouncil; Council; Kimberly Allen; David Carson; Angela Birney; Hank Margeson; Hank Myers; Byron Shutz; JOHN STILIN
Subject:	No pot stores in Redmond!
Follow Up Flag:	Follow up
Flag Status:	Flagged

To Whom it May Concern,

I have been living in Redmond for about 10 years and own a house in Redmond. As a parent and long time resident of Redmond, I'm strongly against the proposal to open marijuana stores in Redmond, especially the proposal to open one around pancake house/wholefoods area, and the processing area at 185th AVE NE & NE 76th st. For our children's sake, please keep Redmond free of pot stores.

First, schools and kids. The area around pancake house/wholefoods area (east of 520), there are many schools/daycare facilities, lots of kids are around in that area, we also bring our kid to shopping, it's totally unacceptable to open a marijuana store so close to schools and people's daily living area. Kids will see it and will ask about it. According to a King 5 news, Doctors say more kids using drugs since marijuana legalized. We cannot allow such a pot store in our neighborhood area where kids frequently visit.

Second, traffic, we all know the traffic is really bad around wholefood/pancake house/520 ramp/Redmond Way, especially early evening when people leaving work. Opening a pot store will bring more traffic. Early evening is a peak time for pot store, it could bring severely negative impact on traffic.

Third, security reasons, pot stores will attract many people buying marijuana and smoke them closeby/drive around. Pot store has lots of cash and will attract possible robbery. It is definitely a security risk for all people visiting that area. We bring our kid to there frequently. I'm really concerned.

Fourth, I believe the Eastlake Sammamish Trail should be regarded as park, since it's part of the park system. And many kids/elderly people will walk on the trail, opening a pot store so close to the trail is unacceptable and it's against the law.

Redmond is a great and peaceful place to live. We all enjoy such a great neighborhood and community. For our children's sake, please keep pot stores and drug processing facilities out of Redmond. Let's keep our Redmond as a great and drug free place.

Best Regards,

Wenzhao
[redacted] Redmond WA

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Jodi L. Daub

From:	wangChun [redacted]
Sent:	Friday, January 22, 2016 11:43 AM
To:	Jason Rogers; planningcommisssion@redmond.gov
Cc:	MayorCouncil; Council; Kimberly Allen; David Carson; Angela Birney; Hank Margeson; Byron Shutz; JOHN STILIN
Subject:	Marijuana free community
Follow Up Flag:	Follow up
Flag Status:	Flagged

To Whom This May Concern,

My name is Chun, a resident of Redmond. I just learned that the Redmond City is planning to change zoning code and policy for retail marijuana stores. **I'm strongly against this proposal and please do not approve the zoning change! First, I think both of us want live at safety community. Second, keep marijuana away from kids, to protect them is parents' top priority. Third, please consider the safety drive and traffic issue,and so on.**

Thanks for your consideration!

Sincerely yours,

Chun

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Jodi L. Daub

From:	[redacted] on behalf of Xia Wu [redacted]
Sent:	Friday, January 22, 2016 2:29 PM
To:	Jason Rogers; Planning Commission
Cc:	MayorCouncil; Kimberly Allen; David Carson; Angela Birney; Hank Margeson; Hank Myers; Byron Shutz; JOHN STILIN
Subject:	opposition to the proposal of changing zoning code for retail marijuana stores
Follow Up Flag:	Follow up
Flag Status:	Flagged

To whom it may concern,

I'm Xia, a mom of two school age kids. I'm emailing you to express my strong opposition to the proposal of changing zoning code and the related policies for retail marijuana stores.

Our family has been living at Redmond for six years and we love this city because it is clean, it has great schools, it has a high efficient city government and serving team, people are nice and etc. All these elements make this city a safe community where we are happy to raise our children.

However, the potential zoning changes to allow more retail marijuana stores coming out really cause our concern.

First, just talk about common sense. I know there are people claiming that recreational marijuana use is even less harmful than smoking, but wait a minute, what are they comparing marijuana to here? It's cigarette which is already bad enough and hard enough to fight with. That is why we have laws and regulations on the age to purchase cigarette and the location of the retail marijuana stores. Why don't we make a fuss on chocolate and ice cream stores? Even for the chocolate and ice cream, parents will tell their children to have it after dinner, not before dinner, because parents care about their kids' health and growing!

When I saw the proposed zoning overlay from the map, I recalled a girl scout cookie booth sale two years ago. The parents from my daughter's girl scout troop took their girls to sell girl scout cookies at Whole Food area as it is usually a booth site every year. Some customers to Whole Food came up to the girls and literally got upset with the cookie selling. They criticized us parents to expose kids to the high-sugar product which was, according to them, really bad for kids. "Have you ever really cared about what role model you adults are?" that was what we were questioned. Based on this experience, I felt ironic to think about a retail marijuana store opening around that area.

In the proposed area, we have a good density of educational facilities, recreation center, trails and parks where you can see kids of all age all the time. Parents take their kids to the food court or the restaurants after various activities or classes. We have to consider what the different messages we are delivering to our children when there is and there isn't a retail marijuana store.

Other than common sense, we have tons of statistic studies on marijuana use and the negative impact on teenagers. Yes we can say officially or technically the marijuana stores are for adults not for kids. However, according to National Institute of Health (NIH), there are 36% high school students admit the marijuana use in the past year, 12% high school students started marijuana use when 13 or 14 years old, and 6.5% use marijuana everyday! Also according to NIH, the percentage of American teens that think marijuana use is dangerous drop to 40% in 2014 from 55% in 2003.

If we read more research, it won't be hard to find the studies on the relationship between the drug use and adolescent delinquency. Some people call marijuana the "gate-way drug"—it is still drug, right! It won't be hard to find either how criminals related to youth grow with the easier access to the drug.

For those teenagers, they may look as fully-grown as adults, however, their brains are still developing, not yet to an adult level. Why don't we just be a little more patient with those kids and provide them a healthier living environment with more positive impact to help them grow more inner strength as we definitely are able to.

The third potential problem that we shouldn't neglect with more possible retail marijuana stores at proposed zone is the traffic and parking. The current traffic and parking is already a headache as it is so obvious to see. Please don't add any burden to the situation that is already frustrated to the residents nearby.

Redmond is listed as the top 1 among the happiest towns and cities in Washington State according to the news I read from our government website. The remarkable description of it is "a relatively safe neighborhood". I really hope you evaluate thoroughly the pros and cons of the change of the zoning code. Thank you for your listening!

Yours sincerely,

Xia Wu

Jodi L. Daub

From:	Planning Commission
Sent:	Friday, January 22, 2016 2:45 PM
To:	Jason Rogers
Subject:	FW: Against opening Marijuana business in Redmond
Follow Up Flag:	Follow up
Flag Status:	Flagged

Forwarding

From: Jun™ L[redacted]
Sent: Friday, January 22, 2016 12:19 PM
To: Planning Commission
Subject: Against opening Marijuana business in Redmond

Hello there,
I'm writing this email to voice our opinion that I'm strongly against opening Marijuana business in Redmond.

Redmond is a well known "high-tech" city, where most people are highly educated, who also recognize the problem of using Marijuana. The Marijuana business won't have enough consumers in this area to keep their business running for very long. It's a waste of money and effort.

Well, I believe you have already received enough emails from other people for other obvious reasons, so I will keep this email short. I hope the City will figure out a right business in this area to solve the budget problem.

Best regards

Jun

On behalf of many people in our neighborhood.

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Jodi L. Daub

From:	Planning Commission
Sent:	Friday, January 22, 2016 2:49 PM
To:	Jason Rogers
Subject:	FW: Marijuana Stores - Zoning Regulations - feedback from residents
Follow Up Flag:	Follow up
Flag Status:	Flagged

Forwarding

From: Endre Amiras [redacted]
Sent: Friday, January 22, 2016 2:46 PM
To: Planning Commission
Subject: Marijuana Stores - Zoning Regulations - feedback from residents

We learned that recent changes in state law allow cities to reduce the required minimum distance between retail marijuana stores and daycares, recreation centers, libraries, parks, transit centers, and game arcades down to a minimum of 100 feet. It is said that the 1,000-foot buffers around schools, parks, daycares, and transit centers effectively prohibit retail marijuana stores in Redmond.

I am writing to express my concern over the proposed reduction in buffer zone. Yes, I-502 legalized **the possession** of up to one ounce of marijuana by adults over 21 years of age and provided for a legal recreational marijuana market including producers (growers), processors, and retailers. But that does not mean that we have to accept marijuana retail stores right next to shopping or recreation areas where children are present. Children are an easy target and cannot make informed decisions for themselves, so we as parents and our elected officials **have the responsibility to protect them** for undue exposure to such products. While not ideal, the 1000 ft buffers have worked so far.

Our city officials have to think in terms of common sense, while providing safe conditions for raising our families.
With that in mind, I would ask the commission the following questions:
Would you like to send your children to a school, playground, park, or transit center situated 100 ft from marijuana retail stores? Would you like to have your children tempted by half-sober users that will happily share a smoke with them? Or would you rather like your children to be accidentally injured as innocent by-standers when incidents occur around these retail shops (such as robberies, impaired driving, etc.). What is the real justification for reducing the buffers from 1000 ft to 100 ft? To better serve the customer base? That can be achieved by designating specific areas that meet the 1000 ft buffers, possibly outside the city boundaries. Or maybe the concern is some customers cannot safely drive home after enjoying their purchase? Does anyone really think that marijuana stores should be considered as simply another store?? Why are other important services and facilities that would serve the population not considered instead (such as new schools, a theatre, a covered swimming pool or an indoor water park, an indoor recreation centre, a museum, etc.) ?

My request to the commission is to first take a hard look at the proposal, keeping everyone's interest at hart, then decide to keep the 1000 ft buffer in place. This would be leadership. The opposite sounds too much like bending over to financial pressures...

Endre Amiras

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Jodi L. Daub

From: Chenqian Jiang [redacted]
Sent: Thursday, January 21, 2016 10:23 PM
To: Jason Rogers; Planning Commission
Cc: Council
Subject: Feedback for Marijuana zoning regulations.

Follow Up Flag: Follow up
Flag Status: Flagged

Hi,

We read through the recommendation from Redmond Technical Committee regarding Marijuana zoning stores zoning regulations, first we appreciate the efforts to keep the minimum distance between retail marijuana stores and schools, playgrounds, daycares, transit centers, parks to be 1000 feet and not allowed marijuana stores in mixed use zones. However, I strongly against the proposal to allow marijuana store in Manufacturing park zone and general commercial zone.

We have been living in Redmond for almost four years with a 2-years-old daughter, we love the community. We believe that the recommended zoning changes will bring significant risks to the safety and health of our community.

First, having the marijuana stores in the two proposed areas will increase the exposure and availability of marijuana to our youth. The MP zone is close to Arena sports, the GC zone is close to the East Side Sammamish trail, where families go for jogging, bicycling or walking dogs, it is also close to whole foods marketplace where we often go to shopping.

With exposure and availability to marijuana, the number of young people that use marijuana product will increase either due to curiosity or peer pressure, using marijuana is harmful to young people. Lots of research have concluded that using marijuana will affects brain development including reducing thinking, memory and learning functions, it also has mental affects including temporary hallucinations, paranoia, depression etc. Also marijuana could be addicted to, Research suggests that about 1 in 11 users becomes addicted to marijuana (Anthony, 1994; Lopez-Quintero 2011).This number increases among those who start as teens (to about 17 percent, or 1 in 6) (Anthony, 2006). There is no medication for it!

Also, the marijuana stores will pose threatens to our safety and

security. Study shows that marijuana is the top drug link to criminal.

Considering the above factors, we are against to have Marijuana stores in our neighborhood. Thanks for your consideration.

Cheers,

Chenqian

Jodi L. Daub

From: Xia Zhao <dorisblcu@gmail.com>
Sent: Monday, January 25, 2016 11:48 PM
To: Planning Commission; Jason Rogers
Subject: Against marijuana store in Redmond

Follow Up Flag: Follow up
Flag Status: Flagged

To Planning Commission of Redmond,

I believe you have received tons of letters of this kind. Many of them list out the evidence why we are against this with bullet 1, 2, 3. I have read some letters written by friends, totally agree with them - opening marijuana store harms our kids, we do NOT want it in our city.

Today, I will leave all the argumentation with my friends but share with you a story of mine.

It was last summer. One evening we were shopping in OfficeMax in Kirkland by 405. After we are done, we went back to the parking lot. We saw a guy sitting on the curb of the parking lot. He took out some glass pot and then lit something and inhale it, soon it seemed he was definitely enjoying it. I was pregnant back then. The moment I smelled the smoke, my baby told me that she did not like it. The nerves along my spine became numb and I felt my heart beating fast... Suddenly a picture I have ever seen flew into my mind. I realized that that guy was using marijuana! Our first reaction was to get on the car and go home right away. I surely did not want my 4 year old see this. However, still, it happened. He asked us, "what is that guy doing? it looks so funny..."

That concerns me, as a mother, a lot!

Dear officers, can't you see? It is easier and easier for our little ones to see what they shouldn't see in such a young age! They are curious about something they still cannot tell right or wrong!!

If the government support pot store in Redmond, it is easier for kids to get in touch with it as it will then right in our neighborhood. Some people may say that we don't have quantified evidence to demonstrate the impact of marijuana to the neighborhood. However, see Kirkland, people struggle not to open pot store, then government legalize the stores, then we are seeing people using marijuana on the street in public.... GOD knows what will happen next? If we pass new zoning regulation and pot store opens, then after couple of years, we see the impact on our kids, what worse is, it is hard to stop, to change, to reverse, what will government do then? Please be wise and don't dig out our tomb by ourselves step by step!!!

For people who support marijuana, I have question please -

1. what if it is their kids who drive after using marijuana then dies in car crash?
2. what if it is their kids who are obsessive with the happiness that is so easy to get but so untrue, all day long? Have they ever had any hope on their kids?

the list can go on...

Please, listen to us! Our kids is our future, we want them to put every minute that GOD gives them in good use, Marijuana should not be in their life. Government should play a role model leading the society to the right direction.

Sometimes liberty costs a lot, we should evaluate it is worthy or not. Thank you.
--

Best regards!

Xia Zhao

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Jodi L. Daub

From: Claire Fang <claireffang@hotmail.com>
Sent: Monday, January 25, 2016 11:21 PM
To: Jason Rogers
Subject: RE: Public hearing on 27th

Follow Up Flag: Follow up
Flag Status: Flagged

Thanks Jason.

I have a few more questions if you don't mind.

1. How is tax money from marijuana sales allocated to the city? I read that the exercise tax for marijuana retail is 37%. Let's say if a store sells $100 of marijuana, exercise tax will be $37. How much of the $37 will be allocated to the city?

2. For Bellevue and Issaquah, how much tax dollars have they received from marijuana sales in the last quarter? And do we know how they spend the tax dollars?

3. For Bellevue and Issaquah, did the city have to spend more money (e.g. adding more policy capacity, or increased emergency room visit due to marijuana) to deal with the safety and security impact from marijuana sales? Can the committee do some research to get this data?

4. Since Sammamish bans marijuana sales, do we know how much "spill-over" negative impact they are getting from people buying marijuana from Issaquah and Bellevue? Has the committee talked to Sammamish and understand their current situation?

Claire

From: Jason Rogers [mailto:jrogers@redmond.gov]
Sent: Monday, January 25, 2016 12:24 PM
To: Claire Fang <claireffang@hotmail.com>
Subject: RE: Public hearing on 27th

Hi Claire,

Licenses to operate a retail marijuana store are issued by the state Liquor and Cannabis Board. The Board has criteria which gives priority to former medical marijuana dispensaries/collectives when issuing new licenses. The Board also intends to provide a offer a medical endorsement to a license which would allow the retail store to serve qualified medical marijuana patients, which means these patients would not have to pay tax on their purchase and could purchase larger amounts than the general public at these stores. Stores without a medical endorsement would not be able to offer these benefits to medical patients.

The City's influence on the state's licensing process is extremely limited; the City can object to a specific licensee or their proposed location, but the Board has the final authority to approve or deny a license. Ultimately the extent of the City's authority is to allow (or not) licensed marijuana facilities.

Jason Rogers

From: Claire Fang [mailto:claireffang@hotmail.com]
Sent: Monday, January 25, 2016 11:56 AM
To: Jason Rogers
Subject: RE: Public hearing on 27th

One more question, Jason, if you don't mind.

On the Technical Committee Report page 4, it says "Redmond is now allocated 4 licenses. The increased is intended to provide access to medical marijuana". In the committee's recommendation, does it spell out that the retail stores much be restricted to medical use? If not, should we add this restriction so that it's aligned with the intention?

Claire

From: Claire Fang [mailto:claireffang@hotmail.com]
Sent: Monday, January 25, 2016 10:53 AM
To: 'Jason Rogers' <jrogers@redmond.gov>
Subject: RE: Public hearing on 27th

Thank you Jason.

Claire

From: Jason Rogers [mailto:jrogers@redmond.gov]
Sent: Monday, January 25, 2016 10:33 AM
To: Claire Fang <claireffang@hotmail.com>
Subject: RE: Public hearing on 27th

Hi Claire,

The Technical Committee is aware of those two facilities. The Technical Committee's recommendation was to allow retail marijuana stores within the proposed zoning overlay area, but stores would also need to be at least 1,000 feet away from any school, playground, daycares, etc. The Technical Committee's recommendation is to not change buffers, e.g. keep them at 1,000 feet.

Jason Rogers

From: Claire Fang [mailto:claireffang@hotmail.com]
Sent: Monday, January 25, 2016 10:20 AM
To: Jason Rogers
Subject: RE: Public hearing on 27th

Thanks Jason for your quick reply.

I have one more question. When the technical committee recommends the Manufacturing Zone Overlay, have they considered Northern Light Montessori and Overlake Church KidsTown Preschool? Both are located within 200 feet from the boundary of the zone overlay. I am very concerned that a retail store could be opened within such close distance to daycare centers.

Claire

From: Jason Rogers [mailto:jrogers@redmond.gov]
Sent: Monday, January 25, 2016 9:07 AM

To: Claire Fang <claireffang@hotmail.com>
Subject: RE: Public hearing on 27th

Good morning Claire,

You can see the agenda for the meeting online at http://www.redmond.gov/Government/BoardsCommissions/PlanningCommission/AgendasandSummaries/. Planning Commission meetings are public meetings and anyone may attend. The Planning Commissioners as well as at least two staff members will be in attendance. There is no limit to the number of speakers. Each speaker may speak for 3 minutes. There will be a sign-in sheet at the meeting; it will be at the entrance when you come into the Council Chambers. We don't have a way for people to sign up to speak in advance.

I hope this helps. Please let me know if you have any additional questions; I'd be happy to answer them.

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

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From: Claire Fang [mailto:claireffang@hotmail.com]
Sent: Sunday, January 24, 2016 9:15 PM
To: Jason Rogers
Subject: Public hearing on 27th

Hello Jason,

I wanted to get some more information on the public hearing on Jan 27th regarding marijuana zoning regulation.

- What is the agenda of the meeting?
- Who will be in the audience listening to public inputs?
- How many people can speak at the meeting?
- How long can each person speak?
- If I want to speak at the meeting, do I need to sign up in advance, or at the site?

Thanks for sharing these info!

Claire

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Jodi L. Daub

From: Planning Commission
Sent: Monday, January 25, 2016 3:56 PM
To: Jason Rogers
Subject: FW: Comments on changing zoning regarding Marijuana Retail

Follow Up Flag: Follow up
Flag Status: Flagged

Forwarding

From: Sarah Heaslip [mailto:sarahzletterbox@hotmail.com]
Sent: Monday, January 25, 2016 11:38 AM
To: Planning Commission
Subject: Comments on changing zoning regarding Marijuana Retail

Dear Planning Commission.

We are a family of four, living in Redmond. Our son attends a preschool in Redmond, and in the years to come, both our sons will attend schools in the area. We love Redmond because it is a family orientated area and a safe area.

We are strongly opposed to changes to planning regulations which would allow retail sale of Marijuana in our area. We shop at wholefoods and are concerned that Marijuana retail stores could be located right next door.

An increase of the ease of purchasing marijuana could have negative effects on the health of our young people. It would make the road dangerous with more drivers potentially driving under the influence.
It is insensitive to allow a shop selling this drug in an area where children and young people are prevalent, near to Wholefoods and Marymoor Park

Sarah Heaslip

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Jodi L. Daub

From:	Yi <yi18@yahoo.com>
Sent:	Tuesday, January 26, 2016 7:29 AM
To:	Jason Rogers
Subject:	Re: [RRMoms] Fw: Marijuana Stores - Zoning Regulations - feedback from residents
Follow Up Flag:	Follow up
Flag Status:	Flagged

Mr. Rogers,

Thank you for taking the time to reply. I appreciate the Committee recognizing the drawback of having a retail marijuana store. Yes we live in Redmond Ridge. We always consider ourselves part of the large Redmond community.

One thing I am not sure is that if we keep the buffer rules why is there a need to change the permit rules to allow retail marijuana stores in Willow Road and off 520 ramp?

Yes we are planning to attend the public hearing tomorrow.

Again I appreciate your time!

Sincerely,

Yi

On Jan 26, 2016, at 12:13 AM, Jason Rogers <jrogers@redmond.gov> wrote:

> Good evening:
>
> 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.
>
> It appears from the subject line of your email that you may live in Redmond Ridge. If so, you should also know that the City of Redmond does not include Redmond Ridge; the City of Redmond's eastern boundary is at approximately the intersection of Avondale Rd. NE and NE Novelty Hill Rd. The Redmond Ridge community is in unincorporated King County. If you have concerns about potential marijuana business operating in Redmond Ridge, you should contact the King County Department of Permitting, DPERWebInquiries@kingcounty.gov or 206-926-6600.

I will ensure that your comments are shared with the Planning Commissioners. If you would like to provide verbal comments to the Planning Commission, the Commission is holding a public hearing on Wednesday, January 27 at 7:00pm in the Council Chambers at City Hall, 15670 NE 85th Street. You may also send additional written comments to planningcommission@redmond.gov or directly to me at jrogers@redmond.gov. Thank you.

Jason Rogers

<image001.png> Jason Rogers
Senior Planner | City of Redmond
☎: 425.556.2414 | ✉: jrogers@redmond.gov | Redmond.gov
MS: 4SPL | 15670 NE 85th St | Redmond, WA 98052

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From: Planning Commission
Sent: Monday, January 25, 2016 9:10 AM
To: Jason Rogers
Subject: FW: [RRMoms] Fw: Marijuana Stores - Zoning Regulations - feedback from residents

From: Yi [mailto:yi18@yahoo.com]
Sent: Friday, January 22, 2016 10:26 PM
To: Planning Commission
Subject: Fwd: [RRMoms] Fw: Marijuana Stores - Zoning Regulations - feedback from residents

Dear Planning Committee members,

My family and I shared the same concerns as expressed in the email below. As you evaluate the options for the future of Redmond, please keep the future of our children in mind. They are the future. What is best for them is what we need! Please help keep the Marijuana Stores away from our kids! If that means more than 1,000 feet away from schools, daycare, parks and library or no Marijuana Stores in Redmond, that would be a wonderful thing!

Thank you for you time in repenting the community and hearing is out!

Sincerely

Yi

Begin forwarded message:

> **From:** "Endre Amiras eamiras@yahoo.com [RRMoms]" <RRMoms@yahoogroups.com>
> **Date:** January 22, 2016 at 3:17:31 PM PST
> **To:** "RRMoms@yahoogroups.com" <RRMoms@yahoogroups.com>
> **Subject: [RRMoms] Fw: Marijuana Stores - Zoning Regulations - feedback**

from residents
Reply-To: RRMoms@yahoogroups.com

FYI

----- Forwarded Message -----
From: Endre Amiras <eamiras@yahoo.com>
To: "planningcommission@redmond.gov" <planningcommission@redmond.gov>
Sent: Friday, January 22, 2016 2:45 PM
Subject: Marijuana Stores - Zoning Regulations - feedback from residents

We learned that recent changes in state law allow cities to reduce the required minimum distance between retail marijuana stores and daycares, recreation centers, libraries, parks, transit centers, and game arcades down to a minimum of 100 feet. It is said that the 1,000-foot buffers around schools, parks, daycares, and transit centers effectively prohibit retail marijuana stores in Redmond.

I am writing to express my concern over the proposed reduction in buffer zone. Yes, I-502 legalized **the possession** of up to one ounce of marijuana by adults over 21 years of age and provided for a legal recreational marijuana market including producers (growers), processors, and retailers. But that does not mean that we have to accept marijuana retail stores right next to shopping or recreation areas where children are present. Children are an easy target and cannot make informed decisions for themselves, so we as parents and our elected officials **have the responsibility to protect them** for undue exposure to such products. While not ideal, the 1000 ft buffers have worked so far.

Our city officials have to think in terms of common sense, while providing safe conditions for raising our families.
With that in mind, I would ask the commission the following questions: Would you like to send your children to a school, playground, park, or transit center situated 100 ft from marijuana retail stores? Would you like to have your children tempted by half-sober users that will happily share a smoke with them? Or would you rather like your children to be accidentally injured as innocent by-standers when incidents occur around these retail shops (such as robberies, impaired driving, etc.). What is the real justification for reducing the buffers from 1000 ft to 100 ft? To better serve the customer base? That can be achieved by designating specific areas that meet the 1000 ft buffers, possibly outside the city boundaries. Or maybe the concern is some customers cannot safely drive home after enjoying their purchase? Does anyone really think that marijuana stores should be considered as simply another store?? Why are other important services and facilities that would serve the population not considered instead (such as new schools, a theatre, a covered swimming pool or an indoor water park, an indoor recreation centre, a museum, etc.) ?

My request to the commission is to first take a hard look at the proposal, keeping everyone's interest at heart, then decide to keep the 1000 ft buffer in place. This would be leadership. The opposite sounds too much like bending over to financial pressures...

Endre Amiras

Posted by: Endre Amiras <eamiras@yahoo.com>

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Jodi L. Daub

From:	Planning Commission
Sent:	Tuesday, January 26, 2016 9:23 AM
To:	Jason Rogers
Subject:	FW: Say No to Marijuana in Redmond
Follow Up Flag:	Follow up
Flag Status:	Flagged

Forwarding

From: kiran nelluri [mailto:nellurikiran@gmail.com]
Sent: Monday, January 25, 2016 7:04 PM
To: Planning Commission
Subject: Say No to Marijuana in Redmond

Hello,

I am writing to express my concern in allowing Marijuana sale in retail stores at Redmond. I know you are currently reviewing public concern and preparing a recommendation to not allow retails store sales. Please take this email as my vote / voice against selling marijuana in Redmond retail stores.

--
Kiran Nelluri

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Jodi L. Daub

From: Planning Commission
Sent: Tuesday, January 26, 2016 9:25 AM
To: Jason Rogers
Subject: FW: No Marijuana Stores in Redmond

Follow Up Flag: Follow up
Flag Status: Flagged

Forwarding

From: Yang Li [mailto:yangli_lily@hotmail.com]
Sent: Monday, January 25, 2016 10:28 PM
To: Planning Commission
Subject: No Marijuana Stores in Redmond

To Whom This May Concern,

As a resident of Redmond, as a mom, I want to express my concern over the possibility of have a marijuana retail store in our community.

Like many other families, we chose to live in Redmond, because of its safety, good schools, parks.... a marijuana store doesn't fit into the picture.

I hope that the zoning code stay intact and there are no retail opportunities for marijuana to be sold in Redmond.

Thank you,
Li Yang

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Jodi L. Daub

From:	Planning Commission
Sent:	Tuesday, January 26, 2016 9:28 AM
To:	Jason Rogers
Subject:	FW: Pls do NOT open marijuana stores in our beautiful Redmond
Follow Up Flag:	Follow up
Flag Status:	Flagged

Forwarding

From: Jing Liu [mailto:jennyliujing@gmail.com]
Sent: Tuesday, January 26, 2016 7:55 AM
To: Planning Commission
Subject: Pls do NOT open marijuana stores in our beautiful Redmond

Hi there,

Pls save our city, save our kids. Do not open retail marijuana stores in our beautiful Redmond, otherwise it will be ruined, and every family's kids has the risk to be addicted to the poison.

Thanks!

--
Best wishes,
Sincerely Yours,
Jing Liu

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Jodi L. Daub

From:	Planning Commission
Sent:	Tuesday, January 26, 2016 9:29 AM
To:	Jason Rogers
Subject:	FW: No Marijuana in our neighborhood
Follow Up Flag:	Follow up
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Forwarding

From: Hanin Bengezi [mailto:hanin.bengezi@medinaacademy.org]
Sent: Tuesday, January 26, 2016 9:26 AM
To: Planning Commission
Subject: No Marijuana in our neighborhood

Hello,

I just wanted to email and let my voice be heard regarding this marijuana retail stores in redmond way. I am completely against it for the safety of our youth and children. Marijuana has caused addiction problems, and this is from personal experience with family.

Sincerely,
Hanin

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Jodi L. Daub

From: Planning Commission
Sent: Monday, January 25, 2016 1:40 PM
To: Jason Rogers
Subject: FW: NO to Marijuana in our neighborhood in Redmond

Follow Up Flag: Follow up
Flag Status: Flagged

Forwarding

From: Shital Shende [mailto:shitalshende@yahoo.com]
Sent: Monday, January 25, 2016 1:12 PM
To: Planning Commission
Subject: NO to Marijuana in our neighborhood in Redmond

We live in wood bridge community on 202east in Redmond.
We strongly oppose to any marijuana retail store in or around our neighborhood.

Please stop this poison from being accessible to our children.

Thanks
Shital

Sent from Yahoo Mail on Android

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Jodi L. Daub

From: Planning Commission
Sent: Monday, January 25, 2016 9:00 AM
To: Jason Rogers
Subject: FW: Marijuana Stores - Zoning Regulations

Follow Up Flag: Follow up
Flag Status: Flagged

Forwarding

From: David Power [mailto:david@proscootershop.com]
Sent: Monday, January 25, 2016 7:51 AM
To: Planning Commission
Subject: Marijuana Stores - Zoning Regulations

Good morning. We own and operate the Pro Scooter Shop at 14750 NE 95th St, Building 7, Redmond, WA 98052.

Our target audience are families with kids ranging in age from 8 to 16. We sell and repair the freestyle or kick scooters. Not electric and not gas powered.

Would you tell me exactly where both Marijuana retails shops and processing warehouses could be located, in relation to our location?

I'm concerned about the potential impact to families/kids/parents if these shops or processing locations are close to our retail shop.

Thank you!

David - owner, Pro Scooter Shop
www.proscootershop.com

14750 NE 95th St
Building 7
Redmond, WA 98074
425.968.5058

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Jodi L. Daub

From: Claire Fang <claireffang@hotmail.com>
Sent: Monday, January 25, 2016 11:56 AM
To: Jason Rogers
Subject: RE: Public hearing on 27th

Follow Up Flag: Follow up
Flag Status: Completed

One more question, Jason, if you don't mind.

On the Technical Committee Report page 4, it says "Redmond is now allocated 4 licenses. The increased is intended to provide access to medical marijuana". In the committee's recommendation, does it spell out that the retail stores much be restricted to medical use? If not, should we add this restriction so that it's aligned with the intention?

Claire

From: Claire Fang [mailto:claireffang@hotmail.com]
Sent: Monday, January 25, 2016 10:53 AM
To: 'Jason Rogers' <jrogers@redmond.gov>
Subject: RE: Public hearing on 27th

Thank you Jason.

Claire

From: Jason Rogers [mailto:jrogers@redmond.gov]
Sent: Monday, January 25, 2016 10:33 AM
To: Claire Fang <claireffang@hotmail.com>
Subject: RE: Public hearing on 27th

Hi Claire,

The Technical Committee is aware of those two facilities. The Technical Committee's recommendation was to allow retail marijuana stores within the proposed zoning overlay area, but stores would also need to be at least 1,000 feet away from any school, playground, daycares, etc. The Technical Committee's recommendation is to not change buffers, e.g. keep them at 1,000 feet.

Jason Rogers

From: Claire Fang [mailto:claireffang@hotmail.com]
Sent: Monday, January 25, 2016 10:20 AM
To: Jason Rogers
Subject: RE: Public hearing on 27th

Thanks Jason for your quick reply.

I have one more question. When the technical committee recommends the Manufacturing Zone Overlay, have they considered Northern Light Montessori and Overlake Church KidsTown Preschool? Both are located within 200 feet from

the boundary of the zone overlay. I am very concerned that a retail store could be opened within such close distance to daycare centers.

Claire

From: Jason Rogers [mailto:jrogers@redmond.gov]
Sent: Monday, January 25, 2016 9:07 AM
To: Claire Fang <claireffang@hotmail.com>
Subject: RE: Public hearing on 27th

Good morning Claire,

You can see the agenda for the meeting online at http://www.redmond.gov/Government/BoardsCommissions/PlanningCommission/AgendasandSummaries/. Planning Commission meetings are public meetings and anyone may attend. The Planning Commissioners as well as at least two staff members will be in attendance. There is no limit to the number of speakers. Each speaker may speak for 3 minutes. There will be a sign-in sheet at the meeting; it will be at the entrance when you come into the Council Chambers. We don't have a way for people to sign up to speak in advance.

I hope this helps. Please let me know if you have any additional questions; I'd be happy to answer them.

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

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From: Claire Fang [mailto:claireffang@hotmail.com]
Sent: Sunday, January 24, 2016 9:15 PM
To: Jason Rogers
Subject: Public hearing on 27th

Hello Jason,

I wanted to get some more information on the public hearing on Jan 27th regarding marijuana zoning regulation.

- What is the agenda of the meeting?
- Who will be in the audience listening to public inputs?
- How many people can speak at the meeting?
- How long can each person speak?
- If I want to speak at the meeting, do I need to sign up in advance, or at the site?

Thanks for sharing these info!

Claire

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Jodi L. Daub

From: Yu Guo <guoyu_kathy@hotmail.com>
Sent: Monday, January 25, 2016 12:10 PM
To: Jason Rogers
Subject: concern about recent marijuana trend

Follow Up Flag: Follow up
Flag Status: Completed

Hi

My friends told me that recently there are many changes for marijuana happening in Redmond, such as open stores near school area, increase the minimum distance to benefit more marijuana store. These have made us very nervous and would like to raise our concerns. When we bought our house on 2012 in Education hill, Redmond. We spent a lot of time investigate and compare with other areas. We finally decide to choose Redmond because we feel this area is better for our children's and things prove it is. While with all these changes, it has made this area not a good place for kids and risk our daily life. My daughter right now attends CCA which is near the proposed new marijuana store. We don't smoke and we have consistently avoid her into any smoking area. We cannot image when a marijuana store open in these area. It is not only bad for physical health, but also worse for mental health. It endangers the area, and increase the already heavily blocked traffic. We know the financial benefit may looks promising with these stores, but please do think about our kids which are the future. We know there are a hearing tomorrow. We really want to join, while with 2 small kids. We cannot make it. We hope our voices could be heard at least.

Here is our home address
10811 177th CT NE
Redmond, WA, 98052

Thanks again for taking these into consideration.
Yu Guo, Qingtao Geng, Junia Geng, Sean Geng
1/25/2016

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Jodi L. Daub

From: Planning Commission
Sent: Monday, January 25, 2016 12:12 PM
To: Jason Rogers
Subject: FW: Proposed regulations for retail marijuana stores

Follow Up Flag: Follow up
Flag Status: Completed

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From: Robert Wainger [mailto:robertwainger@comcast.net]
Sent: Monday, January 25, 2016 10:10 AM
To: Planning Commission
Subject: Proposed regulations for retail marijuana stores

I OPPOSE zoning code and policy changes in Redmond that would reduce the minimum distance retail marijuana stores must remain from daycares, recreation centers, libraries, parks, transit centers and game arcades down to 100 feet.

As I drive around Redmond there are more than enough locations for a person to buy marijuana products, more than enough billboards, and more than enough people with spin signs on corners.

Just because recent changes in State law ALLOW cities to reduce minimum distances for retail marijuana stores DOES NOT MEAN REDMOND HAS TO REDUCE CURRENT DISTANCES.

Even though I live outside the city limits of Redmond, Redmond is my town: my address is Redmond, I shop in Redmond, I dine in Redmond, I use all of Redmond facilities.

Robert Wainger
23204 NE Union Hill Road
Redmond, WA 98053
425-868-0605

robertwainger@comcast.net

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Jodi L. Daub

From: Planning Commission
Sent: Monday, January 25, 2016 9:10 AM
To: Jason Rogers
Subject: FW: Marijuana retail zoning

Follow Up Flag: Follow up
Flag Status: Completed

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From: Anuradha Ramanath [mailto:anuramanath@yahoo.com]
Sent: Friday, January 22, 2016 9:53 PM
To: Planning Commission
Subject: Marijuana retail zoning

Hello,

I am shocked to hear that planning commission is considering to reduction in buffer zone for marijuana retail shops. Reducing to a mere 100ft clearly shows you favoring the marijuana manufacturers and sellers over families and children. Those in need of marijuana can easily drive the extra distance to buy. Kindly reconsider it and keep it away far away from our budding youth.

Thank you
Anu Ramanath

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Jodi L. Daub

From: Planning Commission
Sent: Monday, January 25, 2016 9:09 AM
To: Jason Rogers
Subject: FW: No to marijuana store near our neighborhood or any place close to kids

Follow Up Flag: Follow up
Flag Status: Completed

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-----Original Message-----
From: Martha Javnozon [mailto:marthajavnozon@gmail.com]
Sent: Friday, January 22, 2016 11:22 PM
To: Planning Commission
Subject: No to marijuana store near our neighborhood or any place close to kids

City of Redmond is investing so much money to create a family friendly city. Im against having any marijuana store close to residential zones, schools, libraries, grocery stores, parks or any place near kids. We have to protect also the real state value and those stores close by will decrease the property market value.

At Woodbridge, we were promised that we will get new houses build next to us and we got a Fedex and now a Costco. We invest in this neighborhood and in Redmond because we believe it is a great city that want to grow. Please just b careful of your decisions because it can damage the city reputation areal state value and that will hurt us and the city. I know the lobbying for marijuana has a lot of money that support it, but what is the future that you want for the city? For your tax payer? We love Redmond and we don't want to be push out of our city for marijuana stores that serve so little of our city population attracting crime at our doors.

Please consider and rethink the decision.
Thank you

Best regards,
Martha Javnozon

Jodi L. Daub

From: Planning Commission
Sent: Monday, January 25, 2016 9:00 AM
To: Jason Rogers
Subject: FW: Marijuana-redmond

Follow Up Flag: Follow up
Flag Status: Completed

-----Original Message-----
From: Shelly Gera [mailto:shellygera@hotmail.com]
Sent: Sunday, January 24, 2016 5:23 PM
To: Planning Commission
Subject: Marijuana-redmond

Hi,

I have received information that the planning commission is thinking of opening Marijuana store in Redmond near whole foods area on SR-202.
I have been living in Redmond for last 8 years with my family and the reason to continue our stay is because we love the secured and safe life around here and we can peacefully raise our kids here.
But after hearing the news of Marijuana store in our vicinity left us all shocked. My family loves to walk into the Whole Foods complex for a wholesome selection of foods and having ice creams there. The neighborhood here is mostly family residential with kids of small age who doesn't even have the capability to think or differentiate between right or wrong. At this innocent age, having such surroundings nearby would impact them in a bad way.
We are highly against opening such a kind of store in our vicinity. Request you to please reconsider your decision.

Thanks,
Shelly

Sent from my iPhone

Jodi L. Daub

From: Seattle Brian <brianseattle@outlook.com>
Sent: Saturday, January 23, 2016 9:54 PM
To: Planning Commission; Jason Rogers
Subject: Retail Marijuana

Follow Up Flag: Follow up
Flag Status: Completed

Hi Redmond government & Marijuana planner,

I came to the Washington state eight years ago. Redmond is my major living, work and recreation area and I feel pretty comfortable and safe here. However, I felt shocked to hear that the government planned to modify the city code to allow more Marijuana stores to be opened in Redmond which are pretty close to the Marymoor park and a lot of usual stores like Whole food, Target.. etc.
My vote is to keep the city code unchanged as the current city code is used to protect the safety of the city and the children. If no store can be opened based on the current city code, we should not open one.

I reviewed the proposed plan on the web site. I would like to ask the following questions
1. Do you know which kind of the persons will the main force to buy Marijuana from these stores? What are their salary level, education level?
My concern is I see the price from other Marijuana stores are not cheap. If there are a lot of low-income persons who want to buy them, it would increase the security threat to the city.

2. Do you know how many Redmond residents have the need of buying Marijuana from these stores?

3. As Marijuana is still illegal in the federal and a lot of states, will this cause a lot of foreign-state persons to come to Redmond? Will they be just visitors or will they become residents? Would this have any security concern in the community?

4. Where do the buyers consume the Marijuana? Will they gather in the nearby park to consume this?

5. What is the actual tax benefit of the Marijuana store? Will these additional tax income be used for children?

6. Is your police department be ready for the impact caused by the Marijuana store?

Personally, I do not object some individuals consume Marijuana in a private place. However, opening more stores has a lot of social impact especially on the children and the youth. I do not agree someone said "why we treat Marijuana differently than tobacco and alcohol". The major difference is tobacco and alcohol are legal for many years. We have plenty of the experience to control them and restrict them in a nice way. For example, we do not allow to drive after the drink and we restrict the smokers to some specific areas. However Marijuana is a completely new thing to us and a lot of the things are not predictable.

I somehow agree maybe after 5 or 10 years, Marijuana is also legal in Federal. I truly believe when that day comes, we already know the effective ways to address our current concern. It seems Redmond (King country or Washington) is planning to take the risk as the Marijuana pioneer. The cost could be the safety of the

community and the children here. Please do evaluate the code change plan again to not to change the current city code.

Regards,
Brian Xie

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Jodi L. Daub

From: Ken Xiao <thruuniverse@yahoo.com>
Sent: Tuesday, January 26, 2016 9:27 PM
To: Jason Rogers
Subject: RE: marijuana stores/Public Hearing/Redmond

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Jason,

I strongly object any marijuana stores be allowed in Redmond. Just because the no-brainers say marijuana should be allowed in state of Washington, the beautiful city of Redmond should stand firm against the invasion of this dirt. Let's keep Redmond a clean city.

Sincerely,

Ken Xiao

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OneRedmond

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Government Affairs
Nelson Legacy Group

Nicole Yurchak
Investor Relations
Swedish Medical Group

Tuesday, January 26, 2016

REDMOND PLANNING COMMISSION
Robert O'Hara, Chair
15670 NE 85th Street
Redmond, WA 98052

Re: Comprehensive Plan and Zoning Code Amendments for Retail Marijuana, Jason Rogers

Dear Chairman O'Hara,

OneRedmond strongly supports the amendment to the Redmond zoning code that will facilitate the location of retail marijuana. Currently the existing code is so restrictive it is nearly impossible to locate retail space for this type of business in Redmond. The current proposal provides predictability for retail Marijuana business owners and safe guards the general public. Thank you for acknowledging our support for this amendment.

Sincerely,

Bart Phillips

Bart Phillips, CEcD | CEO

Jodi L. Daub

From: Howard Hillinger <howard.hillinger@gmail.com>
Sent: Tuesday, January 26, 2016 9:31 PM
To: Jason Rogers
Subject: Marijuana rules - SE Redmond/Woodbridge impacts

Follow Up Flag: Follow up
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Jason, I live in Woodbridge in Southeast Redmond.

I was the co-chair of the SE Redmond Neighborhood Plan citizen's advisory committee (worked with Jeff Churchill and Kim Dietz). I am also the president of one of the Woodbridge homeowner associations.

I'm concerned about the proposed rules especially for processing which under the recommendation would be allowed very close to our neighborhood. There is already quite a bit manufacturing high intensity uses which impact the neighborhood and community livability.

I note that processing activities would be allowable under the Technical Committee's recommendations in close proximity to the Woodbridge neighborhood which would be of concern. Would you please explain what uses would be allowed, and what measures would be implemented to protect neighboring residential uses? Note that the SE Redmond Neighborhood Plan advisory committee recommended implementation of buffering measures between uses which I believe made it into the final plan.

From an environmental equity perspective, there are many high intensity and impacting uses in the manufacturing zones already and adding yet another to high intensity manufacturing is of great concern. I have similar concerns relating the the concentration of marijuana retail in SE Redmond as one of two districts, exempting all other neighborhoods.

Thanks
Howard Hillinger
6507 188th Pl NE Unit 107
Redmond, 98052
206-605-4432

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Jodi L. Daub

From: Planning Commission
Sent: Wednesday, January 27, 2016 9:09 AM
To: Jason Rogers
Subject: FW: NO to Retail Marijuana stores in Redmond

Follow Up Flag: Follow up
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From: srsbn lnu [mailto:srsbn1234@gmail.com]
Sent: Wednesday, January 27, 2016 1:54 AM
To: Planning Commission
Subject: NO to Retail Marijuana stores in Redmond

As a parent, I don't think it is a good idea to increase the number of stores or to relax the minimum distance between stores and schools/playgrounds/daycares/transit centers/parks/recreation centers/arcades. What good will this do to the general public?

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Jodi L. Daub

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

Follow Up Flag: Follow up
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-----Original Message-----
From: Sachi Begur [mailto:sachi_bv@yahoo.com]
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

Jodi L. Daub

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

Follow Up Flag: Follow up
Flag Status: Flagged

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

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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

Jodi L. Daub

From:	Planning Commission
Sent:	Wednesday, January 27, 2016 9:10 AM
To:	Jason Rogers
Subject:	FW: Public comment on Buffer zones in Redmond
Follow Up Flag:	Follow up
Flag Status:	Flagged

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From: Shauna Mindt [mailto:shauna@thegrassisalways.com]
Sent: Tuesday, January 26, 2016 9:51 PM
To: Becca Guillote
Cc: Planning Commission
Subject: Re: Public comment on Buffer zones in Redmond

Ditto what Jenny said...you totally and completely rock! THANK YOU so much. If there is anything at all we can do for you with your city battles, please let us know!

Hope to be in touch soon,
Shauna

On Tue, Jan 26, 2016 at 9:21 PM, Becca Guillote <becca.guillote@gmail.com> wrote:

Washington State legalized recreational marijuana in 2013. The moratorium on recreational marijuana in Redmond was lifted in 2014. It is now 2016 and still Redmond has no recreational marijuana stores.

The few applicants that were awarded lottery numbers in 2013 have been buffered out in every retail zone in the city. They are feeling pressure from the state to apply for a license or get out of line, but have an 18-month waiting period for action from the city. That is, in my opinion, an unacceptable predicament.

The people have spoken: Washington residents want access to legal recreational marijuana. I believe it would greatly benefit Redmond and its residents to enable recreational marijuana companies to open by reducing the required buffers to a minimum of 100 feet around non-restricted entities such as parks and greenways and allowing retail marijuana stores to open in outlying business and manufacturing parks if they so desire.

I am a fan and supporter of The Grass Is Always Greener, and respect the three years of time and energy they have invested in trying to open their store in Redmond. In recognition and respect of this outlay of effort, The Grass Is Always Greener (and the second original lottery winner) should have the opportunity to be granted a license to launch their businesses before the market is opened to competitors. It is a small recompense for their burden of paving the way for others to follow.

Redmond needs to support the small businesses that preserve the spirit of innovation and entrepreneurship in this city. Thank you for your time and consideration.

Sincerely,

Becca Guillote

becca.guillote@gmail.com

--

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Jodi L. Daub

From: Planning Commission
Sent: Wednesday, January 27, 2016 9:10 AM
To: Jason Rogers
Subject: FW: Marijuana stores near Woodbridge!

Follow Up Flag: Follow up
Flag Status: Flagged

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-----Original Message-----
From: Fauzia rashid [mailto:fauziarashid@hotmail.com]
Sent: Tuesday, January 26, 2016 9:28 PM
To: Planning Commission
Subject: Marijuana stores near Woodbridge!

Dear Sir/madam,

I recently came to know that city is planning to allow Marijuana stores to be opened near Woodbridge community in Redmond. Let me tell you that this community is full of young kids whose future is very near and dear to us. We don't want any stores like these near our community! Please consider removing this from your plans. Regards!

A concerned parent.

Sent from my iPhone

Jodi L. Daub

From:	Planning Commission
Sent:	Wednesday, January 27, 2016 9:11 AM
To:	Jason Rogers
Subject:	FW: Public comment on Buffer zones in Redmond
Follow Up Flag:	Follow up
Flag Status:	Flagged

forward

From: Becca Guillote [mailto:becca.guillote@gmail.com]
Sent: Tuesday, January 26, 2016 9:22 PM
To: Planning Commission
Subject: Public comment on Buffer zones in Redmond

Washington State legalized recreational marijuana in 2013. The moratorium on recreational marijuana in Redmond was lifted in 2014. It is now 2016 and still Redmond has no recreational marijuana stores.

The few applicants that were awarded lottery numbers in 2013 have been buffered out in every retail zone in the city. They are feeling pressure from the state to apply for a license or get out of line, but have an 18-month waiting period for action from the city. That is, in my opinion, an unacceptable predicament.

The people have spoken: Washington residents want access to legal recreational marijuana. I believe it would greatly benefit Redmond and its residents to enable recreational marijuana companies to open by reducing the required buffers to a minimum of 100 feet around non-restricted entities such as parks and greenways and allowing retail marijuana stores to open in outlying business and manufacturing parks if they so desire.

I am a fan and supporter of The Grass Is Always Greener, and respect the three years of time and energy they have invested in trying to open their store in Redmond. In recognition and respect of this outlay of effort, The Grass Is Always Greener (and the second original lottery winner) should have the opportunity to be granted a license to launch their businesses before the market is opened to competitors. It is a small recompense for their burden of paving the way for others to follow.

Redmond needs to support the small businesses that preserve the spirit of innovation and entrepreneurship in this city. Thank you for your time and consideration.

Sincerely,

Becca Guillote

becca.guillote@gmail.com

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Jodi L. Daub

From:	Planning Commission
Sent:	Wednesday, January 27, 2016 9:11 AM
To:	Jason Rogers
Subject:	FW: Marijuana regulations
Follow Up Flag:	Follow up
Flag Status:	Flagged

forward

From: Dilip Hinge [mailto:diliph@gmail.com]
Sent: Tuesday, January 26, 2016 6:04 PM
To: Planning Commission
Subject: Fwd: Marijuana regulations

---------- Forwarded message ---------
From: Dilip Hinge <diliph@gmail.com>
Date: Tue, Jan 26, 2016 at 2:18 PM
Subject: Marijuana regulations
To: <toplanningcommission@redmond.gov>

Hi,

I live on Education hill on 117th St. I love this community because I think the people living here are great and I feel safe for my 2 kids (7yrs and 5 yrs old).

I have lived in this area for 15 years now. I remember Seattle before Marijuana legalization. I could walk on the streets of Seattle and never think about "will I bring my kids here?".
After legalization of Marijuana, I smell it pretty much everywhere. I have decided not to bring my kids to that environment.

I would request you to keep the community I live in clean of these toxins which could wreck havoc on my kids future.

Thanks,

Dilip

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Jodi L. Daub

From:	Planning Commission
Sent:	Wednesday, January 27, 2016 9:12 AM
To:	Jason Rogers
Subject:	FW: No to Marijuana retail stores in our neighborhood
Follow Up Flag:	Follow up
Flag Status:	Flagged

forwarding

From: Aishah Jalani [mailto:aishah.jalani@medinaacademy.org]
Sent: Tuesday, January 26, 2016 6:01 PM
To: Planning Commission
Subject: No to Marijuana retail stores in our neighborhood

To whom it may concern,

As the Director of Medina Academy Middle School located at 17550 NE 67th Court, Redmond 98052, I am highly concerned about the possibility of retail stores selling marijuana very close to our school. The goal of any school is to keep the students healthy and drug-free. Yet, with the legalization of marijuana, this continues to pose a real danger to kids, especially the youth.

In a King 5 News report, February 12, 2015:

1. Seattle Children's Hospital reported an increase in the number of infractions for drugs in schools and it has continued to increase.
2. Dr. Leslie Walker, Chief of Adolescent Medicine at Seattle Children's Hospital said; "When kids perceive something as safe, then that's what they are going to go for because most people try to make decisions about their body based on what's safe. So, if they perceive that marijuana is safe and they want to get high, then they're going to try that."
3. Lisa Davidson, Manager of Prevention and Intervention for the Seattle Public Schools, said that "Principals are seeing more marijuana use in public and more family use as well."

The youth, are a very vulnerable group to substance abuse. A statistic from the Department of Social and Health Services - For 72% of Washington youth (12-17) who receive publicly-funded addiction treatment, marijuana is their primary drug.

I am sure that the planning committee's goal is to find the best solution to protect public safety as well as the business rights of marijuana sellers. However, have we as a society been emphatic enough in conveying to the youth that substance abuse and drug use threatens their health and future abilities? The statistics show that we have not.

I am highly oppose to marijuana retail stores in areas that will have an impact on many schools, learning centers and sports programs where young children and youth are a part of. There are many schools, learning centers and after-school programs on Redmond Way and East Lake Sammamish Parkway.

Sincerely,
Aishah Jalani

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Jodi L. Daub

From: Planning Commission
Sent: Wednesday, January 27, 2016 9:13 AM
To: Jason Rogers
Subject: FW: Distance for marijuana
Attachments: Marijuana Regulations.doc

Follow Up Flag: Follow up
Flag Status: Flagged

forwarding

From: Dickson Barbara [mailto:bjhdickson@yahoo.com]
Sent: Tuesday, January 26, 2016 5:34 PM
To: Planning Commission
Subject: Distance for marijuana

Ok, again Marijuana is a federally ILLEGAL drug, so why are we even talking about setbacks? (See below) Also 100 feet is a shorter distance than the end of my driveway. Wow, so now you want to put it that CLOSE to a library, park etc. Let me tell you that whatever isn't even being enforced now. I have smelled marijuana upon entering the Redmond Library and while walking in Marymoor Park. Pretty soon one can't walk anywhere or live anywhere without getting high or in my case severe headaches from allergies without trying. (Back to the 70's????) Please enforce the Federal Laws, the vote should have been declared unconstitutional; not the 2/3 State vote for taxes approved 3 times. States do not have the right to supersede the Federal Government. Where is the Redmond City Attorney to enforce Federal laws. He is not doing his job!

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Jodi L. Daub

From: Planning Commission
Sent: Wednesday, January 27, 2016 9:13 AM
To: Jason Rogers
Subject: FW: Marijuana Zoning

Follow Up Flag: Follow up
Flag Status: Flagged

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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

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Jodi L. Daub

From:	Planning Commission
Sent:	Wednesday, January 27, 2016 9:14 AM
To:	Jason Rogers
Subject:	FW: No marijuana store in Redmond please!!!!
Follow Up Flag:	Follow up
Flag Status:	Flagged

forwarding

From: Becky Ye [mailto:kanalulalulu@gmail.com]
Sent: Tuesday, January 26, 2016 3:09 PM
To: Planning Commission
Subject: No marijuana store in Redmond please!!!!

Hi Planning Commission,

As a mother, I am really upset to hear that the city is thinking about having more marijuana stores in Redmond. I can not think up one good reason why the city would want that other than it brings a bit more money. But what about our children? What about the bad influence on them? What about the stinking smell of weed floating in the air that is not only harmful to the body but also to the mind? Have we thought about the well being of the next generation and our future?

I moved to Redmond in the hope of providing my daughter a safe, healthy environment to live in, NOT to be surrounded by groups of weed junkies that have nothing better to do with their life other than wasting it away.

So please, no more marijuana stores in Redmond!!!!!!!!!!

If you are also a parent, please please please think about how you would feel if your kids have to walk past week stores and suffer that stinking smell and the stinkier influence very single day. Please.

Let's not be bought by money. There's more precious things in the world no???

Thanks,
Becky

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Jodi L. Daub

From: Planning Commission
Sent: Wednesday, January 27, 2016 9:14 AM
To: Jason Rogers
Subject: FW: Marijuana retain zoning in Redmond

Follow Up Flag: Follow up
Flag Status: Flagged

forwarding

From: Sai Ramanath [mailto:sai.p.ramanath@gmail.com]
Sent: Tuesday, January 26, 2016 11:55 AM
To: Planning Commission
Subject: Marijuana retain zoning in Redmond

Dear Planning Commission

I am very concerned at the fact that you are considering reducing the minimum distance between marijuana stores and daycares, recreation centers, libraries, parks, transit centers, and game arcades down to a minimum of 100 feet.

This is a major defeat for such facilities that are expected to be used by an ordinary citizen several times a day.

Redmond should be a leader in inviting more high tech and high impact manufacturing jobs which in turn will revitalize the area with well paid jobs and helping create the next generation of upper middle class families. Instead you are wasting your own time by inviting a business that at the best creates few tax dollars and at the worst destroys the quality of life. The latter can be destructive to our economy as people will turn away from Redmond and find other areas to put their high impact jobs. I hope you will see the big picture and do the right thing for Redmond and its people. After all marijuana and its addiction are a vice any way you cut it.

As you noted marijuana business has only become legal couple of years ago and its effects on the larger society and economy are still unknown. I would argue that the return on investment for such a business is net negative if you think about the money citizens and governance will lose in decreased quality of life, increased expenditures on law enforcement, health and net impact of not bringing new high impact jobs into the area.

Be courageous in making your decision, stand up to the marijuana businesses and we the citizens will stand by you. The existing 1000ft is bare minimum, there is no need to further aggravate the situation.

Many thanks!
Sai

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Jodi L. Daub

From: Planning Commission
Sent: Wednesday, January 27, 2016 9:15 AM
To: Jason Rogers
Subject: FW: NO TO MARIJUANA IN OUR NEIGHBOURHOOD

Follow Up Flag: Follow up
Flag Status: Flagged

forwarding

From: Walaa Sharif [mailto:sharifwalaa@yahoo.com]
Sent: Tuesday, January 26, 2016 11:31 AM
To: Planning Commission
Subject: NO TO MARIJUANA IN OUR NEIGHBOURHOOD

PLEASE do not allow the opening of a Marijuana store in our neighborhood. My kids school is on Redmond way. Please do not allow it.

Click here to report this email as spam.

Jodi L. Daub

From: Planning Commission
Sent: Wednesday, January 27, 2016 9:15 AM
To: Jason Rogers
Subject: FW: No to marijuana in Redmond

Follow Up Flag: Follow up
Flag Status: Flagged

forwarding

From: Farhan Qureshi [mailto:farhan.haleem@gmail.com]
Sent: Tuesday, January 26, 2016 11:31 AM
To: Planning Commission
Subject: No to marijuana in Redmond

Hi

Please don't allow marijuana shops to be opened in Redmond between SR 520 and Eastlake Sammamish Parkway.

There are lots of parks, schools and kids programs going on around this area and it will not be good for them in general.

Regards
Farhan

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Jodi L. Daub

From: Sheetal Garde <sheetal_kene@hotmail.com>
Sent: Wednesday, January 27, 2016 12:01 PM
To: Jason Rogers; Planning Commission
Subject: No marijuana store near our neighborhood

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

We made the biggest investment of our life by buying a house in Redmond. Its the city we love. We have several communities in the South East Redmond area, namely Evan's Creek, Vesta, English Cove, Dobs Mill, Woodbridge and not so far away Hidden Ridge. These communities are sought after because of the great location and great school district. Having a
marijuana store near these thriving communities is not good. It puts all the kids in these communities at risk. We have drug free zones near schools, so how is it okay to have a marijuana store near such big communities ? Please rethink this from our point of view.

Thank you !
Sheetal

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RECEIVED
CITY OF REDMOND

JAN 27 2016

DEVELOPMENT
SERVICES CENTER

Public Hearing Redmond January 27, 2016

Re: Willows Rezone

As commercial property owners in the Willows area since building there in 1986, we are strongly opposed to the proposed Comprehensive Plan and Zoning Code Amendments for Retail Marijuana in the Willows area.

1. This proposal will have detrimental effects on the surrounding properties including the types of tenants that property owners will be able to attract in the future given the buffer zone requirements etc. As discussed below, the area has transitioned over the past several years to many child oriented businesses. These types of businesses may not want to remain or to come into Willows if retail marijuana sales are allowed. This severely limits the ability to attract quality tenants.

2. If you are going to allow a single type of retail business i.e. marijuana retail in the Zone, then ALL RETAIL businesses should be allowed in this zone. **Several other retail businesses have wanted to come into this same area over the years and to our knowledge the *city has always rejected them*. Why now would the city want to rezone an MP ZONE for a special interest retail business to come in to an already heavily congested area with almost no off street parking while they have rejected other retail? If they are to rezone to retail it should be for ALL RETAIL** uses in the spirit of fairness and to avoid giving preferential treatment to a special interest.

3. **We don't believe that the City of Redmond has done a comprehensive study of the types of businesses that currently are in the proposed area**. The city seems to be unaware or hasn't considered that in recent years this area has become a haven to many types of businesses that cater to children of all ages.
    a. One of the largest is Arena Sports which has indoor soccer fields. It has Youth Leagues and soccer classes for children as young as 18 months.
    b. There are a number of martial arts facilities in the area catering to children.
    c. There either are or have been more than one youth gymnastics business.
    d. Several fitness and training facilities are in the area some of which have youth programs.
    e. Often on the weekends, there are groups of teenagers from these facilities jogging through the streets as part of their training.
    f. Ballroom and dance lessons with children's programs are offered at yet another business

4. **Traffic is already extremely congested** in the area on weekdays and this is compounded by the fact that school buses are coming and going all day from the Lake Washington School District bus storage facility on 95th. There has been **an extreme need for a traffic light at the intersection of 151st and NE 90th for many years especially in the morning, at noon and in the afternoon due to the high volume of school buses and business employee traffic at those times.**

5. There are **NO SIDEWALKS** on much of the **area proposed** for rezone including **NE 95th, NE 92th, 151st NE and 153 NE.**

6. There is Overlake Church, and on NE 95th a large Hindu Temple.

7. It would appear that this Zoning change is being pushed through without much advance notice. The first that we heard about it was on **January 19, 2016** when we received a notice **postmarked January 15th** but dated **January 6th** regarding the public hearing **January 27th**. Normally we receive such notices earlier in the Planning Stage. We had only a week's notice. We do NOT believe that most of our neighbors are aware of the proposal.

8. We find it extremely interesting that the **email address, street address and phone number of the applicant is blocked out shielding them from the public, but the email addresses of people opposed are published online by the City.** This seems biased and weighted toward the applicant. There is NO disclosure of the site proposed so that specific issues cannot be addressed in opposition.

We urge the committee to continue to **BAN retail marijuana sales** in the Willows area.

If they are not banned, the entire Willows area should be rezoned for both MP and RETAIL in fairness to ALL RETAIL BUSINESSES who wish to locate in this area.

John & Roberta Sacks
Property Owners Willows Industrial Park
PO Box 2406
Redmond WA 98073

WALLACE
PROPERTIES
INVESTMENT/DEVELOPMENT · BROKERAGE · PROPERTY MANAGEMENT

RECEIVED
JAN 27 2015
PLANNING DEPT.
CITY OF REDMOND

January 23, 2016

City of Redmond
Planning Department
PO Box 97010
Redmond, WA 98073-9710

Re: Proposed Comprehensive Plan and Zoning Code Amendments.

Dear Ladies and Gentlemen:

As owner of properties within the Manufacturing Park zone (14960 and 14980 NE 90th Street), we are opposed to the proposal to allow retail marijuana stores in a portion of the Manufacturing Park zone unless other general retail uses are also permitted.

As proposed, this would represent the most egergious kind of 'spot zoning.'

Thank you for your consideration.

Sincerely yours,

WALLACE/KNUTSEN LLC

Robert C. Wallace, Managing Member

RCW:ad

aatmpWpiLtrhdClr2011a,1/23/2016 Wallace Properties, Inc., PO Box 4184, Bellevue, WA 98009
Phone (425) 455 9976 / Fax (425) 646 3374 / e-mail: rwallace@wallaceproperties.com

Jodi L. Daub

From: Allison <tangdisheng@qq.com>
Sent: Thursday, January 28, 2016 11:17 AM
To: Jason Rogers
Subject: no marijuana in Redmond.

Follow Up Flag: Follow up
Flag Status: Completed

Dear Commission members and Jason,

I'd like to thank you for holding the public hearing on marijuana store zoning tonight.

At tonight's hearing, you heard the voice of the Redmond people loud and clear -- we do not want marijuana in Redmond.

The owner of marijuana store is interest conflict, it is very hard to judge their purposel that how many presents concert the local citizen's profit?

So please listen to the voice of the Redmond people.

Thanks and best regards,

Disheng Tang

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Jodi L. Daub

From:	yaya guo <yaya.guo@gmail.com>
Sent:	Thursday, January 28, 2016 10:00 AM
To:	Jason Rogers; commission@redmond.gov
Subject:	No Marijuana store in Redmond; objection to rezone proposal
Follow Up Flag:	Follow up
Flag Status:	Completed

Hi Redmond Marijuana planning committee,
Thanks for giving us the opportunity to express our concerns on opening Marijuana retail store in Redmond.

First, I want to express my personal option, which represents the will of a large number of Redmond residents. That is: WE DO NOT WANT TO SEE ANY MARIJUANA STORE IN REDMOND.
Second, we object to the current and proposed zoning codes because they would put any potential marijuana stores close to places where residents and especially young people congregate, such as the East Lake Sammamish Trail (ELST) behind the **Redmond Way GC zone** and the Sammamish River Trail (SRT) close to the **Sammamish Valley Manufacturing Zone**.

These two trails share the same characteristics as a "public park" under state definition *(WAC 314-55-010)*, as *"an area of land **for the enjoyment of the public, having facilities for rest and/or recreation**..."* **and therefore should require a buffer similar to the 1000ft buffer for public parks.**

- They attract walkers, runners, bikers, kids, senior citizens who live in nearly assistant living facility (just to name a few) year round.
- The ELST has multiple **restrooms** and **benches** along the trail. It also has at least two covered **picnic areas** with picnic tables and **BBQ pit**.
- ELST is directly connected to **Marymoor Park**, and there are year-round youth soccer league practices, summer movie nights, and circuit shows. This is a popular local park, where you will also find playground, tennis court, and soccer and baseball courts.
- ELST also host several running **races**, such as Lake Sammamish Half Marathon, Big BackYard5K... Local running groups prepare races on these trails.
- Along SRT, there is a kid play area with equipment, and dog park, which can be accessed directly thru connecting trails from Sammamish Valley Manufacture Zone

Treating the ELST and SRT as public parks is also consistent with one of the primary legislative intents of Washington's Uniform Controlled Substances Act (RCW 69.50), which is "**the immediate preservation of the public peace, health, or safety."**

My biggest concern is the potentially negative impact on public peace, health and safety, as well as the potentially huge financial cost to the city to combat such negative impact. These concerns also apply to the trails. With the popularity of the trails, especially among people who are particularly vulnerable (e.g., young people and older folks), we foresee an increase in marijuana related incidents as a result of placing marijuana stores so close to these trails. For example, it wouldn't be a stretch to imagine that some people may decide to consume marijuana near or on the trails. Dealing with such

aftermath (for example, with more police and/or first responders) can be costly to the city in the long run.

As Redmond residents, we take pride in having such easy access to public parks and trails, where we can enjoy a healthy and safe living environment that is unique to Redmond. Putting marijuana stores in the middle of this environment would jeopardize the public enjoyment of this environment, and disrupt, instead of preserving the public peace, health, and safety of Redmond.

It is ironic that almost all the people who supported opening pot stores in Redmond during the city hearing yesterday are pot growers, dispensers, distributors, store owners and pot bag designers who live in other cities. They have the conflict of interests as they have financial benefit associated with the pot business. AND they are not Redmond Residents!

Please consider OUR voices and take the will of Redmond residents: WE DO NOT WANT TO SEE ANY MARIJUANA STORE in REDMOND.

thanks,
Ya

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Jodi L. Daub

From:	Chao Jia <chaojia@gmail.com>
Sent:	Thursday, January 28, 2016 9:49 AM
To:	Jason Rogers
Cc:	Planning Commission; Council
Subject:	ban retail marijuana stores in Redmond
Follow Up Flag:	Follow up
Flag Status:	Completed

My name is Chao Jia, address 9263 228th Way NE, Redmond, 98053.

I'd like to first thank for holding the public hearing on marijuana store zoning last night. I appreciate the meeting where people's opinions are heard and respected.

At last night's hearing, you heard the voice of the Redmond residents loud and clear - No Marijuana retail store in Redmond.

I agree with the overwhelming majority of speakers at the hearing that allowing marijuana stores would have significant adverse impact on public safety, minors, traffic and property values.

I want to draw your attention to the fact that most of the few people who supported retail marijuana stores do not live or work in Redmond. It is ridiculous that they raise their children in a place where marijuana stores are banned while they want to bring marijuana to the people in the city of Redmond. Actually, because of the obvious conflict of interests, marijuana store owners or anyone from the the marijuana business should not be considered general public and thus should not be allowed in the public hearing.

Last but not least, Mr. Jason Rogers mentioned in his PowerPoint presentation that there is a way for the city of Redmond to ban marijuana. I'd like to have more information on how it can be done, i.e via city counsel voting or the Redmond residents?

Best Regards,
Chao

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Jodi L. Daub

From:	Qingsong Yao <qingsong.yao@gmail.com>
Sent:	Thursday, January 28, 2016 9:46 AM
To:	Jason Rogers
Cc:	Planning Commission; Council
Subject:	Ban retail marijuana stores in Redmond
Follow Up Flag:	Follow up
Flag Status:	Completed

Dear Planning Commission members and Mr.Rogers,

My name is Qingsong Yao, address 9263 228th Way NE, Redmond, 98053.

I'd like to first thank for holding the public hearing on marijuana store zoning last night. I appreciate the meeting where people's opinions are heard and respected.

At last night's hearing, you heard the voice of the Redmond residents loud and clear - No Marijuana retail store in Redmond.

I agree with the overwhelming majority of speakers at the hearing that allowing marijuana stores would have significant adverse impact on public safety, minors, traffic and property values.

I want to draw your attention to the fact that most of the few people who supported retail marijuana stores do not live or work in Redmond. It is ridiculous that they raise their children in a place where marijuana stores are banned while they want to bring marijuana to the people in the city of Redmond. Actually, because of the obvious conflict of interests, marijuana store owners or anyone from the the marijuana business should not be considered general public and thus should not be allowed in the public hearing.

Last but not least, Mr. Jason Rogers mentioned in his PowerPoint presentation that there is a way for the city of Redmond to ban marijuana. I'd like to have more information on how it can be done, i.e via city counsel voting or the Redmond residents?

Best Regards,
Qingsong

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Jodi L. Daub

From: xin sun <bshmily@gmail.com>
Sent: Thursday, January 28, 2016 9:19 AM
To: Jason Rogers
Subject: Planning commission meeting on 2/10

Follow Up Flag: Follow up
Flag Status: Completed

Hi Jason,
It was a great meeting last night. It's interesting to observe that ONLY marijuana business people (pot store owners and their affiliated business and associations) support to loosen up the rules. Every single Redmond Resident OPPOSE pot shops inside our city.
I have a couple of questions hope you can help with.

1. For the planned meeting on 2/10, is it open to public? can people sign up to speak?
2. Does the city council hold some sort of public meeting where Redmond Residence can express concern and ask questions?

Thank you so much for the help!

Best,
Xin

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Jodi L. Daub

From: Claire Fang <claireffang@hotmail.com>
Sent: Thursday, January 28, 2016 1:09 AM
To: Jason Rogers; Planning Commission
Cc: Council
Subject: No marijuana stores near kids in Redmond

Follow Up Flag: Follow up
Flag Status: Completed

Dear commission members and planner,

Thanks for the opportunity to provide comments at the public hearing tonight. I wanted to send my comments via email to you as some of the research data I cited might be useful for you to read.

We really need to keep marijuana stores far away from kids, not just today, but far into the future.

I've lived in Redmond for 8 years. I've seen massive real estate development in Redmond in the last few years, and many families with kids have moved into the area because of its convenient location and good schools. We are now talking about the need to build more schools in response to the population change. Our land use priority should be homes, schools and kids-and-family-oriented facilities, not pot stores. If we lower the buffer requirement and allow more marijuana stores dispersed in the city, it'll be inevitable that kids need to walk by such stores in the future. According to the grand-father rule, if there is a new facility (such as school or playground) that makes an existing marijuana store non-compliant, the store would be "grandfathered" into its current location. Given there are more families with kids moving into the city, we need to make the zoning regulation future-proof.

As a mom of two young kids, I am really concerned about the adverse effect of marijuana on kids. I'd like to cite a few pieces of research data:

1. According to a Colorado study in 2013, more children have accidentally ingested marijuana since medical marijuana was legalized in Colorado. Some marijuana packaging is attractive to kids, such as brownies and candies.
2. According to Dr. Mazor from Seattle Poison Center, the level of THC in marijuana in the US has risen from around 2% to 8% in the last 40 years. She warns that children can have serious reactions to marijuana, including hallucinations, sedation or even coma, and there is no treatment to reverse the toxic effects.
3. According to Dr. Walker from Seattle Children's Hospital, marijuana is addictive and addiction is more common among teens. 1 in 10 adults will become addicted compared to 4 in 10 teens.

Finally, I just want to say that just because something is legal doesn't make it socially responsible. Just because something is financial beneficial doesn't make it the right thing to do. Please do the right thing for the sake of our kids, and your kids too.

Thanks for listening!

Claire

Jodi L. Daub

From: Liwu and Yan <liwuyan@gmail.com>
Sent: Wednesday, January 27, 2016 11:33 PM
To: Planning Commission; Jason Rogers
Subject: Thanks for listening

Follow Up Flag: Follow up
Flag Status: Completed

Dear Commission members and Jason,

I'd like to thank you for holding the public hearing on marijuana store zoning tonight. Growing up in a less democratic society, I feel privileged to witness and participate in such a democratic process where people's opinions are heard and respected, regardless of their skin color, religious beliefs or countries of origin. We thank you for facilitating this process.

At tonight's hearing, you heard the voice of the Redmond people loud and clear -- we do not want marijuana in Redmond. I agree with the overwhelming majority of the speakers tonight that having marijuana stores in Redmond will have a significant impact on kids, public safety, traffic, and other aspects that directly affect our Redmond residents. I want to draw your attention to the fact that most of the handful people who supported marijuana stores do not live or work in Redmond. I especially recall a gentleman who lives in Sammamish with a Tacoma marijuana business. To me it is ironic that his family lives in a city that bans marijuana, yet he is trying to put marijuana business in other communities.

I respect their point of views but it's not their kids who will have their brain cells killed and their future destroyed by marijuana. It's not their families that will be shattered by marijuana. It's not their safety that will be jeopardized by marijuana. It's not their properties that will be devaluated. They are business people whose primary driving force is money. They can justify their views however they like, but it does not change the fact that they don't have to deal with, at a personal level, any injuries that marijuana stores will bring to our community. Money is important, but it's not everything.

So please listen to the voice of the Redmond people and make your decisions based on what you believe is the best for the Redmond people.

Lastly, Jason mentioned in the powerpoint presentation that there is a way for the City of Redmond to ban marijuana. Can you please let me how that may be done (e.g., via voting of the city counsel or the residents)?

Thanks and best regards,

Yin Cheung

10113 224th Ave NE
Redmond

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Jodi L. Daub

From: Fang Wang <alicejoe@gmail.com>
Sent: Wednesday, January 27, 2016 11:22 PM
To: Jason Rogers
Subject: 1/27/2016 Public Hearing Speech

Follow Up Flag: Follow up
Flag Status: Completed

Dear Jason,

I was planning to talk at the public hearing tonight but had to scratch my name because I had to leave at 8:30 to put 3 kids to bed. The following is my speech and please pass it on to the commissioners.

Thank you.

Alice

Dear commission members,

Good evening!

My name is Alice Wang. My address is 14521 SE 60th st., Bellevue. I come to Redmond at least twice a week to shop and exercise. According to an online article from 2015, Redmond was ranked as THE happiest town in the State of Washington. (http://www.onlyinyourstate.com/washington/wa-happy/) Thank you all for making Redmond such an enjoyable place to live!

I understand that marijuana retail store is a legal business in WA and the businessmen are finding it hard to set up new shops in Redmond. However, I believe that the existing codes are there for a reason. Marijuana is an under-regulated class 3 hallucinogenic. Some people may enjoy it but it's not for all. Since the legalization, the marijuana industry is rapidly commercializing the drug and sugar coating it. To show you what I mean, I went to one of the 3 Bellevue stores and brought you some "goodies". I want to show you the potential temptation of these yummy treats, not only to children but also to adults. I do not use marijuana myself but I am a cookie and chocolate junkie. :-) With the new stores, you will bring in all these "treats" so readily available to all, who may or may not be properly informed. And public safety and decency are left at the discretion of each individual.

Some people argue that the legal marijuana business will drive away the black market. The fact is only to some extent. The minors who use the drug cannot get it legally and they will still need to get it from their "source". The way to really help the minors is by showing them other options of channelling their needs, rather than choosing the path of least resistance to go get high. We need to change the way we think and act to be more socially responsible so that teens won't call us liars or hypocrites.

Some people may say that marijuana is not as harmful as other drugs, and people should be encouraged to try marijuana than liquor. But do we have to choose the lesser of the 2 evils? Why don't we advocate the damage of BOTH and advise people to act cautiously. According to NIDA

(National Institute of Drug Abuse), marijuana is addictive! 1 in 10 for adults and 1 in 4 in youth. However, this is not what the popular culture says. And I quote from a popular comment on the internet "The reason kids perceive marijuana as safe is because marijuana IS safe". What kind of confusing message is this? What we teach our children in school and at home is completely the opposite of what they learn outside. We know that the most effective way to teach is by actions rather than words. If so many adults go drooling after marijuana, how do you teach our next generation to stay clean before 21?

To conclude, the impact of the code change and the incoming new stores are not as minimal as some people think. Please do not rush into any new changes. Dear commissioners, please sit back and reflect on your role as the planner of the future of Redmond. You decide the direction of the future of Redmond. Please keep the existing zoning code and enjoy being the number 1 happiest town in the State of Washington!!!

Thank you for hearing me out.

Alice Wang

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Jodi L. Daub

From: Yao Pu <puyao@live.com>
Sent: Wednesday, January 27, 2016 9:48 PM
To: Jason Rogers
Subject: Against Pot Stores in Redmond

Follow Up Flag: Follow up
Flag Status: Completed

Dear Mr. Rogers,

I am strongly against opening new pot stores in redmond.

Having pot stores close by will make it easier for adults to buy and smoke pot. As a result, more marijuana will be consumed by the parents in Redmond, which causes their kids to have increased access to the drug. We don't want to see marijuana in our elementary schools as what happened in Colorado. (https://www.washingtonpost.com/news/morning-mix/wp/2014/04/24/colorado-fourth-graders-sell-and-swap-grandparents-pot-at-school/)

Furthermore, seeing a pot store in the neighborhood makes kids think that it is safe for them. The truth is, marijuana has numerous damaging effects according to webmd (http://www.webmd.com/news/breaking-news/marijuana-on-main-street/is-marijuana-safe-web).

Regards,

Yao Pu
2721 174th Ave. NE
Redmond, WA 98052
Sent from my iPad

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Jodi L. Daub

From: Zhongyi Gu <zyigu@yahoo.com>
Sent: Wednesday, January 27, 2016 9:00 PM
To: Jason Rogers
Subject: No marijuana in our cummunity.

Follow Up Flag: Follow up
Flag Status: Completed

We lived in 16590 NE 120th street, Redmond, 98052, and we are strongly against the marijuana factory and store to be in our area in order to keep a safe place for our kids.

Zhongyi Gu

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Jodi L. Daub

From: Vijay Sathyaseelan <Vijay.Sathyaseelan@microsoft.com>
Sent: Wednesday, January 27, 2016 7:46 PM
To: Jason Rogers
Subject: No Marijuana stores in Redmond

Follow Up Flag: Follow up
Flag Status: Completed

Jason,

This is regarding proposal to open Marijuana processing retail store in Redmond. I and my family do not like to see a Marijuana Processing or retail store in Redmond. Let us know what you need from me or my neighborhood.

Thanks,
Vijay

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Jodi L. Daub

From:	jitwari kulkarni <jitwari@gmail.com>
Sent:	Wednesday, January 27, 2016 7:14 PM
To:	Planning Commission; Jason Rogers
Subject:	Opposed to marijuana store near Woodbridge community, Redmond or any place close to kids
Follow Up Flag:	Follow up
Flag Status:	Completed

Dear Redmond city Planning Commission members,

I am a resident of Woodbridge community in Redmond. I strongly oppose to marijuana store/s near our community or anywhere in Redmond.

We chose Redmond as our home because of the safe and family oriented environment it provides.

Opening a marijuana store would attract people who abuse the substance and consequently crimes will increase in nearby area.

We can not have such bad influences near our children.

Please do not permit any marijuana stores to open in our area.

Thank you,
Jitwari

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Jodi L. Daub

From: Narayan Thiru <teeyenyen@hotmail.com>
Sent: Wednesday, January 27, 2016 6:24 PM
To: Jason Rogers
Subject: No Marijuana in Redmond

Follow Up Flag: Follow up
Flag Status: Completed

Dear Jason,

I work in Redmond and have lived in SE Redmond for the past 12 years. I am extremely happy that I found such a nice city to both work and bring up my family with my young children.

However, I learned that the city is considering a change in the zoning to allow Marijuana Processing and Retail. I am extremely shocked.

I am extremely concerned that a large area in SE Redmond (along 188th AVE NE) is proposed for Marijuana Processing, with a Retail near Whole Foods. These places are surrounded by schools, after school activities - Tae Kwon Do, Ballet, etc. shopping and other places where people - particularly kids of all age, frequent.

The intersection of 188th Ave NE and 180th Ave NE/178th Pl. NE has two Indian Temples that are visited by hundreds of worshippers every week. In the same complex, there is a Indian Cultural Center that 100+ kids visit every week to learn arts, dance & music.

Allowing Marijuana in the midst of all these is not the right thing to do for the future of our city and our children.

Thanks,
Narayan Thiru
19148 NE 66th Way,
Redmond, WA 98052

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Jodi L. Daub

From:	Sumeet V <sumeetvispute@gmail.com>
Sent:	Wednesday, January 27, 2016 6:22 PM
To:	Planning Commission; Jason Rogers
Subject:	Opposed to marijuana store near Woodbridge community, Redmond or any place close to kids
Follow Up Flag:	Follow up
Flag Status:	Completed

Dear Redmond city Planning Commission members,
I am a resident of Woodbridge community in Redmond. I am opposed to marijuana store/s near our community. I am against having any marijuana store close to residential zones, schools, libraries, grocery stores, parks or any place near kids.

- We have many families with a lot of young children in our residential zone e.g. Woodbridge, Evans Creek, Vesta apartments, etc.
- There are multiple schools and daycares also in our area e.g. Cedar Crest Academy, Sammamish Montessori, Kinder Care, etc.
- Also I think such stores could attract crime. Given marijuana is cash-only business, it could potential become the target for robbery. - Having marijuana stores could greatly impact the traffic, especially during evening peak hours.

Considering all of above, I feel that you should not give permission for any marijuana stores to open in our area.

Thank you,
Sumeet

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Jodi L. Daub

From: Sameer Garde <sameerg@outlook.com>
Sent: Wednesday, January 27, 2016 5:14 PM
To: Jason Rogers; Planning Commission
Subject: No to marijuana store near our neighborhood or any place close to kids

Follow Up Flag: Follow up
Flag Status: Completed

Redmond City planners,
I'm grateful that the City of Redmond is investing so much money to create a family friendly city. I'm against having any marijuana stores close to residential zones, schools, libraries, grocery stores, parks or any place near kids. We have to protect also the real state value and those stores close by will decrease the property market value.

At Woodbridge, we were promised that we will get new houses build next to us and we got a FedEx and now a Costco. We invest in this neighborhood and in Redmond because we believe it is a great city that we want to grow. Please be careful of your decisions because it can damage the city reputation and state value and that will hurt both us and the city.
I know the lobbying for marijuana has a lot of money that supports it, but what is the future that you want for the city? For your tax payer? We love Redmond and we don't want to be pushed out of our city for marijuana stores that serve so little of our city population and attract crime at our doors.

Please consider and rethink the decision.
Thank you
Sameer

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Jodi L. Daub

From:	Planning Commission
Sent:	Thursday, January 28, 2016 2:58 PM
To:	Jason Rogers
Subject:	FW: 1/27/2016 Public Hearing Speech
Follow Up Flag:	Follow up
Flag Status:	Completed

Forwarding

From: Fang Wang [mailto:alicejoe@gmail.com]
Sent: Thursday, January 28, 2016 1:32 PM
To: Planning Commission; Council
Subject: Fwd: 1/27/2016 Public Hearing Speech

FYI
---------- Forwarded message ----------
From: Alice Wang <alicejoe@gmail.com>
Date: Wednesday, January 27, 2016
Subject: 1/27/2016 Public Hearing Speech
To: jrogers@redmond.gov

Dear Jason,

I was planning to talk at the public hearing tonight but had to scratch my name because I had to leave at 8:30 to put 3 kids to bed. The following is my speech and please pass it on to the commissioners.

Thank you.

Alice

Dear commission members,

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stores, you will bring in all these "treats" so readily available to all, who may or may not be properly informed. And public safety and decency are left at the discretion of each individual.

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Some people may say that marijuana is not as harmful as other drugs, and people should be encouraged to try marijuana than liquor. But do we have to choose the lesser of the 2 evils? Why don't we advocate the damage of BOTH and advise people to act cautiously. According to NIDA (National Institute of Drug Abuse), marijuana is addictive! 1 in 10 for adults and 1 in 4 in youth. However, this is not what the popular culture says. And I quote from a popular comment on the internet "The reason kids perceive marijuana as safe is because marijuana IS safe". What kind of confusing message is this? What we teach our children in school and at home is completely the opposite of what they learn outside. We know that the most effective way to teach is by actions rather than words. If so many adults go drooling after marijuana, how do you teach our next generation to stay clean before 21?

To conclude, the impact of the code change and the incoming new stores are not as minimal as some people think. Please do not rush into any new changes. Dear commissioners, please sit back and reflect on your role as the planner of the future of Redmond. You decide the direction of the future of Redmond. Please keep the existing zoning code and enjoy being the number 1 happiest town in the State of Washington!!!

Thank you for hearing me out.

Alice Wang

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Jodi L. Daub

From:	Planning Commission
Sent:	Thursday, January 28, 2016 2:58 PM
To:	Jason Rogers
Subject:	FW: No marijuana in Redmond
Follow Up Flag:	Follow up
Flag Status:	Completed

Forwarding

From: Allison [mailto:tangdisheng@qq.com]
Sent: Thursday, January 28, 2016 11:18 AM
To: Planning Commission
Subject: No marijuana in Redmond

Dear Commission members and Jason,

I'd like to thank you for holding the public hearing on marijuana store zoning tonight.

At tonight's hearing, you heard the voice of the Redmond people loud and clear -- we do not want marijuana in Redmond.

The owner of marijuana store is interest conflict, it is very hard to judge their purposel that how many presents concert the local citizen's profit?

So please listen to the voice of the Redmond people.

Thanks and best regards,

Disheng Tang

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Jodi L. Daub

From: Planning Commission
Sent: Thursday, January 28, 2016 2:57 PM
To: Jason Rogers
Subject: FW: ban retail marijuana stores in Redmond

Follow Up Flag: Follow up
Flag Status: Completed

Forwarding

From: Chao Jia [mailto:chaojia@gmail.com]
Sent: Thursday, January 28, 2016 9:49 AM
To: Jason Rogers
Cc: Planning Commission; Council
Subject: ban retail marijuana stores in Redmond

My name is Chao Jia, address 9263 228th Way NE, Redmond, 98053.

I'd like to first thank for holding the public hearing on marijuana store zoning last night. I appreciate the meeting where people's opinions are heard and respected.

At last night's hearing, you heard the voice of the Redmond residents loud and clear - No Marijuana retail store in Redmond.

I agree with the overwhelming majority of speakers at the hearing that allowing marijuana stores would have significant adverse impact on public safety, minors, traffic and property values.

I want to draw your attention to the fact that most of the few people who supported retail marijuana stores do not live or work in Redmond. It is ridiculous that they raise their children in a place where marijuana stores are banned while they want to bring marijuana to the people in the city of Redmond. Actually, because of the obvious conflict of interests, marijuana store owners or anyone from the the marijuana business should not be considered general public and thus should not be allowed in the public hearing.

Last but not least, Mr. Jason Rogers mentioned in his PowerPoint presentation that there is a way for the city of Redmond to ban marijuana. I'd like to have more information on how it can be done. i.e via city counsel voting or the Redmond residents?

Best Regards,
Chao

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Jodi L. Daub

From:	Planning Commission
Sent:	Thursday, January 28, 2016 2:56 PM
To:	Jason Rogers
Subject:	FW: Ban retail marijuana stores in Redmond
Follow Up Flag:	Follow up
Flag Status:	Completed

From: Qingsong Yao [mailto:qingsong.yao@gmail.com]
Sent: Thursday, January 28, 2016 9:46 AM
To: Jason Rogers
Cc: Planning Commission; Council
Subject: Ban retail marijuana stores in Redmond

Dear Planning Commission members and Mr.Rogers,

My name is Qingsong Yao, address 9263 228th Way NE, Redmond, 98053.

I'd like to first thank for holding the public hearing on marijuana store zoning last night. I appreciate the meeting where people's opinions are heard and respected.

At last night's hearing, you heard the voice of the Redmond residents loud and clear - No Marijuana retail store in Redmond.

I agree with the overwhelming majority of speakers at the hearing that allowing marijuana stores would have significant adverse impact on public safety, minors, traffic and property values.

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Last but not least, Mr. Jason Rogers mentioned in his PowerPoint presentation that there is a way for the city of Redmond to ban marijuana. I'd like to have more information on how it can be done, i.e via city counsel voting or the Redmond residents?

Best Regards,
Qingsong

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Jodi L. Daub

From: Planning Commission
Sent: Thursday, January 28, 2016 2:56 PM
To: Jason Rogers
Subject: FW: No marijuana stores near kids in Redmond

Follow Up Flag: Follow up
Flag Status: Completed

Forwarding

From: Claire Fang [mailto:claireffang@hotmail.com]
Sent: Thursday, January 28, 2016 1:09 AM
To: Jason Rogers; Planning Commission
Cc: Council
Subject: No marijuana stores near kids in Redmond

Dear commission members and planner,

Thanks for the opportunity to provide comments at the public hearing tonight. I wanted to send my comments via email to you as some of the research data I cited might be useful for you to read.

We really need to keep marijuana stores far away from kids, not just today, but far into the future.

I've lived in Redmond for 8 years. I've seen massive real estate development in Redmond in the last few years, and many families with kids have moved into the area because of its convenient location and good schools. We are now talking about the need to build more schools in response to the population change. Our land use priority should be homes, schools and kids-and-family-oriented facilities, not pot stores. If we lower the buffer requirement and allow more marijuana stores dispersed in the city, it'll be inevitable that kids need to walk by such stores in the future. According to the grand-father rule, if there is a new facility (such as school or playground) that makes an existing marijuana store non-compliant, the store would be "grandfathered" into its current location. Given there are more families with kids moving into the city, we need to make the zoning regulation future-proof.

As a mom of two young kids, I am really concerned about the adverse effect of marijuana on kids. I'd like to cite a few pieces of research data:

1. According to a Colorado study in 2013, more children have accidentally ingested marijuana since medical marijuana was legalized in Colorado. Some marijuana packaging is attractive to kids, such as brownies and candies.
2. According to Dr. Mazor from Seattle Poison Center, the level of THC in marijuana in the US has risen from around 2% to 8% in the last 40 years. She warns that children can have serious reactions to marijuana, including hallucinations, sedation or even coma, and there is no treatment to reverse the toxic effects.
3. According to Dr. Walker from Seattle Children's Hospital, marijuana is addictive and addiction is more common among teens. 1 in 10 adults will become addicted compared to 4 in 10 teens.

Finally, I just want to say that just because something is legal doesn't make it socially responsible. Just because something is financial beneficial doesn't make it the right thing to do. Please do the right thing for the sake of our kids, and your kids too.

Thanks for listening!

Jodi L. Daub

From:	Planning Commission
Sent:	Thursday, January 28, 2016 2:49 PM
To:	Jason Rogers
Subject:	FW: Resident Request to Strongly Advise Against Re-Zoning Redmond
Follow Up Flag:	Follow up
Flag Status:	Completed

Forwarding

From: Tana G [mailto:tlgoar@gmail.com]
Sent: Wednesday, January 27, 2016 10:50 PM
To: Planning Commission
Subject: Resident Request to Strongly Advise Against Re-Zoning Redmond

Dear Planning Commission,

My name is Tana Goar and I reside at 15983 NE 84th Way Redmond, WA 98052. I am writing to the commission to strongly voice my desire to not see Redmond re-zoned for the sole purpose of allowing marijuana dispensaries in the downtown corridor.

I have lived in this location in Redmond for 2 1/2 years. Both my partner and myself reside and work in Redmond. Both my partner and I are 25, and although my demographic is typically perceived as being in support of marijuana dispensaries, Redmond's lack of such shops is part of what makes Redmond attractive to live in. I appreciate Redmond's walkability, public lands, access to public transit, the closeness of the library, and varied healthy small businesses. Living in the heart of downtown, I am also very aware of our community of at-risk temporarily unhoused individuals and unattended children after school hours who are able to make use of Redmond's many public services. The installation of a 1,000-foot buffer zone is perfectly reasonable to protect high-risk populations from encountering what may possibly be an addiction trigger or a tantalizing rebellion while using public services. The current 1,000 foot buffer zone also has the benefit of keeping marijuana dispensaries from being walkable from any of our local taverns, which would not be the case if the buffer is reduced to 100 feet. I am particularly concerned about the closeness of the river trail to one of the zones that would be eligible under the 100-foot rule. The river trail is used by athletes, work commuters, dog-walkers, families, and daycares/preschools, and having a marijuana dispensary a single city block from a popular trailhead onto the river trail is unacceptable. The existence of a local pot shop will not stop independent, illegal sellers from operating. It will only increase the perceived acceptability of public pot smoking in our downtown.

I would like to echo the sentiments of one of the speakers at the forum tonight. What is the rush? Redmond has the opportunity to support many small businesses in Redmond that do not distribute addictive drugs that are widely perceived as non-addictive. Public knowledge about the harmful affects of marijuana is not at the requisite level to allow Redmond to, in good conscience, re-zone this city so that patients who require marijuana medically can have four competing businesses to choose from in our downtown. Patients who require marijuana medically have other locations in Bellevue and Kirkland to access their medical care. Users who access marijuana for recreational purposes should not be encouraged to seek Redmond for such purposes. It's already unpleasant enough when I walk past a bleary-eyed individual surrounded by a musk of skunk on Redmond's sidewalks; I do not want to encounter this unpleasantness any more often than I currently do, and I certainly do not want to see such sights increase near parks, daycares, and the library.

I urge that the current zoning buffer serves the community of Redmond; if we have so many parks, access to public transport, libraries, recreation centers, and childcare centers that all of Redmond except for one small area on the other side of the freeway is zoned by the 1,000-foot rule to not be an appropriate city to host marijuana dispensaries, then our community has been built in such a way that this is not the appropriate city for marijuana establishments.

Thank you for your time and attention,
Tana Goar
425-802-8742
15983 NE 84th Way
Redmond, WA 98052

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Jodi L. Daub

From: Planning Commission
Sent: Thursday, January 28, 2016 2:47 PM
To: Jason Rogers
Subject: FW: Marijuana zoning feedback

Follow Up Flag: Follow up
Flag Status: Completed

Forwarding

From: sudhakar krish [mailto:sudhakar.ck@hotmail.com]
Sent: Wednesday, January 27, 2016 2:50 PM
To: Planning Commission
Subject: Marijuana zoning feedback

Hi Redmond Planning Commission Members,

I am a long time joyful resident of Redmond because its very friendly and safe place for all (specially kids). This city brings nature close to us by creating excellent outdoor activity options with the number of well maintained parks and trail systems. I want to personally thank you for the time, effort and thought you have put in making this city a wonderful place for residents and business alike. I am confident that the commission has put a lot of efforts in marijuana zoning exercise to keep Redmond and its citizen (specially the young citizen) safe and healthy.

I would like to provide my feedback about the processing and retail zoning in NorthEast Redmond (near 188th Ave NE and NE Union Hill Road, NE 65th Street and 185th Ave NE, on Redmond Way next to SR520) .

1) The residential area next to this zoning namely Woodbridge, Evan Creek and Vesta has a large population of young kids. I am basing this on this number of kids that I see in school bus stops and the number of school buses that service these area.
2) There is a pre-school west of this zone in the intersection of NE 76th Street and 178th PL NE and on the east is Evans Creek trail and Perrigo park.
3) The retail zoning on Redmond way next to SR520 is adjacent to Whole Foods market and other family friendly shops that is a great place for families and kids to shop and enjoy some food any time of the day.

I am sure you most have put a lot of time in researching this area before putting the proposal. I am requesting you to review the zoning proposal in NorthEast Redmond in the interest of the young citizens that dwell in the neighborhood and the city. I understand that there is lots of money backing this effort but I am confident that the city will do the right thing for its fellow residents.

Regards,
Sudhakar

Jodi L. Daub

From: Planning Commission
Sent: Thursday, January 28, 2016 2:47 PM
To: Jason Rogers
Subject: FW: Comments: Zoning Code for Retail Marijuana

Follow Up Flag: Follow up
Flag Status: Completed

Forwarding

From: Peter Carter [mailto:petercarter62@me.com]
Sent: Wednesday, January 27, 2016 2:21 PM
To: Planning Commission
Subject: Comments: Zoning Code for Retail Marijuana

To:

Redmond Planning Commission.

Subject:

Amendment to Comprehensive Plan and Zoning Code for Retail Marijuana

Comments:

I am an Eastside resident of 51 years. I grew up in the local schools, colleges and have been a local business owner for over 15 years. I voted in favor of recreational marijuana initiative in response to the proliferation of freely available, black market marijuana being trafficked for decades in our local schools, colleges, neighborhoods and social gatherings. It has been ubiquitously grown, sold and consumed by adults and minors alike for generations. I am motivated to put black market dealers out of business and support a safer legal regulated markets.

I support recent changes in state law allowing Redmond the opportunity to reduce the required minimum distance between retail marijuana stores and daycares, recreation centers, libraries, parks, transit centers, and game arcades down to a minimum of 100 feet. Distances between retail marijuana stores and schools and playgrounds must remain 1,000 feet.

I do not support local zoning restrictions for legal retail marijuana stores and relegating them to industrial districts, as it serves no effective purpose. We cannot hide marijuana or other legal substances like alcohol or cigarettes. They exist, we know. We need to instead learn the lessons of alcohol prohibition and other regulated markets and use our resources to draft public policy towards education and public safety. We should embrace the retail stores as a legal alternative to black markets and get marijuana out of the back street cartels of our community.

Washington State i502 marijuana system is highly regulated and has adopted strict guidelines to protect citizens. Let's direct energies towards local education, public safety and not ineffective barriers to legal businesses. Adult residents need safe access to legal businesses for clearly labeled products and education to consume responsibly. Let's work with the system and not create a patch work of ineffective zoning restrictions.

Thank you,

From:

Peter Carter

Issaquah, WA

425-985-2097

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Jodi L. Daub

From: Planning Commission
Sent: Thursday, January 28, 2016 2:46 PM
To: Jason Rogers
Subject: FW: Public Comment: Retail Marijuana Zoning

Follow Up Flag: Follow up
Flag Status: Completed

Forwarding

From: Peter Carter [mailto:petercarter62@me.com]
Sent: Wednesday, January 27, 2016 1:58 PM
To: Planning Commission
Subject: Public Comment: Retail Marijuana Zoning

To:

Redmond Planning Commission.

Subject:

Amendment to Comprehensive Plan and Zoning Code for Retail Marijuana

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Thank you,

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Peter Carter

Issaquah, WA

425-985-2097

Click here to report this email as spam.

Jodi L. Daub

From: Planning Commission
Sent: Thursday, January 28, 2016 2:46 PM
To: Jason Rogers
Subject: FW: Comments on marijuana

Follow Up Flag: Follow up
Flag Status: Completed

forwarding

From: 王悦 [mailto:hellenyue002@gmail.com]
Sent: Wednesday, January 27, 2016 1:34 PM
To: Planning Commission
Subject: Comments on marijuana

To whom this may concern,

My name is Yue Wang. I have just learned that a marijuana dispensary has applied for permit in the Redmond. We are strongly against this proposal and please do NOT approve the application for the permit!

Our family has been living in the Redmond Whole Foods neighborhood for over 2 years. We have a children who are growing up in this neighborhood known for its good schools and safe streets. I was shocked to learn that drugs are trying to get into our neighborhood and literally next door! We should protect our clean street and should not put our children at risks. If not, crimes and broken families would follow!

Our house is located at 188th PL NE. If you need to get in touch with me, please feel free to email back or call me at 2065578355.

If you need to hear more shocked voices, I can make sure that ALL parents, staff and teachers from this area hear the proposal and respond with objections!

A really concern resident and parent of 2,

Yue

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Jodi L. Daub

From: Planning Commission
Sent: Thursday, January 28, 2016 2:44 PM
To: Jason Rogers
Subject: FW: potential zoning code and policy changes for retail marijuana stores

Follow Up Flag: Follow up
Flag Status: Completed

Forwarding

From: Antony Zhong [mailto:antony_zhong@msn.com]
Sent: Wednesday, January 27, 2016 10:29 AM
To: Planning Commission
Subject: potential zoning code and policy changes for retail marijuana stores

Hi Dear Planning Commission,

I support maintaining 1000 feet distance, from existing concerned areas, AND, including bus stops.

Thanks,

Antony Zhong
Resident of Redmond

Click here to report this email as spam.

Jodi L. Daub

From: Jeff Henshaw <jeff@henshaw.org>
Sent: Thursday, January 28, 2016 3:42 PM
To: Planning Commission; Jason Rogers
Subject: Retail marijuana in Redmond

Follow Up Flag: Follow up
Flag Status: Completed

Dear Redmond Planning Commission,

For seventeen years, I have been a resident of Redmond, most recently at 4136 244th Avenue NE. I am raising my family here, including two daughters - sixteen and twelve years old. My girls attend Lake Washington schools in Redmond, and participate on competitive dance teams that study and train in Redmond. I host an annual charity event in Redmond (http://www.TulipRide.org) which local Redmond businesses sponsor to benefit our community. For nearly 25 years, I have worked in Redmond at Microsoft. As much as any resident, ***I have a vested interest in ensuring that Redmond maintain the high quality of living that we all enjoy.***

Having researched the topic and case studies of retail marijuana sales in general, as well as having researched the specifics of The Grass Is Always Greener and its owners, I am thoroughly convinced that ***approving the proposed updates to zoning and enabling the establishment of marijuana retailers in Redmond is the safest, best path to a bright future for our community.***

A parent's worst nightmare is the idea of their children having access to illegal drugs, and escalating up a chain of harder and more dangerous substances. Today in Redmond, that is happening. It's happening at the hands of illegal dealers, whose ill intent is a jeopardy to our community. By enabling lawful marijuana sales in Redmond, we will take control of marijuana sales, and keep Redmond safe from the crime and associated danger of illegal dealers.

Ms. Rickman and Ms. Mindt are precisely the type of people that a city should be welcoming as retail owners. They care about this community as much as any of us. They take the responsibility of operating a marijuana retail store incredibly seriously, and they care personally about ensuring that Redmond remain the sort of safe, warm community in which we want our families to live.

Hundreds of concerned parents assembled at City Hall last night to share their fears. As a fellow parent, I understand those fears and appreciate the genuine, though misdirected, passion. ***A retail marijuana store will <u>not</u> introduce pot to our community (it's here already); it will <u>remove illegal sales</u> and the crime that comes with it in favor of <u>safe, regulated sales to adults</u>.***

I urge you to consider the actual state of marijuana in our schools, parks, and workplaces today -- and to allow regulated retail sales to commence in our city. The sooner that happens, the sooner Redmond will become the safer, progressive city that I know it to be.

Thank you,
Jeff Henshaw
4136 244th Avenue NE

Redmond, WA 98053

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Jodi L. Daub

From: zhi zheng <zenatz@gmail.com>
Sent: Thursday, January 28, 2016 3:49 PM
To: Jason Rogers; Council; Planning Commission
Subject: Please Stop Marijuana Invasion

Dear Redmond Governors,

My name is Zhi. I've been living in Redmond for 10 years. Redmond is the place where I started my career; it's the place where my two children were born; it's the place I call it home.

One of my five-year-old's favorite stories is The Lorax by Dr. Suess. Recently I couldn't help but thinking our Redmond is just like the beautiful Truffula tree forest, where technologies are thriving, talents are flourishing and residents are happier and healthier than most other cities. But once the marijuana selling Once-lers come in, things will change.

Once-ler said, " There's no cause for alarm. I chopped just one tree. I am doing no harm." Yes, it seems to be just one or maybe four marijuana stores for now, but what will be the next? Does Redmond want to attract drug abusers, burglars and other criminals to the city instead of smart, healthy, honest and caring people? Marijuana sellers are just like Once-ler, driven only by money and greediness. They don't think about the harms they do on other people and other families, and they certainly won't take responsibility on the downfall of a city.

I understand that opening marijuana stores will generate short-term revenue for the city, but at what cost in the long run? So dear respected governors, please make the right choice. Be the Lorax of City of Redmond and protect the city from the invasion of marijuana!

A mother who loves children and Redmond,
Zhi Zheng

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Jodi L. Daub

From: Jingdong Yu <jingdong.yu@gmail.com>
Sent: Thursday, January 28, 2016 4:44 PM
To: Planning Commission; Jason Rogers
Subject: Serious marijuana related public safety concerns

Follow Up Flag: Follow up
Flag Status: Completed

Dear Redmond Planning Commissioners,

My name is JD Yu, and I spoke last night during marijuana public hearing session. And I would like to share the information with you in writing.

In the technical report section B Factors Considered, Question#8 Do Retail marijuana store affect nearby businesses?

The answer is yes, and I want to share with you a story to enhance this point. Last week I went to a barbershop at Factoria to have my haircut. The barbershop owner was cutting my hair, and I asked her, "have you heard a marijuana store might be opened next block?"

To my surprise, she almost jumped up, and her scissors almost scratched me!!

"Marijuana store, No!"

"Why not?" I asked her.

She was running a restaurant in Seattle, and a marijuana store was opened next door. Due to security reason, the store only allowed a couple of people enter the store at the same time, the rest will have to wait outside, the same during the day and night. Since then, a lot of troubles started, the windows were often found cracked, her and her mom's cars were broken into, and some people often smoked marijuana at the parking lot, "very stinky!" that's her words. She also personally saw some guy robbed a lady's hand bag. She called 911 many times, and police showed up and really couldn't help much but giving some warning since that's legal, or the people already left before police showed up. The businesses around that area were hit pretty bad because less and less clients went there to avoid any potential troubles. Finally she sold her restaurant and opened a barbershop at factoria.

I can tell she's really scared by my question!!

I have studied three recent official reports.

1) "Assessment of Impacts to Cities of Recreational Marijuana Legalization"

by The Association of Washington Cities (AWC)

2) "Driver Toxicology Testing and the Involvement of Marijuana in Fatal Crashes, 2010-2014"

published October 2015 by Washington Traffic Safety Commission

3) "A year in, taxes on legal weed yet to yield big windfall for state"

by Seattle Times staff reporter

I will share with you 3 points that I learned from these reports that have impact on public safety.

1). Impact on driving.

Suspected Driver Comparison Groups test results between 2010 and 2014

Alcohol Only decreased -23.9%

THC Only increased 122.2% THC (Tetrahydrocannabinals)

THC + Alcohol increased 43.8%

THC + Drugs increased 183.3%

THC + Drugs + Alcohol increased 200.0%

2) Impact on law enforcement

The marijuana-related driving incident can take up to 125% more staff time (approximately 2.5 hours more) by law enforcement than an alcohol-related Driving under Influence stop. If there are a significant number of marijuana-related driving incidents, cities may need to adjust staffing to ensure adequate patrol coverage. Additionally, they could result in additional criminal justice costs at all levels of government.

3) Criminal activities

It is difficult for marijuana businesses to open bank accounts due to federal banking laws, so all the transactions have to be completed with cash, which creates the potential for crime, specifically burglaries, targeting their businesses. Two cities being interviewed described an increase in marijuana-related crimes over the past several years, including robberies, violent crime, minor possession.

In summary, Driving under Influence and other marijuana-related criminal activities pose a significant public safety risk to the public. Please put public safety on the top priority when considering the marijuana regulation change.

Sincerely yours

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Jodi L. Daub

From: Yu Guo <guoyu_kathy@hotmail.com>
Sent: Thursday, January 28, 2016 4:33 PM
To: Jason Rogers
Cc: Planning Commission
Subject: RE: concern about recent marijuana trend

Follow Up Flag: Follow up
Flag Status: Completed

Thanks Jason for your feedback. We really appreciate your response. Although we could not make it for yesterday's hearing. While we heard lots of people joined the meeting and raised their voice. We feel so proud to be part of this big family to share the love for our community. I believe every one expect Redmond to be a better and best place to live in. Hope the committees could understand our concerns and make the wise choose.
My friend who join the meeting told me that those marijuana stores owner were actually not lived in Redmond. This is so ironic that why they don't open the store in their community. Because they cannot, doesn't mean they can pollute other community. The marijuana support also challenge others were not educated. This is so ironic that as far as I know most of my friends and neighbors they got master or phd degree. And you could see from the data below that Redmond has a much higher education level than other area. I believe this is why we strongly against marijuana to get into Redmond. The more knowledge we learn, the more concern and worry we have. My dad has a friend whose kid was very smart at young age. Everyone believe he will have a brilliant future. Unfortunate he got in touch with drug and ruined his life. He got divorced, lost his job, lost custody of his kids. He lost the future. He is just a very general example that how dangerous drug could be. Marijuana will lead the way to drug in such an easy way that we have to be alert. No such tragedy happens to our kids.

http://www.areavibes.com/redmond-wa/education/

Education Level Achieved In Redmond

Index	Redmond	Washington	National
Completed 8th grade	94.7%	87.1%	83.4%
Completed high school	94.0%	86.1%	81.8%
Completed some college	84.4%	66.4%	57.5%
Completed associate degree	67.2%	41.0%	36.2%
Completed bachelors	60.1%	31.6%	28.5%
Completed masters	25.6%	11.4%	10.6%
Completed professional degree	4.9%	3.4%	3.2%
Completed doctorate	3.1%	1.4%	1.2%

Thanks again
Yu Guo, Qingtao Geng, Junia Geng, Sean Geng
1/28/2016

From: Jason Rogers [mailto:jrogers@redmond.gov]
Sent: Tuesday, January 26, 2016 12:17 AM
To: Yu Guo <guoyu_kathy@hotmail.com>
Subject: RE: concern about recent marijuana trend

Good evening:

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 verbal comments to the Planning Commission, the Commission is holding a public hearing on Wednesday, January 27 at 7:00pm in the Council Chambers at City Hall, 15670 NE 85th Street. However I understand if you cannot make it; I have a young daughter myself so I know how challenging it can be to attend evening events. You may also send additional written comments 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

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From: Yu Guo [mailto:guoyu_kathy@hotmail.com]
Sent: Monday, January 25, 2016 12:10 PM
To: Jason Rogers
Subject: concern about recent marijuana trend

Hi

My friends told me that recently there are many changes for marijuana happening in Redmond, such as open stores near school area, increase the minimum distance to benefit more marijuana store. These have made us very nervous and would like to raise our concerns. When we bought our house on 2012 in Education hill, Redmond. We spent a lot of time investigate and compare with other areas. We finally decide to choose Redmond because we feel this area is better for our children's and things prove it is. While with all these changes, it has made this area not a good place for kids and risk our daily life. My daughter right now attends CCA which is near the proposed new marijuana store. We don't smoke and we have consistently avoid her into any smoking area. We cannot image when a marijuana store open in these area. It is not only bad for physical health, but also worse for mental health. It endangers the area, and increase the already heavily blocked traffic. We know the financial benefit may looks promising with these stores, but please do think about

our kids which are the future. We know there are a hearing tomorrow. We really want to join, while with 2 small kids. We cannot make it. We hope our voices could be heard at least.

Here is our home address
10811 177th CT NE
Redmond, WA, 98052

Thanks again for taking these into consideration.
Yu Guo, Qingtao Geng, Junia Geng, Sean Geng
1/25/2016

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Jodi L. Daub

From: Li Liu <lilium.liu@gmail.com>
Sent: Thursday, January 28, 2016 6:08 PM
To: Jason Rogers; Planning Commission
Cc: MayorCouncil; Council; Kimberly Allen; David Carson; Angela Birney; Hank Margeson; Hank Myers; Byron Shutz; JOHN STILIN
Subject: I DON'T WANT ANY MARIJUANA RETAIL STORE IN OUR BEAUTIFUL REDMOND CITY!

Follow Up Flag: Follow up
Flag Status: Completed

Dear Redmond Governors,

My name is Li Liu and I am a resident in Redmond.

I'd like to thank you for hosting the public hearing on marijuana store zoning last night. It was very informative and helpful.

During the 3-hour public hearing, so many people who are against marijuana stores spoke their mind. They did tons of research and have very sound evidence regarding the public safety issues, bad impacts on kids, property value decrease etc that the marijuana stores may bring. And I have to say I totally agree with them.

And have you noticed that the only ones who support the marijuana retail stores are just the retailers themselves and they are from out of town? They do not live in Redmond and they certainly will not be concerned about the troubles that will be caused to this beautiful city by marijuana stores. All they are thinking is MONEY.

One of the pro-marijuana guys even insulted everyone by calling people in the room uneducated. Did he know that most of the people in the room have master's/phd degree in engineering/computer science and they work at Facebook, Microsoft, Google and other top tech companies in the world? As residents in Redmond, they are well-behaved taxpayers and never insult people! And do you want to live in a community that are full of smart and polite people or a bunch of rude drug users whose concerns and worries are simply replaced by :"when can I get high?"

As a senior financial analyst, I also read 2014 financial report of Seattle which reflects 6 months of marijuana sales and learned that its excise tax revenue increased $3.8 million, 6.2 percent more than previous year. However, the public safety expenses increased $53.7 million, 10.4 percent more than previous year. Although it is not stated in the report whether the increase in public safety expenses is directly related to marijuana, I have to think they are more or less related.

You may find the financial report here:
http://www.seattle.gov/Documents/Departments/FAS/FinancialServices/2014CAFRcomplete.pdf

In my opinion, the city may have prettier tax revenue numbers after the marijuana store is open. But please also take into consideration that the increased public safety expenses may even exceed the tax revenue from marijuana sales. THE CITY WOULD EVENTUALLY LOSE MONEY!

Thanks,
Li

Jodi L. Daub

From: Mark Bell <mwbell@outlook.com>
Sent: Thursday, January 28, 2016 8:18 PM
To: Jason Rogers; planningcommision@redmond.gov; Council
Subject: Retail Marijuana

Follow Up Flag: Follow up
Flag Status: Completed

Having reviewed the zoning maps, the 1,000 foot buffer currently in effect should not be amended. I am writing this after discussing the reduced buffer proposals with a neighbor who was in attendance of your 1/27 forum. I do not have children, however after living in other parts of the country, I am very aware of what a fantastic city this is to raise children. There are children's athletic, religious, academic, and many other resources throughout the city beyond the simple categories used in the zoning maps, it would be nearly impossible not to expose children to retail outlets if the 1,000 foot buffer is amended.

I frequently pass the intersection of Willows & 124th where the sandwich board waver is always there directing people to the nearby retail outlet, until this evening when a concerned mother in tears knocked on my door, I could have cared less about the nearby retail location. Now, I hope I live in city that represents the concerned family, not the interests that threaten the safety of these families children.

Thank you for considering my thoughts.

Mark Bell
16568 NE 119th Way
Redmond

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Jodi L. Daub

From: Pang, Bin <binpang0612@gmail.com>
Sent: Thursday, January 28, 2016 8:53 PM
To: Jason Rogers
Subject: No Marijuana stores in Redmond

Follow Up Flag: Follow up
Flag Status: Completed

Dear Rogers,

I mover from Missouri to Redmond two years ago. We had two kids. My family loved Redmond because she is so peaceful and nice. I heard the Marijuana stop will open in the city. Both my wife and me can not accept. We love our kids and do not want to see in the near future, they will live is such a city with M store.

Please, no Marijuana store in Redmond!

Regards,

--
- Bin

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Jodi L. Daub

From: sowmya dayanand <sowmyad@gmail.com>
Sent: Thursday, January 28, 2016 9:02 PM
To: Jason Rogers; Planning Commission
Subject: Marijuana processing unit near Woodbridge in Redmond

Follow Up Flag: Follow up
Flag Status: Completed

Hi,

I am very concerned about the proposal to have a marijuana processing plant near my community. There are existing challenges with the industry trucks and asphalt plant near the community that we deal with on an ongoing basis. And I am concerned that this would be an additional challenge for our community to face in the coming future. I am specifically concerned about

- the "crowd and type of people" the processing unit will attract
- the environmental impact
- the exposure to these facilities on my kids as we take these roads daily
- public safely

Both the processing unit and proposed retail store near whole food is very close to residential communities and we feel strongly against it.

We specifically picked Redmond and Woodbridge given the stellar schools and access to employment. Providing our kids a safe and healthy place to grow and become good citizens is our number one priority. Please help us in achieving this.

Thanks,
Sowmya

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Jodi L. Daub

From:	Flora Mao <floramao1983@gmail.com>
Sent:	Thursday, January 28, 2016 11:29 PM
To:	Jason Rogers; Planning Commission
Cc:	MayorCouncil; Council; Kimberly Allen; David Carson; Angela Birney; Hank Margeson; Hank Myers; Byron Shutz; JOHN STILIN
Subject:	Please do not open a Pot store in City of Redmond Residential Area
Follow Up Flag:	Follow up
Flag Status:	Completed

Dear Redmond Governors,

My name is Flora Mao. I've been living in Redmond for 4 years. Redmond is the place where I started my career; it's the place where my two children were born; it's the place where I call HOME.

I understand that the there has been recently a scientific study that hit the headline as demonstrating that smoking a cannabis joint was at least twice as harmful to lung function as smoking a cigarette. So does that mean that we can ignore the fact that in most places and circumstances, the possession of cannabis is a criminal offence with potentially serious legal consequences? As a mom of two kids, I certainly do not want my family to live in a city which will potentially attracts drug abusers, burglars and other criminals. As a home of the world's best known software company, Redmond is always proud of having the world's smartest engineerings, and their healthy, happy and caring families.

Healthy-wisely, heavy, long term exposure to marijuana may have biologically-based physical, mental, behavioral and social health consequences. According to the United States Department of Health and Human Services, there were 455,000 emergency room visits associated with cannabis use in 2011.

More importantly, for those kids and teens who's moral values are not strong enough to define the right and the wrong, the easy access and over-exposure to Cannabis retails is a path to a deeper, darker world, where the relaxation and the "high" feeling is so vital that they could do everything to pay for.

For our home's safety, for our family's health, and for our kids' tomorrow, please do not allow Pot Retail Store to open in the residential area of Redmond. Dear respected governors, please make the right decision! I, and thousands of honest tax payers in Redmond would really appreciate your support.

Sincerely,
Flora Mao

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Jodi L. Daub

From: Hui-Ling Liao <lalasis2003@yahoo.com>
Sent: Thursday, January 28, 2016 11:38 PM
To: Jason Rogers
Subject: No pot store in Redmond

Follow Up Flag: Follow up
Flag Status: Completed

Dear Mr. Rogers,

As a long-time Redmond resident, I would like my city to be as it is now - a safe, healthy environment.
To have a pot store in Redmond and near kids' playing area, it just poses safety issue and health concern to the citizens in this area.
Woodinville and Sammamish made the wise decision to ban the pot store and I hope our city can do so.

Thank you.
Hui

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Jodi L. Daub

From: Mitzi Vaughn <mitzivaughn@yahoo.com>
Sent: Friday, January 29, 2016 9:09 AM
To: Planning Commission; Jason Rogers
Subject: Marijuana Buffers

Follow Up Flag: Follow up
Flag Status: Completed

To whom it may concern:

I am writing to express my complete support for the reduction of buffer zones for Redmond marijuana businesses. These businesses are run by responsible members of our community and are entitled to be normalized as part of our town. Liquor stores pose a far greater risk to our community in terms of both safety and the actual physical effects of alcohol. Yet they are not regulated as carefully as marijuana businesses. It is time to show our neighbors that a marijuana business is not a scary sleazy thing, does not attract crime, and can instead add value.

Please feel free to call or email with any questions you may have.

Sincerely,
Mitzi (Margaret) Vaughn
24540 NE 11th Street
Redmond, WA 98074
425-894-6997

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Jodi L. Daub

From: Morgan Mjba <morgan@mjba.net>
Sent: Friday, January 29, 2016 9:17 AM
To: Jason Rogers; Planning Commission
Subject: The Grass is Always Greener

Follow Up Flag: Follow up
Flag Status: Completed

Dear City of Redmond -

I grew up in Bellevue and have visited all over the world. And when Washington State legalized marijuana, I realized we (Washingtonians) are the most progressive people in the entire world - from civil rights, increased minimum wage and innovative technology. We are evolving.

I was at the meeting Wednesday night and was overwhelmed with the amount of misinformation spewed by these well-intended parents. Please review these comments from that evening from your cannabis business community:

Including:
Actually that stat about under-age treatment is roughly true and has been for years because they're being sentenced to treatment through the criminal justice system as an alternative to the juvie system (even many of the self-referrals are on the advice of an attorney in order to get on the good side of the court), not because any of those kids are necessarily in need of treatment. **They're in need of avoiding a criminal record.**
Because treatment slots are finite, in a sense we're crowding out people who might be in real need by shoving these primarily middle class white kids (whose parents can afford a good lawyer) -- into the system. Data and links here: http://www.drugwarfacts.org/cms/ Start with the Treatment section, also check Adolescents and Marijuana.

You would be doing more harm than good, continuing to allow the Black Market of cannabis sales to continue. **I am** the normal consumer -- hard working, mother, taxpayer. I need safe access to cannabis, provided by well-vetted business people whose cannabis has been tested safe for consumption.

Please reduce the buffer and allow this hard working cannabis community to do business. I graduated Sammamish High School - President of Future Business Leaders of America. Cannabis is the *Future*, and last time I checked, this is *America*.

Please don't hesitate to contact me should you have any questions desire more information.

Morgan
425.444.4071
President, MJBA
Founder, MJBA Women's Alliance
Listen to my interview on Ganjapreneur

The Marijuana Business Association
www.mjba.net

Jodi L. Daub

From:	Jing Ding <jing.jd@gmail.com>
Sent:	Friday, January 29, 2016 11:12 AM
To:	Jason Rogers
Cc:	ZZ
Subject:	Concerns about retail marijuana store in Redmond
Follow Up Flag:	Follow up
Flag Status:	Completed

Hi Jason,
I went to the public hearing on 1/27 evening. Thanks for the opportunity to express our concerns and feelings. As I mentioned at the hearing, Redmond has always been such a nice, friendly town. I would hate to see that change. Many of our fellow immigrants have grown to see Redmond as a second home. We are so happy to settle in a place where we felt the same values were shared.

I strongly object to modifying the zoning codes so the marijuana stores can be easily accessible for the general audience. The current zoning codes should stay the same. Actually it would be ideal if we could totally ban retail marijuana stores in Redmond.

There is a lot of money in the business but we have to think things through. It could cause harms in the long term. As an Asian parent, I know we would avoid such a presence as possible as we could. There is a large presence of Asian population in Redmond. And it keeps growing. Should the trend averted, it may cause damage to the housing market in Redmond. Property value could decrease and in turn there is less property tax revenue. I speak from firsthand experience since I have been working as a realtor since 2012.

We love Redmond and would like to stay here for a long time. It is hard to find a place where you feel belonged, where you can identify with. I always feel so grateful.

Please make the best decision for Redmond, for the residents and for the future.

Looking forward to any update on this issue.

Sincerely yours,
Jing

Jing Ding
The Force Realty
(425) 698-7975

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Jodi L. Daub

From: Planning Commission
Sent: Friday, January 29, 2016 12:26 PM
To: Jason Rogers
Subject: FW: No to Marijuana in redmond

Follow Up Flag: Follow up
Flag Status: Completed

Jason – forwarding.

From: Kaihua Xu [mailto:kaihuaxu@microsoft.com]
Sent: Thursday, January 28, 2016 6:18 PM
To: rogers@redmond.gov; Planning Commission; Council
Subject: No to Marijuana in redmond

Dear Redmond council and planning commission.

As resident of Redmond, I strong against opening marijuana store in city of Redmond.

Thanks
Kai

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Jodi L. Daub

From: Planning Commission
Sent: Friday, January 29, 2016 12:27 PM
To: Jason Rogers
Subject: FW: No Marijuana stores in Redmond

Follow Up Flag: Follow up
Flag Status: Completed

Forwarding

From: Pang, Bin [mailto:binpang0612@gmail.com]
Sent: Thursday, January 28, 2016 8:54 PM
To: Planning Commission
Subject: No Marijuana stores in Redmond

Dear Planning Commission,

Our family mover from Missouri to Redmond two years ago. We had two kids. My family loved Redmond because she is so peaceful and nice. I heard the Marijuana stop will open in the city. Both my wife and me can not accept. We love our kids and do not want to see in the near future, they will live is such a city with M store.

Please, no Marijuana store in Redmond!

Regards,

--
- Bin

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Jodi L. Daub

From:	Planning Commission
Sent:	Friday, January 29, 2016 12:28 PM
To:	Jason Rogers
Subject:	FW: Concerns about Marijuana store zoning code
Follow Up Flag:	Follow up
Flag Status:	Completed

Forwarding

From: HuangTina [mailto:branchxi@hotmail.com]
Sent: Thursday, January 28, 2016 11:26 PM
To: Planning Commission
Subject: Concerns about Marijuana store zoning code

Dear committee members,

I am writing to share some concerns of the marijuana retail store .
First , I would like to talk about the new recommendations of marijuana store zoning regulations. Here is my point:

1. The Overlake Chuch Preschool is just at the north of the planning zone overlay. But I didn't see it in the buffer. The address of the preschool is 9900 Willows Rd. Redmond, WA 98052. Please check it and add it into the buffer.

2. Due to the upper preschool I am strongly against to create the zone overlay in the MP zone.

3. I strongly support this recommendation:
The required minimum distance between retail marijuana stores and schools, playgrounds, daycares, transit centers, parks, recreation centers, and arcades would not change and would remain at 1,000 feet.

4. Due to the upper recommendation, I think the most area of GC zone is not qualified for the retail marijuana store. So I am strongly against the following recommendation:
Retail marijuana stores would also be allowed in the General Commercial (GC) zone, which is along Redmond Way between SR 520 and East Lake Sammamish Parkway.

4. I strongly support the following recommendation:
Retail marijuana stores would not be allowed in mixed use zones, including Downtown and Overlake.

My husband has a long history of smoking. My family have struggled many years for getting rid of the cigarette. We spend so much efforts , money and energy on the target. It is so hard to do that. So We could deeply understand what will happen when the marijuana store open in Redmond. Once it open in Redmond, the education for our kids will be easily ruined in maybe just minutes only because the marijuana store is

there. All the efforts we made to build a better family life . a better community. a better Redmond will be much more easily ruined too. Ruin is always much more easier than rebuild. The marijuana store will bring lots of bad impacts. We all the Redmond residents will pay for that. The local people won't be benefit from the marijuana store. Redmond city won't be benefit from the store too.
So please don't give them a chance to be here. We hope there are none of the marijuana store in Redmond. That is the finally goal of us all.

I ❤ Redmond.

Thanks

Xuyan Huang

Sent from my iPhone

Sent from my iPhone

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Jodi L. Daub

From:	Planning Commission
Sent:	Friday, January 29, 2016 12:30 PM
To:	Jason Rogers
Subject:	FW: Impact Would be brought to Redmond by Marijuana
Follow Up Flag:	Follow up
Flag Status:	Completed

Forwarding

From: All ForFamily [mailto:allforfamily08@gmail.com]
Sent: Friday, January 29, 2016 9:34 AM
To: Planning Commission
Subject: Impact Would be brought to Redmond by Marijuana

Redmond City Planning Commission,

I went to the marijuana retailing public hearing 2 days ago, and as a long time resident who loves our community, I believe I have the responsibility to speak out what are good and what are bad.

First of all, I am not fan of Marijuana. Even the state selected to legalize it, but it doesn't mean we need bring the drug store(s) in our community. Colorado legalized pot in 2012, but majority of cities still ban it. Our neighbor city Woodinville bans it too. As a decent family-friendly beautiful city, Redmond doesn't have to start the retail store(s) just because pot dealers want to earn money from Redmond. It will be hard to get them out if the negative impact and side effects become issues here. The dealers get the profit while tax-payers of our community pay for the price.

Somebody would argue the tax money from the pot industry, but it will be meaningless comparing to the loss coming along with it, the increasing of criminal rate, the increasing of emergency room visiting, the worsen traffic, the drug sale to the teen, DUI related to Marijuana...

The following are some links to reports/news of the negative impact and side effects of marijuana, and everybody can find even more on line when you bing or google 'Marijuana':

http://www.rmhidta.org/html/August%202014%20Legalization%20of%20MJ%20in%20Colorado%20the%20Impact.pdf
http://www.cnsnews.com/commentary/cully-stimson/7-harmful-side-effects-pot-legalization-has-caused-Colorado

BTW, one drug dealer blamed the Redmond residents who are against the retailing store in our community as un-educated, unwilling to get new thing, and here are what I am thinking:

1. the majority of Redmond residents are well-educated on marijuana, not brain-washed
2. 'New' doesn't mean 'Good'. BTW, marijuana has been there for thousands of years, definitely not 'new', not 'good' either.

Please think over carefully when you make decision on behave of the residents of Redmond on this issue, and think more about benefit of Redmond residents instead of the pot dealers'.

Thanks,

Steve

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Jodi L. Daub

From: Tony Monsaas <tonymonsaas@hotmail.com>
Sent: Friday, January 29, 2016 1:13 PM
To: Jason Rogers
Subject: Marijuana stores

Follow Up Flag: Follow up
Flag Status: Completed

Hi Jason,
My name is Tony Monsaas and I live at 18109 NE 108th ct Redmond.
I am opposed to any marijuana stores in Redmond.
Please let me know when the next meeting on this is.

Thank you,
Tony Monsaas

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Jodi L. Daub

From: crystalb@honu-inc.com
Sent: Friday, January 29, 2016 1:24 PM
To: Jason Rogers
Subject: The grass is always greener

Follow Up Flag: Follow up
Flag Status: Completed

Dear Jason Rogers,

I am a co-owner of a cannabis farm located in Longview WA. My family and I got into the legal cannabis business because it was difficult for my father-n-law and my brother-n-law to find something to assist with the side affects from the life saving cancer medication they both were taking. Both my family members are currently cancer free, but continue to consume cannabis because of the minimal long term effects the next day compared to having some wine or a couple beers at night.

As a law abiding citizen of this state that is proud of the business my self and my family are building, I ask you to research, ask questions and consider the fact that many people in the Redmond area could benefit from legal, safe cannabis.

Thank you.

Crystal Bohannon
Honu Enterprises
360-232-8474
crystalb@honu-inc.com

Jodi L. Daub

From: Brian First <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

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 voice **against** this proposal.

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

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Jodi L. Daub

From: Sophie K. <paprika04@gmail.com>
Sent: Friday, January 29, 2016 1:38 PM
To: Jason Rogers
Cc: Planning Commission; Council
Subject: NO marijuana stores in Redmond, please!

Follow Up Flag: Follow up
Flag Status: Completed

To whom it may concern,

I am a Redmond resident, who attended last Wednesday's public hearing on potential zoning changes for retail marijuana stores. While I heard many Redmond residents advocated for no zoning changes citing various different reasons, such as public safety issues, traffic concerns, and etc., I can't help noticing that the few attendees who were in favor of zoning changes are there for one big reason: $$$. These are wholesalers, processors and potential retail owners, whose financial interests are on the line and who are there to make money. In sharp contrast, like many local residents, I am there because I want to keep Redmond a safe and healthy place to live for my family and the future generations. We don't extract any financial interest to be there and to contribute to the conversation. We are there because we care.

As a business professor, I can say I fully recognize the notion of 'profit' and understand where the potential retail owners come from. Profit used to be the single bottom line for American businesses. Fortunately, it is no longer the only bottom line. Corporate Social Responsibility (CSR) has entered the mainstream, both in practice and in academics. Our consumers and investors are yearning for modern businesses with double bottom lines. In a highly educated city like Redmond, we should support new businesses that could make our city a better place. Opening retail marijuana stores in our city does the opposite and I deeply feel for the concerns voiced by our residents.

Please, maintain the 1000 feet buffer from all public areas (not just schools and playgrounds). I could not imagine what our life would be if we could only feel comfortable taking our kids to schools and playgrounds, but are not able to enjoy our public parks, recreation centers, libraries and many other facilities, which the city has to offer.

Thank you for taking the time to host a public hearing and to receive public feedback on this important matter.

Sophie Kong

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Jodi L. Daub

From: da lin <bicaqiu@gmail.com>
Sent: Friday, January 29, 2016 2:00 PM
To: Jason Rogers
Subject: potential zoning code and policy changes for retail marijuana stores.

Follow Up Flag: Follow up
Flag Status: Completed

Hi Jason,

I hope you can give this a serious thought and say no to this. It is pathetic if the city has to rely on the tax income from the pot stores. And to change Redmond from a bike city to a pot city might not sound good on the news either. I can't think of any valid reasons to support this change. The only supporters are the pot store owners and the reasons they gave sounded so weak. If anybody want to buy week legally, they can get it in Bellevue within 15 minutes. We don't want it anywhere near Redmond.

Thanks,
Daniel Scott

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Jodi L. Daub

From: Hui Wang <huiwangwen@gmail.com>
Sent: Friday, January 29, 2016 3:56 PM
To: Jason Rogers; Planning Commission; Council
Subject: Marijuana retail store

Follow Up Flag: Follow up
Flag Status: Completed

Hi Redmond governor,

I have live in Redmond almost 20 years, I love this city. I have a son and daughter aged 17 and 10. I don't want any Marijuana store in Redmond. Our American Dream has no "Marijuana".

Marijuana will increase car accident , increase crime, damage next generation's life, affect City' image. People will think about move out, and new immigrants will don't like to move in. City's economic will be affected.

Please do the right decision for the city and people who live in here.

Thank you!

Annie Wang

Sent from my iPhone

Jodi L. Daub

From: Arsenault, Edward (GE Aviation, US) <edward.arsenault@ge.com>
Sent: Friday, January 29, 2016 4:07 PM
To: Jason Rogers
Subject: I do not want Pot in Redmond

Follow Up Flag: Follow up
Flag Status: Completed

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Jodi L. Daub

From: Tina monsaas <tinamonsaas@msn.com>
Sent: Friday, January 29, 2016 10:08 PM
To: Jason Rogers
Subject: I'm opposed to pot stores in Redmond

Follow Up Flag: Follow up
Flag Status: Completed

Dear Mr. Rogers,

I have lived in Redmond for about 25 years. I'm emailing to voice my disapproval of allowing pot stores in our city. Legalization has led people to believe pot is harmless, but it can be very dangerous for the brains and mental health of those under the age of 25. (read "Weed the People" by local Seattle author Bruce Barcott - especially the chapter on Schizophrenia). When kids see stores they will think of pot as just like any other safe retail food or beverage. They won't see the harm in trying it. There is no good solution to how to safely supply pot to adults who want it and keep it away from kids at the same time. Let's err on the side of kids' safety. Keep the stores out of Redmond!

Sincerely,
Christina Monsaas

Sent from Windows Mail

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Jodi L. Daub

From: Corey Burgess <coreyiburgess@gmail.com>
Sent: Friday, January 29, 2016 11:21 PM
To: Jason Rogers
Subject: Re The Grass Is Always Greener

Follow Up Flag: Follow up
Flag Status: Completed

To whom it may concern

I just became away of the efforts of Jenny Rickman and The Grass Is Always Greener for an opening of a cannabis store here in Redmond. I am emailing to show my support of this local business owner and for our community! My family is directly affected by the positive effects of medical marijuana, and I would love to see our community benefit from that!!

Sincerely,

Corey Burgess

Jodi L. Daub

From: don.frazier@yahoo.com
Sent: Saturday, January 30, 2016 9:08 AM
To: Jason Rogers; Council; Planning Commission
Subject: No to POT in Redmond

Follow Up Flag: Follow up
Flag Status: Completed

It might have received a majority statewide but I am still opposed to retail marijuana. No to Pot stores in redmond city limits. Personally I will not patronize any location that shares retail space with one. Sometimes the people want something that is not good for them.

Please do not approve licenses of any kind for the pot industry in Redmond WA.

I am a 9 year resident at 16571 NE 120th Way, Redmond.

don frazier
mailto:don.frazier@yahoo.com

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Jodi L. Daub

From: Matthew Riley <mdriley@gmail.com>
Sent: Saturday, January 30, 2016 1:36 PM
To: Jason Rogers; Planning Commission; Council
Subject: I'm pretty okay with pot stores.

Follow Up Flag: Follow up
Flag Status: Completed

Hi there,

I live at 15628 NE 91st Way, 98052. I've been in Redmond for going on eight years now.

I don't think pot stores pose a meaningful threat to children or our neighborhoods.

That's less an opinion than an *absence* of an opinion, so I wouldn't usually reach out. However, a leaflet showed up at my door today telling me and others to say "No!" and I wanted to take a moment and make sure the "Meh" argument got some representation too.

Please continue to do what you think is best, on the whole, for the city's residential and commercial interests.

Thanks for your time,
Matt

Disclosure: I'm friends with folks who work at pot shops. They didn't ask me to write this mail. In fact, one of them would probably prefer I *didn't* because he'd like to avoid competition in Redmond.

Click here to report this email as spam.

Jodi L. Daub

From: Lanqing Brownell <lanqingd@hotmail.com>
Sent: Saturday, January 30, 2016 4:02 PM
To: Jason Rogers; Planning Commission
Cc: MayorCouncil; Council; Kimberly Allen; David Carson; Angela Birney; Hank Margeson; Hank Myers; Byron Shutz
Subject: Regarding marijuana stores in Redmond

Follow Up Flag: Follow up
Flag Status: Completed

Dear planning committee members,
I am writing this letter regarding the recent discussions about the zone planning for opening new marijuana retail stores in Redmond.

I understand that the city of Redmond complies with the state law in regard with recreational marijuana stores. Recent changes on the state law has made it possible for the new marijuana stores to be open in Redmond. However, I would suggest we do not give marijuana store owners license in Redmond to open new stores in Redmond.

This is based on the following logic of mine:
1) Social impact is negative.
I understand Marijuana has medical values. At the same time for anyone who doesn't need it for medial purpose, it has more negative impact such as mood changes, more risk of mental health, impairment of working memory, than positive ones. Being easily addictive, the impact could be life long. For the ones who need its medical values, they could get it from hospital.
I have a few friends who have first hand experience dealing with marijuana. One of them has a son that is addictive to it. He told her that the only thing that could make him happy is marijuana. He becomes a totally different person when he uses it. He lost his job and lives off social welfare and his mom. I have another friend whose sister has recently decided to move to a different state for an affair leaving two young confused and angry children behind. Her journey started with the usage of marijuana. These are common people fighting everyday battles of their lives. Marijuana does not help them. It brought them down. Statistic data is not capable to describe the huge negative impact of marijuana on these people. Marijuana makes people lazy. It takes away people's incentive to be active and makes them less productive.

2) Economy impact is not positive either.
Some people argue that having marijuana stores in Redmond will bring in more revenues. My question to them is this -- as the tax income from marijuana stores increase, how about tax income from other businesses? Money in people's pocket has to be spend somewhere. If they don't spend on marijuana, they will be spent somewhere else. The marijuana store owners are from out of town. Money in the pocket of the people in Redmond will be given to them first and then a small percentage comes back in the form of tax. How does it help our economy?
That being said, one could still argue that some people in Redmond will need to spend money on marijuana. Let them spend their money here in Redmond instead of in other cities. I have no counter argument against that. I only have one question -- is it true that when more people use marijuana then the economy will become better? There is no data showing this because it is very difficult to isolate other factors. My theory is

that since it makes people lazy, it will not be helpful for people to work more or work smarter or be more productive. Another word, using marijuana does not help to do additions into the economy. On the other hand, heavy usage of marijuana will make people less capable of working and more likely to live off social welfare. More usage of marijuana will impact negatively in the long run for the local economy. But isn't more usage of marijuana the desires of these store owners?

3) Do we have a strong demand in Redmond for marijuana?
Currently, the stores in other cities are not busy. It does not show there are strong demands more than supply. And I am glad it is not. However if the store owners would like to push more stores and more exposures of marijuana, there will be more people using it. That is what they want as business owners. But this is not what we'd like to see as the people and the government.

4) Comparison to alcohol does not justify that we need privately owned marijuana stores in Redmond.
I know many people compare marijuana with alcohol. State has very few liquor stores available to adults. It is under the state control. Then why do we allow private business owners to operate this business? The comparison lost its consistency right here.

5) Last, but not least, what is the intention of the business owners who would like to open stores in Redmond? To make more money here, which is understandable and legitimate. However, it happens to be this is not something we could call a "healthy" business. To make more money, they have to create more demands, meaning more addiction or more non-addictive usages which could potential become addictive. Should our government help them or help the already poor to get out of addiction?

In a summary, if our government cares local economy, it should realize that these stores do not bring more positive revenue in the long run and it does not bring more jobs in the long run. It is possible to increase our social welfare spending in the long run. If our government cares about our people's well being, it should also realize that it does not help to build a healthy energetic society. I do not see any long term profit by allowing these stores to be open in Redmond at all.

If we do a public poll on this issue, you could see that the majority does not want marijuana. As the government that governs, we are called to put the first priority of the people's well being. Please do not give in to the pressure from these store owners from out of the town. If someone who would like to use marijuana, they have plenty of choices from other cities who do not see clearly its impact and have opened the doors to them. Let our city to be the wise one and say no to recreational marijuana before it is too late. This is not a healthy entertainment.

Best regards,
--Lanqing Brownell

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Jodi L. Daub

From: Robert DeWeese <deweese3@gmail.com>
Sent: Saturday, January 30, 2016 6:13 PM
To: Jason Rogers
Subject: support pot in redmond

Follow Up Flag: Follow up
Flag Status: Completed

Jason,

I am concerned about these door to door people in Redmond asking people to ban pot. I for one am a supporter of recreational usage. If these people do not want pot, they don't have to smoke it. Why should I be forced to spend my money outside of Redmond when its perfectly legal? I voted for it, I want it. I want Redmond to get my tax dollars for it. Tell these people if they don't want it around to not use it themselves.

Regards,

Rob DeWeese
16715 ne 107th st
Redmond, Wa 98052

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Jodi L. Daub

From: sridhar@komandur.com on behalf of Sridhar Komandur <komandur@komandur.com>
Sent: Saturday, January 30, 2016 6:28 PM
To: Jason Rogers; Planning Commission
Subject: Marijuana stores in Redmond ...

Follow Up Flag: Follow up
Flag Status: Completed

Hi,

We've lived in Redmond for more than 12 years and are raising two responsible future citizens.

I'm very concerned about the consideration of marijuana stores in Redmond. While it may be legal, I don't want kids in our school (for that matter even adults!) to think it is socially responsible. There are many ways to experience deep mental relaxation without chemically altering our brains (for example, meditation).
The dangers posed on our roads and to our kids emotional well-being is too great to allow marijuana stores anywhere in Redmond.

Thanks,
Regards,
- Sridhar Komandur, PhD

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Jodi L. Daub

From: Mindy Lin <mindymlin@hotmail.com>
Sent: Saturday, January 30, 2016 9:43 PM
To: Jason Rogers; Planning Commission; Council
Subject: NO MARIJUANA STORES IN REDMOND!!!!!!!!!!!!!!!!

Follow Up Flag: Follow up
Flag Status: Completed

I wish to make it clear, as a resident of Redmond, I do not want marijuana stores here, or anywhere in the state, or the country for that matter. Please don't let short-sighted greed and ignorance dictate what happens to our city. There is plenty of research available that clearly shows how damaging this substance is and we really don't need more people walking around with fewer brain cells than what they currently have. Don't we have enough problems already without inviting this in? I see absolutely no benefit to our city by having such stores...maybe a few people will profit heavily at the great expense of public health, and safety. In the long term this hurts everyone. I take pride in the fact that our city is family oriented, clean, safe, beautiful, and often makes the lists of best places to live. Let's think long and hard about how and why we get on those lists...it sure wasn't due to access to drugs!!!!! Let's keep the drugs and druggies out please and thank you.

Mindy Lin
Education Hill resident

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Jodi L. Daub

From: Keith Boyce <keithboyce@comcast.net>
Sent: Saturday, January 30, 2016 12:00 PM
To: Planning Commission
Cc: Jason Rogers
Subject: Marijuana buffer zones
Attachments: WMA Redmond Planning Commision.pdf; ATT00001.txt

Follow Up Flag: Follow up
Flag Status: Completed

Thank you for allowing me to testify at your hearing last week.

The Washington Marijuana Association is in favor of easing the buffer zones to help local businesses get established. Please see the attached for more detail.

Jodi L. Daub

From: Planning Commission
Sent: Monday, February 01, 2016 1:04 PM
To: Jason Rogers
Subject: FW: I-502

Follow Up Flag: Follow up
Flag Status: Completed

Forwarding

From: Joshua Shade [mailto:thekusherycathcart@mail.com]
Sent: Monday, February 01, 2016 11:51 AM
To: Planning Commission
Subject: I-502

Hello,
I have a few questions regarding the current ban on I502 recreational retail marijuana stores. Does Redmond have zoning put in place for retail marijuana? If not, are there any plans to lift that ban and make a zoning map? Also, is there anybody new on the city council this year?
Thank you for your time,
Katie

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Jodi L. Daub

From: Planning Commission
Sent: Monday, February 01, 2016 9:47 AM
To: Jason Rogers
Subject: FW: No to Marijuana in our neighborhood

Follow Up Flag: Follow up
Flag Status: Completed

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From: Barbara Deming [mailto:demingbarbara@gmail.com]
Sent: Saturday, January 30, 2016 1:51 PM
To: Planning Commission; Council
Subject: No to Marijuana in our neighborhood

Please represent the voices of Redmond and do not allow Marijuana Retail stores in our community. I have seen the negative impact it has on childrens lives and do not think this is a healthy choice for our community.
Barbara Deming
177th Ave. NE
Redmond

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Jodi L. Daub

From: Planning Commission
Sent: Monday, February 01, 2016 9:46 AM
To: Jason Rogers
Subject: FW: Marijuana retail in Redmond

Follow Up Flag: Follow up
Flag Status: Completed

forwarding

From: Gerri Tyler [mailto:grrtyler@gmail.com]
Sent: Friday, January 29, 2016 5:46 PM
To: Planning Commission
Subject: Marijuana retail in Redmond

I was unable to attend the hearing on Wednesday, but I wanted you to know that as a citizen of Redmond for almost 30 years, I support a responsible approach to allowing marijuana sales in our city. I believe the planning and zoning restrictions are adequate. I have purchased at stores in the state and have found them to be responsible and knowledgeable. Please allow these business owners to work in our town, rather than have to search elsewhere. Our state has legalized it and has adequate measures in place. Let's stop the black market on this issue, a much bigger threat to our children.
Thank you.
Gerri Tyler
15634 NE 95th Way

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Jodi L. Daub

From: Planning Commission
Sent: Monday, February 01, 2016 9:45 AM
To: Jason Rogers
Subject: FW: Marijuana, my $0.02

Follow Up Flag: Follow up
Flag Status: Completed

forwarding

From: Peter Fahringer [mailto:peter.fahringer@gmail.com]
Sent: Friday, January 29, 2016 4:54 PM
To: Planning Commission
Subject: Marijuana, my $0.02

I've not tried it in 15 years, work in Redmond, live 500 feet outside the city in Sammamish and have two imprssionable kids; 5 and 8 years old. I fully support retail Marijuana stores in Redmond with the less restrictive zoning proposed.

Peter Fahringer

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Jodi L. Daub

From: Planning Commission
Sent: Monday, February 01, 2016 9:45 AM
To: Jason Rogers
Subject: FW: Retail Store

Follow Up Flag: Follow up
Flag Status: Completed

forwarding

From: jdam31@comcast.net [mailto:jdam31@comcast.net]
Sent: Friday, January 29, 2016 4:45 PM
To: Planning Commission
Subject: Retail Store

Hello,

I was interesting in possibly opening a retail marijuana store in Redmond and wanted to know what the decision was from the January 27th meeting discussing changing the zoning. I know currently there is virtually no where to go, but wanted ti know if there were going to be any changes that would create more viable locations?

Thank you,

Jared

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Jodi L. Daub

From: Planning Commission
Sent: Monday, February 01, 2016 9:44 AM
To: Jason Rogers
Subject: FW: I do not want Pot in Redmond

Follow Up Flag: Follow up
Flag Status: Completed

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From: Arsenault, Edward (GE Aviation, US) [mailto:edward.arsenault@ge.com]
Sent: Friday, January 29, 2016 4:07 PM
To: Planning Commission
Subject: I do not want Pot in Redmond

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Jodi L. Daub

From: Planning Commission
Sent: Monday, February 01, 2016 9:31 AM
To: Jason Rogers
Subject: FW: No Marijuana stores in Redmond Please!

Follow Up Flag: Follow up
Flag Status: Completed

forwarding

-----Original Message-----
From: Hilary Prentice [mailto:hilary@sammamishmontessori.com]
Sent: Friday, January 29, 2016 2:21 PM
To: Planning Commission
Subject: No Marijuana stores in Redmond Please!

Dear City of Redmond Planning Commission,

We were just notified that the City of Redmond is considering zoning changes allowing Marijuana stores in certain areas of Redmond. Please vote NO on this measure. We do not need pot stores anywhere near children.

On a similar note, we are unsure why we received no notification regarding the eCig and Vape store and a Liquor store that was put in right across from our school less than 1000 feet from our facility. And there is actually another business right next door to the eCig and Vape store catering to children. Why is there no restriction on those being located near schools and daycares? We have seen an increase in loitering and littering around our area relating to this, which makes the idea of a pot store anywhere near this area very concerning.

The area under consideration is very close by Marymoor park and the walking trail that is frequented by families routinely. That trail should be considered a park in terms of zoning.

I was surprised to find that the survey questions do not allow respondents to give their answers clearly (https://redmondcommunications.typeform.com/tobd7sgD). The first option says how far should a pot store be from a library or daycare and only allows answers with defined distances. It should also include a "nowhere near" option. It is unclear who authored this survey so it may not have been generated by the City.

Please help us keep Redmond free of Marijuana stores and the problems they bring. Thank you for your assistance keeping Redmond safer.

Hilary Prentice
Business Manager
The Sammamish Montessori School
SMS 425-883-3271
Cell 425-765-9791
hilary@sammamishmontessori.com

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Jodi L. Daub

From:	jsparks425@comcast.net
Sent:	Sunday, January 31, 2016 3:16 PM
To:	Jason Rogers
Subject:	re: Redmond Survey
Follow Up Flag:	Follow up
Flag Status:	Completed

I am a senior who benefits from Medical marijuana and want to comment of allowing Marijuana Retail stores in Redmond.
Several years ago, I would have thought it was a bad idea to allow the retail stores in Redmond, but finding the advantages of marijuana for adults for pain anxiety or stress instead of prescription drugs. I strongly believe it is safer without side effects for adults than alcohol or medication. Times are changing and we must be tolerant of how people cope in life, particularly if they do it in the privacy of their homes. These area's suggested are not near a school, park, or shopping area but in commercial areas.
Times are changing and we must be tolerant of how other people cope with tough issues.
Please respect my privacy by not sharing my personal information...
Suzanne Parks
jsparks425@comcast.net

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Jodi L. Daub

From: David Carson
Sent: Tuesday, February 02, 2016 10:36 AM
To: Planning Commission
Cc: Jason Rogers; Council
Subject: FW: No Marijuana stores in Redmond

For the record in this matter.

From: Yamparunner [mailto:susanlangsley@gmail.com]
Sent: Monday, February 1, 2016 17:16
To: Council <Council@redmond.gov>
Subject: No Marijuana stores in Redmond

No pot stores here in Redmond.

Thanks!!!

Sent from Mail for Windows 10

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Jodi L. Daub

From:	Bob Morse <rwmorse@comcast.net>
Sent:	Wednesday, February 03, 2016 11:36 AM
To:	Planning Commission
Cc:	Jason Rogers
Subject:	I-502 Marijuana Vote, City of Redmond, 11.6.12
Follow Up Flag:	Follow up
Flag Status:	Completed

Chairman O'Hara,

After the recent Public Hearing on Zoning for Recreational Marijuana Stores, I mentioned that I would provide you data on the election results for the November 6, 2012 election for the City of Redmond on Initiative 502. I went to the King County web site and found the election results by precinct for Redmond. The total percentage voting Yes for this initiative was 63%. There was no precinct in the City of Redmond where the voters voted No for Initiative 502.

I also mentioned that our company would contact all the yellow areas on the map that would be zoned for recreational stores. So, we are half way through the calls and so far we have not found a single landlord who has been willing to lease their space to a recreational cannabis store.

Bob Morse
Owner
Lucid Cannabis Company
Olympia

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Jodi L. Daub

From: Richard Geasey <richgeasey@gmail.com>
Sent: Friday, February 05, 2016 9:50 AM
To: Jason Rogers; Council; planningcommision@redmond.gov
Subject: Marijuana Retail Stores in Redmond

Follow Up Flag: Follow up
Flag Status: Completed

To Whom It Concerns,

I am a resident of Redmond living in the Rivertrail community, just north of City Hall.

A week ago a fellow resident asked me to sign a petition to say No to allowing marijuana retail operations in the city of Redmond. I said I was in favor of the stores.

I am 60 years old so no stranger to marijuana. Personally, I think alcohol and its easy availability nearly everywhere is a far greater problem and issue than marijuana.

Any fool can see the tide is turning, in five years this battle will be over in most states (and possibly at the federal level). These stores are innocuous and in fact will financially aid our community. Additionally, surrounding communities are allowing stores right on our borders.

I say please approve this. There are no "issues" here in regards to kids, in fact if that were the case then we should focus on reducing other exposure to drugs and alcohol (and prescription medications).

Stop wasting our cities resources on non-problems please!

Don't give in to the ignorance!

--

Richard Geasey

+1 425 466 2052
http://www.linkedin.com/in/richgeasey

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Jodi L. Daub

From: Barbara Cahoon <barb.cahoon@gmail.com>
Sent: Wednesday, February 03, 2016 12:55 PM
To: Jason Rogers
Subject: Marijuana Stores in Redmond

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Jason ~
Thank you so much for your representations of the people through your service in public office. Your concerns for the community of Redmond and all of us who live here are so very appreciated.

I write concerning the possibility of establishing marijuana stores in Redmond. As a member of the community since 1993, I strongly oppose such a use of our public property. Redmond is a city known for, and continually proposing, active and healthy lifestyles. Use of marijuana as a recently legalized recreational drug, opposes these efforts. Having marijuana dispensaries in the city of Redmond also brings the possibility of greater crime, driving under it's influence, and higher level of usage among citizens, particularly younger citizens where it becomes more highly accessible and it's presence a curiosity.

With land parameters changing on where these sites can consider locating, I am concerned that marijuana sales' presence will be far too easily obtained, without considering that Redmond is still known as a bedroom community, with a family-friendly profile. Please keep marijuana sales out of Redmond. We don't wish to knowingly invite the challenges that share it's use to our community.

Sincerely,
Barb Cahoon
Redmond

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Jodi L. Daub

From: kevin.mashek@dynamicharvest.net
Sent: Tuesday, February 02, 2016 11:23 AM
To: Jason Rogers; Commission@redmond.gov
Subject: Marijuana Zoning

Follow Up Flag: Follow up
Flag Status: Flagged

I am writing to you to urge you to give the same consideration to marijuana retail stores that you would give any other retail business. There are so many misunderstandings in this business that people do not understand. It does not create crime it helps eliminate it because it pushes the black market off the streets. Just like you would not buy liquor from a bootlegger on a corner when it's legal in stores the same holds true for marijuana. Why buy from a black market dealer when it's legal in the stores and you know what's in it because the products are tested. So the only place a child under 21 would be able to obtain it is with a illegal dealer. Who is not around any longer because their customer base has been eliminated in the 21+ crowd. So it is actually safer when you control it as opposed to making it difficult to obtain. I urge you to please zone these businesses fairly.

--
Kevin Mashek
Dynamic Harvest
CEO/Owner
425-444-3557
kevin.mashek@dynamicharvest.net

Jodi L. Daub

From: jennifer aries <j.aries@icloud.com>
Sent: Tuesday, February 02, 2016 11:06 AM
To: Jason Rogers
Subject: Support of the proposed zoning change

Follow Up Flag: Follow up
Flag Status: Flagged

I would like to offer my support of the proposed zoning changes regarding the i502 Recreational Marijuana retail stores. I feel that by offering adults a safe and professional environment to legally purchase cannabis is a huge win for our communities. The regulations surrounding the legal recreational market are not only designed to keep away the black market sales, but ensures that the products are grown with only natural ingredients, and are much safer than even the medical marijuana dispensaries offers. Everything about the i502 program is created with the public safety in mind. I am a 57 year old woman who is carded EVERY TIME I visit a store, I am also sure that everything in there is compliant with the Washington State Liquor & Cannabis Control Board, which is very restrictive.

Not only do I see this as a win for the City of Redmond financially, but also for the residents of Redmond who can legally purchase cannabis products without worrying about what chemicals or unsafe products have been used to grow their cannabis.

I urge you to make this legal program accessible to adults in our community.

Jennifer Aries

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Jodi L. Daub

From: Planning Commission
Sent: Tuesday, February 02, 2016 8:43 AM
To: Jason Rogers
Subject: FW: No Marijuana stores

Follow Up Flag: Follow up
Flag Status: Flagged

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From: Yamparunner [mailto:susanlangsley@gmail.com]
Sent: Monday, February 01, 2016 5:56 PM
To: Planning Commission
Subject: No Marijuana stores

No pot stores here in Redmond,

Thanks!

Susan Langsley, RN, BSN

Sent from Mail for Windows 10

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Jodi L. Daub

From: Planning Commission
Sent: Tuesday, February 02, 2016 8:41 AM
To: Jason Rogers
Subject: FW: Marijuana zoning concerns

Follow Up Flag: Follow up
Flag Status: Flagged

Forwarding

-----Original Message-----
From: Amber Ludwick [mailto:amberludwick@gmail.com]
Sent: Monday, February 01, 2016 9:19 PM
To: Planning Commission
Subject: Marijuana zoning concerns

Dear Planning Commission,

I attended the public hearing last Wednesday but did not speak due to the large number of people present, but I wanted to send a few comments.

I am against creating special conditions in the zoning code for Marijuana stores in locations where it would otherwise not be allowed.

- Every single person that spoke on behalf of opening a marijuana retail store was there because they stand to make money from it. The grower that's looking for more retail outlets, the bag maker, the marijuana tester, and of course the individual trying to open a store are all there because they want to make money, not because they are interested in what's best for the community. In fact the vast majority of pro-marijuana speakers weren't even Redmond residents.

- On the public survey, the question about location is an open ended questions "Where in Redmond should a marijuana store be located?" Which is clearly a leading question that starts with a premise that marijuana stores must be in Redmond. This makes it even more remarkable that the nearly 70% of the people answered "nowhere."

- The willows manufacturing zone is two miles from two recreational marijuana stores in Kirkland. If this proposal is about bringing more money into Redmond, then certainly it may do that, but if it's about increasing access to eliminate the black market, this doesn't really increase access by adding more stores so close to two already established stores.

- Many at the public hearing framed the question about whether marijuana should be legal, but that's not the question. Marijuana is legal in Redmond and this is not a proposal on that. This is a land use proposal. The question should be "Is having a marijuana store so important to Redmond that we should create a special zoning regulations that allow marijuana in a location that isn't appropriate for retail?" Both in writing and in person, businesses in that manufacturing park expressed concerns about the traffic and parking problems that would occur with a marijuana store. There is a reason why zoning codes exist and why retail is not permitted in that zone. A marijuana store is actually more likely to exacerbate the problems of retail in a non-retail zone. If all 4 stores open and have average sales for a state store, the areas will see between 1,000-2,000 visitors a day. The infrastructure simply isn't there to support that kind of volume, which is why the zoning regulations exist in the first place. I for one think zoning regulations have a purpose and I don't

think marijuana retail is so important that we should completely ignore the useful and important role that zoning regulations play in ensuring that certain businesses don't have a crushing negative impact on their neighbors.

Thank you so much for your time,
Amber Ludwick

Jodi L. Daub

From:	Guanghui Li <guanghuister@gmail.com>
Sent:	Monday, February 01, 2016 9:55 PM
To:	Jason Rogers; Planning Commission
Subject:	marijuana stores in Redmond
Follow Up Flag:	Follow up
Flag Status:	Flagged

Dear Redmond Planning Commissioners,

I was one of the supporters to legalize marijuana in the Washington state. However, I am strongly against opening marijuana stores in Redmond.

I voted for the legalization of marijuana because I agreed with the arguments for the measure in the Voter's Guide[1]. I wanted our law enforcement resources to focus on violent crime; I wanted profits taken away from organized crimes; and I wanted tax on the legal marijuana industry to be a source of new funding for health care, research and drug prevention, especially for youth. I never supported the use of marijuana. I simply believed we needed a new approach to deal with marijuana use.

I trusted that the state would put in enough safe guards to ensure that marijuana sales would be controlled in a safe manner. After all, as recent as several years ago, Washington State still controlled liquor sales. In addition, at this very moment, marijuana is still not legalized under the federal laws.

However, recent developments made me question that trust. First, instead of keeping the buffer zone of 1,000 feet for recreation and childcare centers, public parks or transit centers, libraries and arcades, as approved by the voters, cities are allowed to reduce it to 100 feet[3]. Second, there are talks about eliminating daycare centers and parks from protection altogether[4].

In fact, I became positively alarmed when I watched the meeting video of Redmond Planning Commission dated January 20th, 2016. One of the commissioners seemed to believe that the passing of I-502 means that the "will of the people" is to open as many pot shops as possible and wherever possible. When other commissioners did not agree with him in putting pot shops in downtown Redmond to contribute to his vision of "a vibrant downtown", he called it hypocrisy.

Please let me clarify. **Voting "Yes" on I-502 is not the same as supporting the use of marijuana. Voting "Yes" on I-502 is not the same as wanting to see marijuana stores opening everywhere. Stores opened without safe guards in place do not represent "will of the people". If I knew then that all those safe guards would be disregarded, I would not have voted "Yes" on I-502.**

We are on uncharted ground here because legalization of marijuana is so new. Do we know the long term impact of a retail marijuana store on traffic jam, traffic fatalities, nearby businesses, property values, and last but not the least, on drug use and addiction by both youth and adults? No, we do not. When in the dark, it pays to go slow. To rush in, as if there are only benefits and

minimal costs, is not wise government. There are already pot shops in both Bellevue and Kirkland. Why don't we wait 5 years and observe closely what happens to them before we decide?

Even though we cannot know the long term impact now, the short term experience from Colorado provides us with alarming statistics based on a comprehensive 183-page report in 2015 (5-page executive summary included) and a 13-page update in 2016. In 2014, when retail marijuana businesses began operating, there was a 32 percent increase in marijuana-related traffic deaths in just one year from 2013[4]. In the two-year average (2013/2014) since Colorado legalized recreational marijuana (2013), youth (12 to 17 years old) past month use increased 20 percent compare to the two-year average prior (2011/2012)[5]. Based on those statistics and much more from the report, I am strongly against having retail marijuana in Redmond.

We cannot decide what happens in other states and other cities, but we can make decision for our own city. By not having pot shops, our residents still enjoy all the benefits of I-502—no criminalization and access to marijuana, but free of the many associated downsides of having them in the city. By not having pot shops, we provide a safe harbor for parents who are worried about young minds having too much exposure to marijuana. Imagine what that could do to our property values. By not having pot shops, we distinguish Redmond from being just one of the many and signal to the world that Redmond does more to care for the welfare of her residents.

I envision Redmond to be an oasis, where our green city is defined by its beautiful evergreen landscape instead of "The Grass is Always Greener". I sincerely hope you agree with me.

Sincerely,

Guanghui Li

4315 170th CT NE,

Redmond, WA 98052

Resources:

1. Arguments for Initiative 502 from official Voter's Guide https://weiapplets.sos.wa.gov/MyVote/OnlineVotersGuide/Measures?countyCode=xx&electionId=46#ososTop

2. http://housedemocrats.wa.gov/tag/i-502/feed/(January 26, 2015)

3. Kirkland's first marijuana retail store to open this month on Willows Road NE http://www.redmond-reporter.com/news/290840861.html (February 4, 2015)

4. The legalization of Marijuana in Colorado: The Impact, Volume 3, Sept. 2015 http://www.rmhidta.org/html/2015%20FINAL%20LEGALIZATION%20OF%20MARIJUANA%20IN%20COLORADO%20THE%20IMPACT.pdf

5. The legalization of Marijuana in Colorado: The Impact, Latest Results for Colorado, Youth and Adult Marijuana Use, January 2016
http://www.rmhidta.org/html/FINAL%20NSDUH%20Results-%20Jan%202016%20Release.pdf

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Jodi L. Daub

From: Yamparunner <susanlangsley@gmail.com>
Sent: Monday, February 01, 2016 5:10 PM
To: Jason Rogers
Subject: Not thrilled about Pot for sale

Follow Up Flag: Follow up
Flag Status: Flagged

Hi,

I would NOT like to have pot for sale in Redmond at all. Especially not near any schools or youth sports areas, or near Target, Whole foods, East Lake Sammamish Trail, or Cedar Crest Academy-anyplace youth "hang out".

Cities have the right to pass laws limiting availability of alcohol-why not pot, too?

Let's just skip having pot stores here in Redmond.

Sincerely,

Susan Langsley, RN, BSN
Redmond, WA
PTSA member

Sent from Mail for Windows 10

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Jodi L. Daub

From: Planning Commission
Sent: Monday, February 01, 2016 9:50 AM
To: Jason Rogers
Subject: FW: Marijuana Store Issues

Follow Up Flag: Follow up
Flag Status: Flagged

forwarding

-----Original Message-----
From: Jim & Elaine Burdon [mailto:ejburdon@gmail.com]
Sent: Sunday, January 31, 2016 8:26 AM
To: Planning Commission
Subject: Marijuana Store Issues

I was reading in the Redmond Reporter about the meeting concerning retail marijuana stores. I'm not getting into the is it right or not, or if it will corrupt the children. What I will say is that I work by Totem Lake where there are several of the stores. My concern is that on some days the stench is overpowering and spreads quite a distance. It's not like a neighbor's BBQ smell drifts over to the next yard - this is quite pervasive.

Please keep this in mind when you locate these stores.
Thank you

Elaine Burdon

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https://www.avast.com/antivirus

Jodi L. Daub

From:	Planning Commission
Sent:	Monday, February 01, 2016 9:49 AM
To:	Jason Rogers
Subject:	FW: Retail Marijuana
Follow Up Flag:	Follow up
Flag Status:	Flagged

forwarding

From: Sue Stewart [mailto:stewars51@gmail.com]
Sent: Saturday, January 30, 2016 5:01 PM
To: Planning Commission
Subject: Retail Marijuana

I prefer what the Licensee's want:

ADD **Retail Marijuana** to the MP Zones (of which the TC has offered only one overlay) in addition to the Commercial Zones

Put an initial restriction of 2 stores before allowing 2 more stores --- a proposed delay of 2 years seems reasonable to me

Buffer the distance BETWEEN retail marijuana stores to 1000 feet to avoid, as was pointed out, a "GREEN ZONE".

I am neutral on the buffer between stores and those facilities that the State initially restricted to 1000 feet but now are allowing local jurisdictions to reduce as low as 100 feet. The State LIQUOR & CANNISBIS BOARD (SL&CB) have allowed for this given that children in these other settings are highly supervised and managed by adult guardians, be they parents or the child's guardians such as Day Care personnel.

The Technical Committee is offering only one MP Zone overlay ----- the business park opposite the BLACK RAVEN BREWERY - for Retail Marijuana so the conditions of parking and business hours is definitely an issue that will require clarification just as the parking/traffic has been problematic for Black Raven.

In talking with the two Licensee's at the Workshop they have met with resistance not just with the ambiguity of the Redmond regulations but with the Landlords within the Commercial Zone ----They (Commercial Landlords) have NOT been willing to rent/lease to these commercial enterprises. This is why they are seeking an opportunity for the regulation to permit them in the Manufacturing Zone, using the example of the Breweries for the retailing portion of their enterprise.

King County and Redmond both passed I-502 in the majority - personally I don't agree with the NIMBY responses at the Planning Commission. The debate about the safety and ethics of marijuana was decided in 2012 followed with the Administrative Rules established both by the Legislature and the SL&CB. I believe at the end of the day, jurisdictions like FIFE, (and if happens here in Redmond) will be overturned by the COURTS as restricting Commercial Enterprise.

--
Sue (Townsley) Stewart
Redmond, WA
stewars51@gmail.com

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Jodi L. Daub

From: Planning Commission
Sent: Friday, February 05, 2016 10:24 AM
To: Jason Rogers
Subject: FW: Missed the marijuana hearing- 21 year old female perspective former medical marijuana patient now sober and against weed

Follow Up Flag: Follow up
Flag Status: Flagged

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From: ph c [mailto:leelapod@gmail.com]
Sent: Wednesday, February 03, 2016 6:57 PM
To: Planning Commission
Subject: Missed the marijuana hearing- 21 year old female perspective former medical marijuana patient now sober and against weed

Hi,
I was across the country and disappointed about not being at the hearing about marijuana.

I do not agree in any way with having retail marijuana stores in Redmond. Seattle is close enough if people any age people want to buy marijuana from a recreational store there are ones as close as 15 minutes drive. I also want to comment on some things I read in an article about the marijuana hearing. I myself had smoked marijuana heavily for 6 years 3 of which of which were in Washington and for all three of which I had medical marijuana. I did and do not agree in any way with having retail marijuana stores in Redmond. Seattle is close enough if people, any age people, want to buy marijuana from a recreational store there are ones as close as 15 minutes drive. I also want to comment on some things I read in an article about the marijuana hearing.

It is extremely Common for even a dispensary (although I have not been to a retail marijuana store) for a medical marijuana store to be extremely extremely extremely lax about regulations and even identification. I have gone to a dispensary before note I no longer smoke for the past year or more but when I did go I had renewed my card for marijuana and I had not even given my ID but since the guy recognized me at the Issaquah medical marijuana store he let me in any way and I reminded him hey my thing expired that you have on file quite a few weeks ago.

Some things I'd like to note about the notes I read about on the city website about the hearing is the thing about the toy advertising. Yes it is definitely true that it is up to parents to help kids with drug use making smart decisions, but if there is a pot shop up to 4 as the city allows in this small Redmond Town it will be even more of a pressure and more of an idea than seeing a toy on television but they don't sell it in a store nearby and also the parents says no. I don't want to equate these two things but that's kind of like saying why not have a heroin shop down the road because it's completely up to the parent to keep them off heroin. Furthermore I literally do not understand these comments whatsoever about it's good that there will be a retail store since their regulations are much harsher and stricter. They really aren't, furthermore just because there's a pot shop with regulations doesn't mean that your neighbor or your friend or your friends older brother will stop selling marijuana. It will just be even more present. You can have the choice of going to the pot shop or going to your neighbor or going to Seattle or anything or Woodinville or Issaquah.

With the legalization people can grow plants now particularly the medical legalization allows I think at least 12 plants or 24 ounces. To get some perspective 1 ounce is 26 grams or maybe it's 28th I can't remember but it is at least 26. a pot smoker, a daily pot smoker heavy smoking and high tolerance will go through about 1 - 2 grams per day this means that people with medical marijuana which is extremely easy to obtain (I have had many many many friends and peers you either get a sketchy online DR to obtain them a medical marijuana certificate and the dispensaries don't care at all they just want to sell their products or you go to a doctor and pretend you have back pain. So many people I know just BS their way into a prescription for medical marijuana.) People already have fake IDs for alcohol and now they can have fake IDs the same ones they already have the alcohol for marijuana. I wanted to write the city anyway I have been thinking about a letter to the editor to Redmond reporter but I have just not written it yet because it was a very unpopular opinion.

I think my gripe with marijuana is irresponsible use. Constantly there are usually guys definitely usually guys at the skatepark skating and well it sounds like a cliche they sit there and smoke pot and the pot smoke wafts over to the Transit Center bays. Maybe I would not be so sensitive if I had quit smoking because it became a problem for me which is something by the way I anticipate happening within the next 20 years a wave of people my age which is about 21 years old quitting smoking pot because I realized that it was detrimental to my health in the way that many many many many people regardless of age use it as a coping mechanism. Not a coping mechanism for a medical condition but it is more common than not to hear someone say oh yeah I don't use it irresponsibly but let me smoke pot because I'm stressed out or I need to smoke pot because I have a long drive ahead of me or I need to smoke because I'm upset or I need to smoke to go to this party or need to smoke at this party or I need to smoke with my boyfriend etc. I strongly and firmly believe there will be a huge huge wave of people my age, who are majority supporters of marijuana legalization, that will quit smoking because they realize that its a problem.

Just because nobody's ever died from it doesn't mean it can be a huge psychological addiction or a coping mechanism problem.

To get back to what I was mentioning above there's extreme belligerence with the legalization particularly with people driving you would be actually shocked to find out how many people smoke out of a weed pipe or weed bong or do a dab which is a concentrated oil of THC while driving.

WHILE DRIVING

Not just driving high but smoking while driving it's like a cool thing trust me I grew up going to Redmond High School and I grew up in the midst of having a medical marijuana prescription. Not only high schoolers but young people in general smoke weed on the side of the road on the sidewalk and I definitely notice it at Transit Center a huge cloud of smoke or a pungent smell and I look over and there's somebody smoking a joint. You can't even smoke cigarettes at the Transit Center but people do it anyway and the number one response to any opposition to smoking in blatant public is that it's legal(which by the way is a misdemeanor in the medical program who seems to be the most relaxed about penalty) the biggest opposition is it legal it's healthier than alcohol. just because it kills fewer people than alcohol does not mean you can smoke pot and the Transit Center.

it is really upsetting and I hate that smell and I wear a scarf on the bus now to hide my nose.

Probably the most upsetting thing is the driving thing.

It's really not even just the group of people I would hang out with or have hung out with is everyone I've ever known who has smoked pot it all thinks is 100% acceptable and actually better to smoke pot while driving they think that makes them a better driver. I 100% recommend not putting any recreational stores in Redmond let alone Seattle because they're already tons and tons of stores and even on weed farmers market and even dab bars as close as Seattle which is about a 20 or 15 minute drive and a 45 minute bus ride. demand is not that

high compared to how much is availableto buy from a dealer and plus once it became illegal eyes more and more and more people began selling it black market anyway. I went to college in Bellingham and my next door neighbor sold pounds per day.

The arguments about weed stores will be better cuz they are better regulated may be true but that fully assumes there are no dealers. With pot being legalized for about 3 years now and medical marijuana being illegal since the nineties there are so many weed dealers. seriously can't we just settle for legalization from 2012 do we really have to have pot shops in small Redmond? I would actually recommend maybe at Teen Center or any type of other shop where people could hang out but preferably it would be my ideal vision in my life goal to create a place where young people feel safe saying their true feelings about pot because I know for a fact that weed can be extremely dependent and a miserable hell just because it does not have physical withdrawal symptoms does not mean it is a horrible coping mechanism addiction. I actually first realize that it was an OK thing to realize that pot is not for everyone for every day or at all when Macklemore was in a magazine article saying pot is addictive and he was addicted to pot and Macklemore grew up in Capitol Hill. I urge you to not allow medical marijuana stores to open. because as the discussion was about reducing buffering zone that will make it even worse because so far the Redmond Transit Center is peppered with people smoking pot either from the skateboard park or just from people smoking a joint standing in the bus line and that already has 0 pot shops and supposed to be a thousand feet buffer. I fully support no pot shops and fully volunteer all of my time 2 anything related to advocating against. It's such an unpopular view that i am always meet with hostility. as well as there are already retail shops and Redmond this do not even comply with OSHA standards or labor laws so how can we expect that a drug business, because last time I checked marijuana and still is controlled substance, can comply with OSHA standards labor laws and community social standards because not even the really strict really nice really fancy well-funded Medical Marijuana shops don't NOT allow you in if you have money they let you buy it and that's more strict than retail!!

Claire Parsons

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Jodi L. Daub

From: Planning Commission
Sent: Friday, February 05, 2016 10:25 AM
To: Jason Rogers
Subject: FW: Marijuana Stores - Zoning Regulations

Follow Up Flag: Follow up
Flag Status: Flagged

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From: Christine Chen [mailto:cchenz@hotmail.com]
Sent: Thursday, February 04, 2016 9:53 PM
To: Planning Commission
Cc: Simon Y. Zhang; Christine Chen
Subject: Marijuana Stores - Zoning Regulations

Dear Redmond City Planning Commission;

We'd like to express our concern and oppose to allow the Marijuana Store in Redmond.
We also oppose to reduce the buffer zones.

Our main concern is children's and youth's safety and well being. We are very concerned that with a pot store around town, kids and youth with premature/limited judgment may think it is some thing normal, became interested in marijuana, and try it.
This can slide into them get and get addicted to marijuana, damage to their health and the possibility of them moving on to harder and more harmful drugs later.
It is bad influence to kids and youth. It is not socially responsible to reduce the buffer zones and to allow the Marijuana store in our city.

Please let us know what we can do. Thank you.

Christine and Simon

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REBUTTAL TO THE TECHNICAL COMMITTEE REPORT TO THE PLANNING COMMISSION

Project File LAND-2015-02282

Technical Report Recommendation for Approval is NOT SUPPORTED by the Data Provided

1. **No Public Participation as per RCW 36.70A.140**
    a. Property Owners and Business Owners in the area have the biggest financial investment and stand to suffer the biggest losses by this rezone. These **PRIMARY STAKEHOLDERS** were **NOT** included in the decision making process. They should have been the first ones consulted. Instead it would appear they were deliberately not notified. This is NOT a minor change but a Major and Controversial Change in zoning that dramatically affects **Traffic, Parking, Security and Business Retention**. It shows **NO Good Faith** from the City and No City effort to put the issue out in the open as evidenced by:
        i. **NO NOTICE to Property and Business owners EARLY in the Planning Process**. Early notice is usually given even for small changes in land use.
        ii. **NO NEIGHBORHOOD MEETING** on an issue of significant impact and controversy
        iii. **<u>NO</u> "PROPOSED CHANGE OF USE SIGNS" POSTED** in the Affected area. Again normally signs are posted for even insignificant projects.
        iv. Technical Report claims public involvement based on a meeting held December 10, 2015 at City Hall. Apparently there was no public notice of this meeting on a very controversial subject. Six people attended and seem to be from the marijuana industry. Based on turnout in opposition at the Public Hearing, there would have been a big turnout if it was a publicized "public meeting." Six people primarily from one side of the issue hardly constitute public opinion. **This meeting should NOT be used to claim the requirement of GMA for Public Involvement was met.**
        v. For the only other public involvement the Report uses the results of an online survey buried on the Planning Commission Page and not on the City of Redmond Home Page. Unless the public knew, they would not know to look for this survey. This survey had 291 responses at the writing of the Technical Report recommendation. The Technical Report only seems to use data from the meeting with six people at City Hall described above and ignores or disregards this survey. The number of respondents to the survey is now nearly 1300 after public notice was given for the Public Hearing. **Overwhelmingly the response to this survey both before the Technical Report and since the Public Hearing is <u>keep retail marijuana out of Redmond</u> and the <u>LEAST DESIRABLE</u> place to locate it is <u>Industrial</u>**. Flying in the face of the only true "Public Involvement", the Technical Report recommends allowing retail marijuana stores and recommends placing them in an Industrial (MP Zone). Exactly the opposite of

Public Opinion. As of 1/27 nearly **68.69% said it should be nowhere in the City and only 7.23% thought it should be in industrial**.

vi. **NOTICE FOR PUBLIC HEARING NOT GIVEN IN A TIMELY MANNER**. There was a Public Hearing on 1-27-16. The notice for this Hearing was th**e VERY FIRST** and **ONLY NOTIFICATION PRIMARY STAKEHOLDERS**, the affected property owners and business owners, and most Redmond residents had received of the proposal. This was **<u>AFTER</u> the recommendation had been made. Stakeholders WERE DENIED ANY IMPUT** in the initial planning process**. IT IS NOT PUBLIC INVOLVEMENT IF THE PUBLIC DOES NOT KNOW.** The Notice for the public Hearing was dated 1-6-16 but the letter that was sent to property and business owners in the area was dated 1-13-16 and the postmark was 1-15-16. It was **received on 1-19-16 for a meeting on 1-27-16**. NO time for any opposition and certainly not in the spirit of public involvement.

b. **Property owners bought property in this area and businesses established their location in this part of Redmond in good faith based on the current use. They will be the most profoundly affected and should have been the first and most heavily consulted in the decision making process**. Their opinion should have been given **TOP PRIORITY**. Instead it would appear that they were deliberately kept out of the discussion

2. This proposed rezone has the potential to bring a huge increase in traffic.
   a. A **TRAFFIC STUDY** should have been done.
   b. **The ITE trip generation rate for marijuana stores is 400 daily and 63 peak per 1000** square feet of store space. A rezone could potentially allow 4 stores. The average store size is 750 to 2500 square feet. (As per the Technical Report) This could generate anywhere from **1200 to 4000 trips per day** if the four stores allowed for Redmond are all to be put in the same tiny area.
   c. The traffic for even one store is huge. **By ITE estimate 10 times specialty retail**. Retail **has always been denied in this zone**. Traffic has been named as one of the reasons for denial. **Now the City is proposing to allow ONLY retail that generates 10X the traffic of** other retail while **CONTINUING to DENY other retail with less traffic and parking needs.**
   d. The area being considered for rezone is a very small area (only a few square blocks) and extremely congested already**. <u>It is a maze.</u> There are two access points through which all traffic must pass and one of them does NOT have a traffic signal.** There are two east-west streets. 95th and 92nd. Both of these streets dead end at the Sammamish River. There is one street that connects the two North to South- 151st**.** This street has **no traffic signal at either end. During peak morning and evening hours this street is completely gridlocked between 90th and 95th. Lake Washington School District buses are stored on 95th All these buses make several round trips a day and** there is a smaller noon rush of both school buses and employees mostly heading toward downtown. The drivers for all these school buses also commute into the area as well as do contractors coming into wholesale suppliers for goods. It is possibly one of the most congested areas in the City already and certainly the most congested MP area.
   e. Businesses in this area already find traffic very disruptive to their business. It impacts employees, customers and deliveries.
   f. This area has always been considered inappropriate for retail by the City due to:

        i. Increased Traffic from Retail with no infrastructure to handle it
        ii. Buildings built with limited parking 1-3 parking spaces per 1000 square feet floor
        iii. Heavy industrial and manufacturing traffic -semi trucks etc.
        iv. No sidewalks
        v. Incompatibility with neighboring manufacturing and distribution.
    g. It makes no sense to now suggest that this is the place to put up to 4 retail marijuana stores. Incredibly the City is now recommending that marijuana retail be added to a tiny gridlocked maze with limited access. This new retail produces 10X the traffic and greatly expanded parking needs of low use retail that has the City has previously denied. Each of these **proposed retail stores is equivalent to a Convenience store traffic and parking**.
    h. If this area is going to be rezoned for a SINGLE RETAIL USE, it should be rezoned for **ALL RETAIL USE.** This screams favoritism to a single industry.

3. PARKING

    a. According to the Technical Report marijuana retail needs 25-30 parking spaces during peak time per 1000 square feet of floor space.
    b. Typical current parking in MP Zone is 1-3 spaces per 1000.
    c. Where will the others park?
        i. They will encroach on neighboring properties and businesses.
        ii. This will drive out neighboring businesses
        iii. This will create confrontation
        iv. Who will police this problem?
        v. Who will clean up the mess left in the neighboring parking lots after the weekend. Will neighboring properties be forced to put up gates and fences?
    d. Currently at nearly all businesses the lots are full and the on street parking is occupied during the week.

4. SECURITY

    a. Dark Streets with no streetlights
    b. Deserted area at night and on the weekends
        i. Security problem for marijuana store in a cash business
        ii. Security Problem for neighboring businesses
    c. Security of employees of neighborhood businesses who work at night
    d. No sidewalks
    e. Marijuana industry says that a well lighted area is best for them for security
    f. Technical Report ignores entire security issue

5. EXISTING BUSINESS TENDS TO RELOCATE WHEN MARIJUANA MOVES IN

    a. Data from City of Redmond Technical Report cites:
        i. Traffic
        ii. Odor
        iii. Infringement on Neighboring Properties
        iv. Safety and Security Concerns
        v. Customers of existing businesses unwilling to come into area. Especially those businesses catering to families or children.
        vi. Existing businesses opposed to use

vii. Marijuana customers using product in the area

viii. **It is deeply troubling that City of Redmond is willing to KNOWLINGLY SACRIFICE** existing businesses in favor of preferential treatment for a single industry.

b. WHY would the CITY deliberately create a financial burden on neighboring businesses and property owners. Businesses can move although at great expense. Property Owners cannot move. Is the City going to compensate them for their losses?

c. What is the City's justification for driving out existing business that is thriving in order to accommodate a single special interest and by the City's own admission, probably leave empty buildings? **Vacancy rates are currently very low. We have a thriving business community. Why destroy that?** This is **NOT a GOAL of the GMA- to run out existing businesses.** Yet the City says they know that surrounding business leaves. Why is it acceptable for MP business to leave, but not for Urban Center businesses to leave? The Matrix says that the City doesn't want to locate Marijuana sales in the Urban Center because business will leave. It should be the same for the Sammamish Valley Overlay. What makes a small shop in the Urban Center more important to the City of Redmond than a manufacturing or distribution business in the MP Zone? More importantly why would the City of Redmond want any business to leave to accommodate a business that only creates problems **and expense for the City**

d. Has the City done an inventory or study of the existing businesses in the area and the effect on them with a rezone? Once again primarily Traffic & Parking. Once again has the City actively involved these businesses?

e. With grandfather rules, once a marijuana retailer moves in, they will have priority. Incoming new tenants in neighboring buildings will have to meet buffer rules for marijuana use. Thus there will be a reduced number of new prospective tenants for landlords. This creates more economic hardship for the landlord. It is a downward spiral.

6. Technical Committee seems to ignore that retail marijuana is still a violation of Federal Law. It is classified as a **CLASS 1 DRUG with serious mental and health issues** There are many problems.
   a. Many questions are answered **at http://whitehouse.gov/oncp FAQS.** This site provides answers to Health and Safety questions as well as the increased demand on public resources which creates additional City expense.
   b. There seem to be many undocumented claims in support of this rezone. This website from President Obama provides many factual based answers.
7. Regarding the Additional Analysis beginning on Page 14 of the Technical Report there seems to be little validity to the claims made by the authors that it supports Goals of the Comprehensive Plan.
   a. Technical Report Claims their recommendation provides Consistency with Growth Management Act.
      i. But there was NO meaningful Public Outreach
      ii. It is doubtful that this rezone would "encourage business development and economic vibrancy and sustainability" as the City's Technical Report claims. More likely by their own findings that it would cause nearby businesses to leave as it has in Kirkland and other areas.

b. Technical Report says Comp Plan Goal is "To maintain a strong and diverse economy and to provide a business climate that retains and attracts locally owned companies" To provide opportunities to live a healthy lifestyle." By the City's own statement existing businesses tend to move out and **NO ONE** can say that Marijuana promotes a healthy lifestyle. Once again **http://whitehouse.gov/oncp** for documentation**.** There are a lot of businesses currently in the Sammamish Valley proposed rezone that DO promote a healthy lifestyle. What will happen to them?

c. There seems to be no data to support most of the other claims in this section of the Technical Report. Most particularly the TRAFFIC section. There is NO indication of City accommodation for either increased traffic or parking in an already gridlocked maze.

d. The **http://whitehouse.gov/oncp** also **dispels many of the myths** in this Technical Report regarding general impacts to public facilities. It gives statistics for the effects on public health, crime, addiction and treatment needs. Among other statistics 39% of all emergency room visits for ALL drug problems are for marijuana.

e. This Technical Report claims that general economic impacts would be minimized by placing retail marijuana sales in this area. **THERE IS ABSOLUTELY NO INDICATION THAT IT WOULD HAVE ANY LESS IMPACT ON THIS AREA THAN ANY OTHER AREA.** That is merely an unsupported opinion and **NOT** one shared by the Stakeholders. The fact is marijuana sales **will HAVE SEVERE ECONOMIC IMPACT TO EXISTING BUSINESSES AND PROPERTY OWNERS WHEREVER IT IS PLACED IN REDMOND.**

f. **MARIJUANA RETAIL SALES ARE LIKELY TO HAVE GREATER ECONOMIC IMPACT ON THE WILLOWS/SAMMAMISH VALLEY OVERLAY AREA** than they would in a retail zone. This small area with very limited access and already **inordinately high traffic** cannot accommodate the influx of traffic and parking needs and **NO traffic study** has been done. This is a busy working MP business area. Security is also of greater concern here. Local business has NOT been consulted.

8. In the Planning Commission Issues Matrix Page 8 the potential impacts of retail marijuana stores on Urban Centers is discussed. The reasons listed below refer to the reasons why the City Matrix says marijuana stores should **NOT** be in the Urban Center. These are the **exact same** reasons these stores should **NOT** be in the Sammamish Valley (Willows Business Park) area.

   a. "Marijuana stores lead to increased public use of marijuana in the area. Marijuana use could detract from people's comfort". The exact same problem will apply to MP Zone. What company wants their employees and customers exposed to marijuana smoke during the work day. Employees and customers will leave and then the businesses will leave. There are several fitness oriented facilities as well as an indoor soccer facility and a ballroom that cater to both children and adults. Existing business that have invested in their location. The City should want to keep these businesses rather than drive them out. These are businesses that do promote a Healthy Lifestyle which is touted to be a City of Redmond Goal.

   b. "Retail marijuana may require large amounts of parking." Discussed earlier.

   c. The City says this use should not be in the Urban Center because of "Potential for retail marijuana to negatively impact neighboring businesses through increased public use of marijuana, traffic and parking. These factors could cause a reduction in opportunity for businesses, or cause businesses to choose to relocate or not come to the Urban Center."

THIS IS EXACTLY THE SAME THING THAT WILL HAPPEN IN THE MP Zone. Businesses located in the Willows /Sammamish Valley should be NO LESS important than businesses in the Urban Center. The SAME EFFORT should be made to retain businesses in the MP Zone. By locating retail marijuana sales in the Sammamish Valley MP Zone the City is saying that they know that retail marijuana sales have a negative impact on surrounding business, but the existing businesses located in Willows don't matter to us. We don't care if you are impacted. We need to keep our downtown looking good, but are willing to sacrifice the businesses in Willows. They can move.

d. An important point to remember is that **marijuana retail is already available just down Willows Road** in Kirkland right on the City line between Redmond and Kirkland. This is only **4 minutes away from the Willows Business Park (Sammamish Valley Overlay) area.** There is **NOT a marketing need for stores in the Willows area. They already exist**. The neighboring tenants of the building on Willows in Kirkland have already moved out.

CONCLUSION:

The Technical Report is gravely flawed. **It did not include the most important Stakeholders the current business owners and property owners in the process** and nearly all of its conclusions are **NOT** supported by the facts that are presented or by **the facts that should have been provided, but were omitted in the report**. The very reasons that are used to justify placing marijuana sales in the MP Zone are the reasons that should be used to keep it out. The conclusions seem to be totally opposite of the facts. Much of this report is simply an unsupported opinion

None of the issues that are critical to the area as discussed above have been addressed including **TRAFFIC, PARKING, SECURITY and EXISTING BUSINESS RETENTION**

This report fails to say that if the actual public opinion that was provided had been considered, and if the facts they present were analyzed, that the only logical choice would be the option of **NO MARIJUANA SALES IN THE CITY OF REDMOND to meet the stated GOALS of the Redmond Comprehensive Plan.** Redmond prides itself on being a Healthy environment and even has a description as such on the King County web site. The decision to bring retail marijuana stores to Redmond would not promote those goals.

THERE SHOULD BE NO DECISION TO REZONE THIS AREA WITHOUT A COMPREHENSIVE INVOLVEMENT OF ALL THE STAKEHOLDERS. THE EXISTING PROPERTY OWNERS AND BUSINESS OWNERS SHOULD BE THE MOST IMPORTANT ASPECT OF THIS WHOLE PROCESS. Studies need to be done on the effect of this rezone on traffic etc. Stakeholder involvement should take place at a reasonable time with reasonable notice and not during July and August when many people are on vacation.

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.

John & Roberta Sacks
PO Box 2406
Redmond WA 98073

Property Owner 30 years
Willows Manufacturing Park

151st Between NE 95th and NE 90th Sammamish Valley Overlay

(Noon) 12:48 pm on February 3, 2016

Traffic is much higher volume than this During Morning and Evening Commute

Note: This is one of only two ways out of the area and both back up with total congestion between 90th and 95th during the morning and evening commute.

There is NO Traffic signal at NE 90th and much of the traffic turns left toward downtown Redmond or for access to SR 520. The wait can be long.

Jodi L. Daub

From: Yong Lee <yonglinguini@hotmail.com>
Sent: Saturday, February 06, 2016 4:47 PM
To: Jason Rogers
Subject: Marijuana stores in Redmond

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr. Rogers,
As a resident in Redmond, I would like to say no to marijuana stores in Redmond. I have a five year old son and do not believe this would be a good addition to our neighborhood. Thank you for your time.
Sincerely
Gloria Lee

Jodi L. Daub

From:	Zhen Zhang <zhenzz@gmail.com>
Sent:	Saturday, February 06, 2016 12:21 PM
To:	Jason Rogers; Planning Commission
Subject:	Data against opening marijuana stores in Redmond city
Follow Up Flag:	Follow up
Flag Status:	Flagged

Dear Redmond Planning Commissioners and Jason,

Thanks for holding the public hearing and listening to our voice! I am impressed by your effort and time spent on this topic. I also appreciate the philosophy of data-driven decision-making. I looked at the issue metrics and I noticed there are several open questions there, so I did some research and would like to share with you. Hope it helps.

1. Could legal marijuana stores reduce demand for illegal marijuana?

From [1], "data show that Colorado residents and visitors will consume an estimated 130.3 metric tons of marijuana in 2014, but only about 77 metric tons will come from legal medical or recreational outlets."

2. What are other cities experiences with licensed marijuana facilities, including for production and processing in addition to retailing? Specifically focus on crime, traffic, and impacts to neighboring businesses.

From [2], Page 1 -5 is the summary.

In 2014, when retail marijuana businesses began operating, there was a **32 percent increase** in marijuana-related **traffic deaths** in just one year from 2013.

A 2015 survey of school resource officers and school counselors revealed similar results about increased school marijuana issues since the legalization of recreational marijuana.

In 2014, when retail marijuana businesses began operating, there was a **38 percent increase** in the number of marijuana-related **hospitalizations** in only one year.

Children's Hospital Colorado reported **2** marijuana ingestions among children under 12 in 2009 compared to **16** in 2014.

Young children (ages 0 to 5) marijuana-related exposures in Colorado: During the years 2013 – 2014, the average number of children exposed was 31 per year. This is a **138 percent increase** from the medical marijuana commercialization years (2009 – 2012) average which was a **225 percent increase** from pre-commercialization years (2006 – 2008).

3. What do Redmond citizens want? Is a statistically valid measure available?

From the public hearing and the public comments, we can see most of Redmond residents are against having pot store in Redmond city. I manually counted emails one by one, here is what I found:
There are totally 78 emails (saw some duplicates from forwarding), 62 against, and 16 support. Within 16 supporters, **4 are owners or CEO of companies, 4 are frequent users of marijuana,** 1 has friends working at pot store, 1 not tried in 15 years, 1 from Sammamish 1 from Issaquah (Above data are purely from what they said inside their email). So isn't this clear?

We can also look at the survey result and also the petition https://www.change.org/p/redmond-city-council-say-no-to-marijuana-stores-in-redmond-41681b1c-58bb-42bf-a441-db03d06f8f61.

Can we put this on ballot for vote this November?

From [3], "not in my backyard" (NIMBY) responses to MMD sitings persist in places such as Washington, DC (Opfer, 2013), New Jersey (Farley, 2012), and Los Angeles (Kudler, 2014; Walker, 2013), all of which approved legalization ballot measures by high margins. A recent poll showed that 73% of adults support making medical marijuana legal, but 44% would be "somewhat or very concerned if a dispensary opened near their home" (Pew Research, 2010). Even as 80% of Californians support medical marijuana (Greenberg Quinlan Rosner Research, 2012), only 55 towns and counties have developed MMD ordinances and 213 localities have banned medical marijuana altogether, many due to pressure from concerned residents (Americans for Safe Access, 2013).

4. What is the documented demand for marijuana and marijuana products among Redmond residents?
Based on the demographic character of Redmond city, [4][5], it should be clear that there are not much demand for marijuana among Redmond residents. You can see this lack of demand as well from the above paragraph and the data found from public comments.

5. What is the appropriate pace for increased opportunities for marijuana retail in Redmond in thinking about current conditions and future growth in the city?
From statistics and research results found below, it is obvious that the growth of marijuana retail comes with the cost of more people especially younger students become new users. Given the known impact on health of children, and added cost on hospital and urgent rooms caused by the usage, it seems not a good opportunities for the city to take.

[6]Marijuana use in the United States more than doubled between 2001 and 2013, ..., Marijuana-use disorders, which include problems with drug addiction and dependence, also rose, increasing from 1.5 percent of the adult population in 2001 to 2.9 percent in 2013, the study showed. The researchers speculated that changes in drug laws and a rise in more permissive attitudes toward marijuana are contributing to increased usage.

[6]a 2014 survey of more than 1,000 U.S. college students found that the percentage of students who smoked marijuana every day or nearly every day reached its highest level in more than 30 years. The researchers said they suspect the rise in marijuana use is linked with college students' perception of the drug as being less dangerous than other drugs, as well as the increasing number of states that have legalized the substance's use for medical or recreational purposes.

[7]Economists estimate that marijuana use will increase by 75% - 289% once legalized, or more if advertising is permitted. However, the higher end of this range is probably more accurate because current usage is underreported by 20%-40%. Inevitably, the increase in use will correspond to an uptick in incidents of dependence and abuse. If the number of new users is between 13.05 million and 47.85 million, then treatment admissions would likely increase from 1.3 million to 4.8 million respectively. These estimates assume a dependence rate of only 10%.

(Added myself) What are the potential impacts to city residential property values? City populations, and impacts on local business and economy?
From [3] "an important concern of developers and business organizations is the potential loss of revenue and trade from commercial businesses who do not want to locate in the immediate vicinity of an MMD (Steckler, 2006; Tilton, 2009). "

From [4], Housing unit in 2010 is 24,177, median value is $453,900. The property tax from these properties is at 109.7 million. The opening of pot store could well drive down the property value by 5% easily, that is about 5.49 million every year. Note these numbers were for year 2010, and we know house market has seen significant growth since then.

From [2], page 1 -5 is the summary, there are other costs related such as hospitalization, urgent rooms, traffic, extra policing cost, etc.

In summary, I do not see it makes much sense even just considering money, not to mention the long term impact to children and culture and environment.

Thanks for reading and your consideration!

Zhen Zhang 10823 179th CT NE, Redmond, WA 98052

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[3]http://www.americanbar.org/content/dam/aba/events/state_local_government/2014%20Fall%20Council%20Meeting/reefer-madness/NemethRoss.authcheckdam.pdf
[4]http://quickfacts.census.gov/qfd/states/53/5357535.html
[5]https://www.redmond.gov/common/pages/UserFile.aspx?fileId=18399
[6]http://www.livescience.com/53218-top-marijuana-scientific-findings-2015.html
[7]http://www.globaldrugpolicy.org/Issues/Vol%207%20Issue%204/The%20Economic%20Impacts%20of%20Marijuana%20Legalization%20final%20for%20journal.pdf
[8]http://www.lassencounty.org/govt/dept/planning_business/planning_division/documents/20100511152643.pdf is white paper on marijuana dispensaries by California Police Chief's task force

Click here to report this email as spam.

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[3]http://www.americanbar.org/content/dam/aba/events/state_local_government/2014%20Fall%20Council%20Meeting/reefer-madness/NemethRoss.authcheckdam.pdf
[4]http://quickfacts.census.gov/qfd/states/53/5357535.html
[5]https://www.redmond.gov/common/pages/UserFile.aspx?fileId=18399
[6]http://www.livescience.com/53218-top-marijuana-scientific-findings-2015.html
[7]http://www.globaldrugpolicy.org/Issues/Vol%207%20Issue%204/The%20Economic%20Impacts%20of%20Marijuana%20Legalization%20final%20for%20journal.pdf
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Jodi L. Daub

From: Kerri <kerrinyc@gmail.com>
Sent: Tuesday, February 09, 2016 8:44 AM
To: Jason Rogers; commission@redmond.gov
Subject: Redmond Zoning

Follow Up Flag: Follow up
Flag Status: Flagged

I support the zoning changes to enable a retail marijuana store to open in Redmond. We cannot keep supporting the Prohibitionist lies- we have receptors in our bodies for cannabis whether we think we are using recreationally or not we are still receiving benefit. Please understand that people deserve the right to choose... And they can also choose to drive by stores they don't like. How can we sell drugs, alcohol, and cigarettes while at the same store we are selling children's toys and school supplies?

Please support zoning changes to enable a marijuana retail store.

Thank you.

Sent from my iPhone

Click here to report this email as spam.

Jodi L. Daub

From:	Jamie Hoffman <jamie@craftelixirs.com>
Sent:	Tuesday, February 09, 2016 8:43 AM
To:	Jason Rogers
Subject:	We support the zoning changes to enable a retail marijuana store to open in Redmond
Follow Up Flag:	Follow up
Flag Status:	Flagged

We're a processor and desperately need this store to open to keep our small wholesale business afloat. Please consider the zoning changes and let this marijuana store open. This will keep our employees with jobs and enable us to continue to build the community.

All the best - Jamie

Jamie Hoffman
President
Craft Elixirs LLC
o 206-632-4200
c 248-840-0207

follow @craftelixirs Twitter, Instagram & Facebook

Click here to report this email as spam.

Jodi L. Daub

From:	Shawn DeNae <shawndenae11@gmail.com>
Sent:	Tuesday, February 09, 2016 8:42 AM
To:	Jason Rogers; commission@redmond.gov
Subject:	Redmond zoing changes needed
Follow Up Flag:	Follow up
Flag Status:	Flagged

I support the zoning changes to enable a retail marijuana store to open in Redmond.
Zoning manufacturing and business parks coupled with buffer changes will allow Jenny Carbon's business, A Greener Today, to establish in a safe area away from children.
When the city of Arlington allowed legal cannabis business to open within similar zones in 2014, they limited the city licenses to allow time to study the impacts. To date, the City of Arlington reports no activities that the fear based crowd warned against: Crime has not increased, smell has had only 1 complaint which was quickly remedied, reports of loitering have not materialized, children are not further tempted.
What has happened is that employment has significantly increased (employing 1 in every 250sf of warehouse space vs aerospace at 1 in 450sf), housing market has increased to the point it is hard to find residence for the workers who have moved into the area, downtown and area business are seeing more clientele, the business park areas have been improved with security and lighting.
Cannabis business have not only prospered in N. Snohomish County but helped other business to prosper as well! Call Arlington City Planner to confirm - it is your duty to look at all sides.
Please do not bend to the unfounded fears and mis-placed moralities of the vocal few led by No Operational Pot Enterprises people (N.O.P.E.). They are simply resisting out of refer madness rhetoric that the past War on Drug propaganda supported.
The obvious fact is that if safe, regulated and tax paying stores are not opened to serve the thousands of cannabis consumers in the Redmonds area, they will again find their products on the street. IS THAT WHAT YOU WANT? AN INCREASE IN STREET DEALING?
Thank you,

Shawn and Bill Wagenseller
Arlington , WA
206-919-6755

Click here to report this email as spam.

Jodi L. Daub

From: Andrea Sligar <sixoneblonde@yahoo.com>
Sent: Tuesday, February 09, 2016 9:09 AM
To: Jason Rogers; commission@redmond.gov
Subject: Zoning in Redmond

Follow Up Flag: Follow up
Flag Status: Flagged

Hi!
I just wanted to drop a quick note letting you know that I support the zoning changes in Redmond, allowing Marijuana retail businesses to operate there.
These businesses help to stop black market operations and bring taxes to our state.
Thank you,
Andrea Sligar

Click here to report this email as spam.

Jodi L. Daub

From:	Tony Montecalvo <tonymontecalvo@cbbain.com>
Sent:	Tuesday, February 09, 2016 10:16 AM
To:	Jason Rogers; commission@redmond.gov; Tony Montecalvo
Subject:	Zoning Changes
Follow Up Flag:	Follow up
Flag Status:	Flagged

I support the zoning changes to enable a retail marijuana store to open in Redmond.

--
Tony MonteCalvo
Coldwell Banker Bain
Managing Broker
Cell (425)443-2133
Fax (425)827-9378

Click here to report this email as spam.

Jodi L. Daub

From:	E'Claire Chocolates <claire@eclairechocolates.com>
Sent:	Tuesday, February 09, 2016 11:16 AM
To:	Jason Rogers; commission@redmond.gov
Cc:	E'Claire Chocolates
Subject:	Support of zoning changes to allow retail marijuana stores in Redmond
Follow Up Flag:	Follow up
Flag Status:	Flagged

I support the zoning changes to enable a retail marijuana store to open in Redmond. Please give this industry a chance to provide Redmond with tax revenue.

Thank you,

Claire

Claire McKenzie
E'Claire Chocolates, LLC

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Jodi L. Daub

From: Wes Lemire <wes@salishsativas.com>
Sent: Tuesday, February 09, 2016 11:15 AM
To: Jason Rogers
Subject: Marijuana zoning

Follow Up Flag: Follow up
Flag Status: Flagged

I support the zoning changes to enable a retail marijuana store to open in Redmond.

Thank you,

Wes Lemire
Owner/Grower
Salish Sativas LLC
(360) 920-7199
wes@salishsativas.com

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Jodi L. Daub

From: Cinda Stenger <cstenger49@gmail.com>
Sent: Tuesday, February 09, 2016 12:07 PM
To: Jason Rogers
Subject: support MJ in Redmond

Follow Up Flag: Follow up
Flag Status: Flagged

I support the zoning changes to enable a retail marijuana store to open in Redmond.

The sky has not fallen in localities that have MJ businesses, rather their communities have improved on many levels. I know it's hard to move past the negative and fearful attitudes of the past toward MJ, but the future is bright and safe.
Let Redmond enjoy those benefits!

Respectfully submitted,
Cinda Stenger

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Jodi L. Daub

From:	ah.cannabisbasics@gmail.com on behalf of Aimée Warner <ah@cannabisbasics.com>
Sent:	Tuesday, February 09, 2016 12:44 PM
To:	Jason Rogers
Subject:	I support zoning changes!
Follow Up Flag:	Follow up
Flag Status:	Flagged

I support the zoning changes to enable a retail marijuana store to open in Redmond.

Thank you, Ah Warner

--

Ah Warner
Founder & CEO Cannabis Basics
cannabisbasics.com
206-851-HEMP (4367)

Hemp Industries Association (HIA)
Washington Cannabis Commission (WCC)
Coalition for Cannabis Standards and Ethics (CCSE)
National Cannabis Industry Association (NCIA)

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Jodi L. Daub

From:	Amber Cole <tangletownholdings@gmail.com>
Sent:	Tuesday, February 09, 2016 1:07 PM
To:	Jason Rogers; Planning Commission
Subject:	Retail Cannabis Zoning
Follow Up Flag:	Follow up
Flag Status:	Flagged

I support the zoning changes to enable a retail marijuana store to open in Redmond.

Tangletown HOLDINGS

Amber Cole
Tangletown Holdings, LLC
Washington State Retail Cannabis
206.403.8240
tangletownholdings@gmail.com

"You have done what you could—some blunders and absurdities have crept in. Forget them as soon as you can. Tomorrow is a new day. You shall begin it serenely and with too high a spirit to be encumbered with your old nonsense."

-Ralph Waldo Emerson

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Jodi L. Daub

From: Gubi <gubi@gutsandglorycreative.com>
Sent: Tuesday, February 09, 2016 1:50 PM
To: Jason Rogers; Planning Commission
Subject: Redmond Marijuana Store

Follow Up Flag: Follow up
Flag Status: Flagged

Hi,

I support the zoning changes to enable retail marijuana stored to open in Redmond!!

- William

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Jodi L. Daub

From: Doreen Bomar <doreen.bomar@propelstrategies.net>
Sent: Tuesday, February 09, 2016 2:05 PM
To: Planning Commission; Jason Rogers
Subject: Marijuana Retail Zoning

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Planning Commission,

I support the zoning changes to enable a retail marijuana store to open in Redmond. We know they will be a great addition to the economy and will help end black market sales in Redmond. They are also wonderful people who care about their community.

Thank you for your consideration.

Doreen Bomar
Propel Strategies
206-291-4660

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Jodi L. Daub

From: Karen Salgado <k_salgadoent@yahoo.com>
Sent: Tuesday, February 09, 2016 2:13 PM
To: Jason Rogers; Planning Commission
Subject: RE: Zoning Changes in Redmond

Follow Up Flag: Follow up
Flag Status: Flagged

To Whom It May Concern:

I support the zoning changes to enable a retail marijuana store to open in Redmond. Please consider. As a sufferer of arthritis of the spine, having a location nearby will be helpful for me and many others with aliments.

Thank you for your time.

Sincerely,
Karina Salgado

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Jodi L. Daub

From:	Alex Cooley <acooley@solsticegrown.com>
Sent:	Tuesday, February 09, 2016 2:16 PM
To:	Jason Rogers; commission@redmond.gov
Subject:	Cannabis Zoning
Follow Up Flag:	Follow up
Flag Status:	Flagged

To Whom it May Concern,

I support the zoning changes to enable a retail marijuana store to open in Redmond.

Best,
Alex Cooley
o: 206.557.4700
c: 206.612.8559
www.solsticegrown.com

Solstice

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Jodi L. Daub

From: Andrea Gemmiti <a.gemmiti@live.com>
Sent: Tuesday, February 09, 2016 2:38 PM
To: Jason Rogers; Planning Commission
Subject: IN FAVOR of retail marijuana in Redmond!

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

As a Redmond resident for the past 20 years (and a homeowner for 18), I enthusiastically support the zoning changes to enable a retail marijuana store in Redmond.

I also have multiple sclerosis, and having easier access to this safe and beneficial medication would make my life so much easier when the need arises, as there are times when it is difficult for me to get to dispensaries in other cities. A local marijuana store would be a godsend for me, and from what I have observed of other stores in neighboring cities, I don't see any additional dangers or risks posed to the general public, as they are tightly secured and regulated. And there are certainly many "unsecured" places to buy marijuana where children would have a much easier time obtaining it! This action would likely reduce direct transactions between "drug dealers" and children seeking to get high -- and those drug dealers typically have more "inventory" to offer their than just marijuana. That is where the danger for children truly lies! I urge you to take this out of their hands and put it in a controlled and regulated environment, where tax revenue can be collected for the good of everyone who lives here.

The general "fear" and "panic" associated with having easier access by ADULTS to LEGAL marijuana is rooted in general ignorance of the benefits vs. risks of this substance. I implore you to allow the owners of the retail store in question to move forward, as quickly as possible, toward the inevitable future of access to marijuana by anyone of legal age who wants it.

In contrast to the dangers and destructive consequences of alcohol use, which is readily available in every grocery store & corner market (even when they're directly across the street from a school!), the idea that we even have to make a case for easier access to marijuana is mind-boggling. This is the future of our society -- and hopefully that future includes MUCH LESS alcohol abuse because adults will have other options.

I can also vouch for the character of the owners of the establishment in question. They are extremely ethical, professional and responsible, and have worked very hard and sacrificed so much to make this dream a reality. This is a dream shared by many in the Redmond community, and I am certain this business would be a welcome addition to the city that I love -- and where I plan to live out the rest of my life.

Thank you!

Andrea J. Gemmiti
8545 166th Ave NE, Unit D208
Redmond, WA 98052

Jodi L. Daub

From: Marty Wilcher <Marty@wilcher.com>
Sent: Tuesday, February 09, 2016 4:56 PM
To: Jason Rogers
Cc: commission@redmond.gov
Subject: Zoning changes in Redmond

Follow Up Flag: Follow up
Flag Status: Flagged

To whom it may concern,

I support the zoning changes to enable a retail marijuana store to open in Redmond. I much would rather have the safer natural option available nearby. Thank you!

Marty Wilcher

Jodi L. Daub

From: Planning Commission
Sent: Tuesday, February 09, 2016 4:59 PM
To: Jason Rogers
Subject: FW: marijuana stores in Redmond

Follow Up Flag: Follow up
Flag Status: Flagged

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-----Original Message-----
From: Yong Lee [mailto:yonglinguini@hotmail.com]
Sent: Saturday, February 06, 2016 4:49 PM
To: Planning Commission
Subject: marijuana stores in Redmond

To the planning commission in Redmond,
As a resident of North Redmond,l with a five year old son, I would like to say no to marijuana stores in our neighborhood. I don't think it would enhance our community and in fact could be a detriment. Thank you for your time.
Sincerely,
Gloria Lee

Jodi L. Daub

From: Marty Wilcher <Marty@wilcher.com>
Sent: Tuesday, February 09, 2016 4:59 PM
To: Planning Commission; Jason Rogers
Subject: Zoning changes in Redmond

Follow Up Flag: Follow up
Flag Status: Flagged

To whom it may concern,

I support the zoning changes to enable a retail marijuana store to open in Redmond. I much would rather have the safer natural option available nearby. Thank you!

Marty Wilcher

Jodi L. Daub

From: Planning Commission
Sent: Tuesday, February 09, 2016 5:00 PM
To: Jason Rogers
Subject: FW: Redmond Zoning

Follow Up Flag: Follow up
Flag Status: Flagged

forwarding

From: Kerri [mailto:kerrinyc@gmail.com]
Sent: Tuesday, February 09, 2016 8:53 AM
To: Planning Commission
Subject: Redmond Zoning

I support the zoning changes to enable a retail marijuana store to open in Redmond. We cannot keep supporting the Prohibitionist lies- we have receptors in our bodies for cannabis whether we think we are using recreationally or not we are still receiving benefit. Please understand that people deserve the right to choose... And they can also choose to drive by stores they don't like. How can we sell drugs, alcohol, and cigarettes while at the same store we are selling children's toys and school supplies?

Please support zoning changes to enable a marijuana retail store.

Thank you.

Sent from my iPhone

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Jodi L. Daub

From:	Planning Commission
Sent:	Tuesday, February 09, 2016 5:01 PM
To:	Jason Rogers
Subject:	FW: Zoning changes support
Follow Up Flag:	Follow up
Flag Status:	Flagged

Forwarding

From: Shawn DeNae [mailto:shawndenae11@gmail.com]
Sent: Tuesday, February 09, 2016 9:05 AM
To: Planning Commission
Subject: Zoning changes support

I support the zoning changes to enable a retail marijuana store to open in Redmond.
Zoning manufacturing and business parks coupled with buffer changes will allow Jenny Carbon's business, The Grass is Always Greener, to establish in a safe area away from children.
When the city of Arlington allowed legal cannabis business to open within similar zones in 2014, they limited the city licenses to allow time to study the impacts. To date, the City of Arlington reports no activities that the fear based crowd warned against: Crime has not increased, smell has had only 1 complaint which was quickly remedied, reports of loitering have not materialized, children are not further tempted.
What has happened is that employment has significantly increased (employing 1 in every 250sf of warehouse space vs aerospace at 1 in 450sf), housing market has increased to the point it is hard to find residence for the workers who have moved into the area, downtown and area business are seeing more clientele, the business park areas have been improved with security and lighting. AND they got a nice healthy check from the State as their share of cannabis taxes.
Cannabis business have not only prospered in N. Snohomish County because of Arlington's fair assessment, but also helped other business to prosper as well! Call Arlington City Planner to confirm - it is your duty to look at all sides.
Please do not bend to the unfounded fears and mis-placed moralities of the vocal few led by No Operational Pot Enterprises people (N.O.P.E.). They are simply resisting out of refer madness rhetoric that the past War on Drug propaganda supported.
The obvious fact is that if safe, regulated and tax paying stores are not opened to serve the thousands of cannabis consumers in the Redmonds area, they will again find their products on the street. IS THAT WHAT YOU WANT? AN INCREASE IN STREET DEALING?
Thank you,
Shawn and Bill Wagenseller
Arlington WA

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Jodi L. Daub

From:	Planning Commission
Sent:	Tuesday, February 09, 2016 5:01 PM
To:	Jason Rogers
Subject:	FW: Support legal recreational MJ
Follow Up Flag:	Follow up
Flag Status:	Flagged

Forwarding

From: Cinda Stenger [mailto:cstenger49@gmail.com]
Sent: Tuesday, February 09, 2016 12:25 PM
To: Planning Commission
Subject: Support legal recreational MJ

I support the zoning changes to enable a retail marijuana store to open in Redmond.

The sky has not fallen in localities that have MJ businesses, rather their communities have improved on many levels. I know it's hard to move past the negative and fearful attitudes of the past toward MJ, but the future is bright and safe.
Let Redmond enjoy those benefits!

Respectfully submitted,
Cinda Stenger

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Jodi L. Daub

From: Danielle Rosellison 360-319-4576 <danieller@trailblazin.net>
Sent: Tuesday, February 09, 2016 5:03 PM
Subject: I support the zoning changes!!

Follow Up Flag: Follow up
Flag Status: Flagged

I support the zoning changes to enable a retail marijuana store to open in Redmond.

Warm Regards,

Danielle Rosellison

Trail Blazin' Productions
2005 Division Street
Bellingham, WA 98226
(O) 360-746-3366 x 103
(C) 360-319-4576

Website
Facebook
Google Plus
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Twitter
Instagram

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Jodi L. Daub

From: Alaa Badr <alaabadr7@hotmail.com>
Sent: Tuesday, February 09, 2016 5:13 PM
To: Jason Rogers
Subject: Objection to Marijuana sales!

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Alaa Bade
206-427-2080

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Jodi L. Daub

From: Kara Baskett <karabaskett@gmail.com>
Sent: Tuesday, February 09, 2016 5:15 PM
To: Jason Rogers; Planning Commission
Subject: Zoning Changes - Retail Marijuana

Follow Up Flag: Follow up
Flag Status: Flagged

Thank you for taking the time to read this email. While I've never lived in the city of Redmond, I have worked in Redmond on and off the past 10 years as both a full time employee of Microsoft and as a vendor. I have also lived in nearby cities of Kirkland and Bellevue.

I support the zoning changes to enable a retail marijuana store to open in Redmond. There is not any difference between marijuana and cigarettes, except that there isn't a single documented case of marijuana killing a person. The individuals you have expressing concerns over this are just not educating themselves as to the nature of this plant, but then again we have had a lack of education since the 30's really regarding this plant.

I believe most of their arguments are around the influence on children. While children are very important to consider, they don't think twice about allowing their children to go in to a grocery store where wine, liquor, and beer are in plain site of sometimes even small children. If you look at the incidents of children being sold tobacco or even worse, alcohol, underage versus children being sold marijuana - you'll notice that it is much less likely for this to happen.

What you can expect to see by allowing a retail marijuana store to open, is less of an unregulated market where you have individuals who will sell to anyone including your children.

Please consider the zoning changes. I would hate to see Redmond not benefit from the tax benefits of commercial marijuana sales, just because you have a few parents who have chosen to not educate themselves regarding the plant.

I'm happy to answer any questions you may have.

Best,

Kara D. Baskett

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Jodi L. Daub

From: Susan Salgado <tripletcasting@yahoo.com>
Sent: Tuesday, February 09, 2016 5:23 PM
To: Jason Rogers; commission@redmond.gov
Subject: ATTN: Redmond Planning commission

Follow Up Flag: Follow up
Flag Status: Flagged

I support the zoning changes to enable a retail marijuana store to open in Redmond. Thank you in advance for your consideration.

Best,
S.
Susan Salgado
C: 310-880-8671
tripletcasting@yahoo.com

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Jodi L. Daub

From: Deborah Burksfield <dkburksfield@gmail.com>
Sent: Tuesday, February 09, 2016 6:34 PM
To: Jason Rogers; Planning Commission
Subject: I-502 and Medical Cannabis Retail Zoning changes

Follow Up Flag: Follow up
Flag Status: Flagged

I support utilizing and enforcement of uniform fair trade practices for all commerce in Washington State and support equitable zoning changes to enable a retail marijuana store to open in Redmond.

Deborah Burksfield, Member-Manager
Healing Greens, LLC

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Jodi L. Daub

From: Noah Stokes <noah@cannaguardsecurity.com>
Sent: Tuesday, February 09, 2016 7:48 PM
To: Jason Rogers; planningcommisson@redmond.gov
Subject: Zoning changes to allow Retail Cannabis stores in Redmond

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

As an ancillary company to the recreational cannabis industry, I support allowing state legal businesses to operate in Redmond. We supply our customers high level security systems that provide piece of mind and protection for the licensee as well as the WSLCB.

The alternative is black market sales of untested product and largely to minors. No one wants that. Legal business must abide by rules and regulation that prevents this type of activity.

Thanks,

Noah Stokes
Found/CEO
CannaGuard Security
e: noah@cannaguard.com
c: 503.686.8100
o: 1.844.226.6248
w: www.cannaguard.com

Beyond Compliance!

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Jodi L. Daub

From: Fabian Toader <fabian@greenlabsllc.com>
Sent: Tuesday, February 09, 2016 8:30 PM
To: Jason Rogers; planningcommisson@redmond.gov
Subject: I502 zoning changes

Follow Up Flag: Follow up
Flag Status: Flagged

I support the zoning changes to enable a retail marijuana store to open in Redmond.

Thanks,
Fabian Toader

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Jodi L. Daub

From: Refaat Issa <refaati@hotmail.com>
Sent: Tuesday, February 09, 2016 9:08 PM
To: Jason Rogers
Subject: Vote against Comprehensive Plan and Zoning Code Amendments: Retail Marijuana

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Refaat Issa

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Jodi L. Daub

From: Don Horton <don@sirencannabis.com>
Sent: Tuesday, February 09, 2016 9:16 PM
To: Jason Rogers
Subject: cannabis zoning

Follow Up Flag: Follow up
Flag Status: Flagged

Just to let you know I support zoning to enable cannabis retail in the Redmond area. The stores keep a low profile and they give a community access to safe marijuana. A the retail sector expands the black market will get pressed out and children will have less access.
It is also fun.

Thanks
Don Horton

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Jodi L. Daub

From: Scott Vickers <scott.vickers@gmail.com>
Sent: Tuesday, February 09, 2016 9:19 PM
To: Jason Rogers; Planning Commission
Subject: Cannabis Store

Follow Up Flag: Follow up
Flag Status: Flagged

I support the zoning changes to enable a retail marijuana store in Redmond.

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Jodi L. Daub

From:	Anne van Leynseele <anne@nwmjlaw.com>
Sent:	Wednesday, February 10, 2016 7:38 AM
To:	planningcommisson@redmond.gov; Jason Rogers
Cc:	'Jenny Carbon'
Subject:	Legal Cannabis
Follow Up Flag:	Follow up
Flag Status:	Flagged

Dear Commissioners –
I support the zoning changes to enable retail marijuana stores to open in Redmond. County Commissioner should serve the community and Redmond voted for legal marijuana. Stop putting forth your personal agenda and bias.
Anne

Anne van Leynseele
NWMJ Law, PLLC
101 Yesler Way
Suite 603
Seattle, Washington 98104
425-314-6759
Anne@nwmjlaw.com

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Jodi L. Daub

From: Justin Wildhaber <jjwildhaber@gmail.com>
Sent: Wednesday, February 10, 2016 8:15 AM
To: Jason Rogers
Cc: planningcommisson@redmond.gov
Subject: Zoning Change for Retail MJ

Follow Up Flag: Follow up
Flag Status: Flagged

I would like to voice my support for a zoning change that would allow for retail marijuana in Redmond.

Thank you,

Justin Wildhaber
206-605-0184

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Jodi L. Daub

From: Matt Conroy <mconroy@siginsures.com>
Sent: Wednesday, February 10, 2016 8:32 AM
To: Jason Rogers
Cc: planningcommisson@redmond.gov
Subject: Redmond Zoning Changes

Follow Up Flag: Follow up
Flag Status: Flagged

To Whom It May Concern,

I support the zoning changes to enable retail marijuana stores to open in Redmond.

Thanks,

Matt

Matt Conroy
Sprague Israel Giles, Inc.
1501 4th Avenue Ste. 730
Seattle, WA. 98101
Direct Dial (206) 957-7067
Fax (206) 682-4993

Please remember we cannot bind coverage via email or voicemail.

Sprague Israel Giles INSURANCE

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Jodi L. Daub

From: Planning Commission
Sent: Wednesday, February 10, 2016 9:06 AM
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: Zain Rizvi [mailto:Zain.Rizvi@microsoft.com]
Sent: Tuesday, February 09, 2016 5:22 PM
To: Planning Commission
Subject: Vote against Comprehensive Plan and Zoning Code Amendments: Retail Marijuana

Hello Jason,

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.

We already recognize the health hazards of smoking cigarettes and tobacco and we prohibit sellers of those products from advertising their wares anywhere near where children or teenagers might see them and become influenced. The same ruling should apply to marijuana, which has the additional effect of harming developing brains. Instead, wherever marijuana shops open up we see ads and sign twirlers standing on the streets promoting drug use and prompting curiosity in our children.

Marijuana stores should not be allowed in any area near schools, retail areas, churches, mosques, synagogues, parks, or locations where families might be.

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.

--Zain

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Jodi L. Daub

From: Planning Commission
Sent: Wednesday, February 10, 2016 9:07 AM
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: Irfan Sheriff [mailto:isheriff@gmail.com]
Sent: Tuesday, February 09, 2016 6:06 PM
To: Planning Commission
Subject: Vote against Comprehensive Plan and Zoning Code Amendments: Retail Marijuana

Hello,

This is Irfan Sheriff. I work at Google and live in Redmond.

As a Muslim, consuming or promoting items that intoxicate is forbidden. From a civic standpoint and as a father 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.

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Jodi L. Daub

From: Planning Commission
Sent: Wednesday, February 10, 2016 9:07 AM
To: Jason Rogers
Subject: FW: ATTN: Redmond Planning commission

Follow Up Flag: Follow up
Flag Status: Flagged

forwarding

From: Susan Salgado [mailto:tripletcasting@yahoo.com]
Sent: Tuesday, February 09, 2016 6:15 PM
To: Planning Commission
Subject: ATTN: Redmond Planning commission

I support the zoning changes to enable a retail marijuana store to open in Redmond. Thank you in advance for your consideration.

Best,
S.
Susan Salgado
C: 310-880-8671
tripletcasting@yahoo.com

This message contains information which may be private, confidential and/or privileged. Unless you are the addressee (or authorized to receive for the addressee), you may not use, copy, re-transmit, or disclose to anyone the message or any information contained in the message. If you have received the message in error, please advise the sender by reply e-mail, and securely delete the message. E-mail communication is highly susceptible to spoofing, spamming, and other tampering, some of which may be harmful to your computer. If you are concerned about the authenticity of the message or its source, please contact the sender directly.

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Jodi L. Daub

From: Planning Commission
Sent: Wednesday, February 10, 2016 9:08 AM
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: Tanim Ahmed [mailto:Tanim.Ahmed@microsoft.com]
Sent: Tuesday, February 09, 2016 6:47 PM
To: Planning Commission
Subject: Vote against Comprehensive Plan and Zoning Code Amendments: Retail Marijuana

Hello Jason,

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 Muslim, consuming or promoting items that intoxicate is forbidden. From a civic standpoint and as a father and a longtime resident of Redmond & Bellevue, 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.

Tanim Ahmed
Sr. Support Engineer
Microsoft Corporate Services
425-706-9601 direct
tanima@microsoft.com

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Jodi L. Daub

From: Planning Commission
Sent: Wednesday, February 10, 2016 9:08 AM
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: Furqan Mohiuddin [mailto:furqan.mohiuddin@gmail.com]
Sent: Tuesday, February 09, 2016 7:34 PM
To: Planning Commission
Cc: Fatima Shadan
Subject: Vote against Comprehensive Plan and Zoning Code Amendments: Retail Marijuana

Dear Redmond Planning Commission,

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 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.

Sincerely,

Mohammed Mohiuddin & Fatima Shadan

Redmond Ridge Residents

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Jodi L. Daub

From:	Planning Commission
Sent:	Wednesday, February 10, 2016 9:09 AM
To:	Jason Rogers
Subject:	FW: I502 zoning changes
Follow Up Flag:	Follow up
Flag Status:	Flagged

Forwarding

From: Fabian Toader [mailto:fabian@greenlabsllc.com]
Sent: Tuesday, February 09, 2016 8:32 PM
To: Planning Commission
Subject: I502 zoning changes

I support the zoning changes to enable a retail marijuana store to open in Redmond.

Thanks,
Fabian Toader

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Jodi L. Daub

From:	Planning Commission
Sent:	Wednesday, February 10, 2016 9:11 AM
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: Alaa Badr [mailto:alaabadr7@hotmail.com]
Sent: Tuesday, February 09, 2016 8:42 PM
To: Planning Commission
Subject: Vote against Comprehensive Plan and Zoning Code Amendments: Retail Marijuana

To whom it may concern:

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.

Alaa Badr
22840 NE 100th St
Redmond WA 98053

Sent from Windows Mail

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Jodi L. Daub

From: Planning Commission
Sent: Wednesday, February 10, 2016 9:11 AM
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: Mohammad Shafaqat [mailto:mshafa@hotmail.com]
Sent: Wednesday, February 10, 2016 7:48 AM
To: Planning Commission
Subject: Vote against Comprehensive Plan and Zoning Code Amendments: Retail Marijuana

Hello Jason,

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.

I am new to Redmond and my kids will have some of their most influential and impressionable years being (10 and 12). As a father and good citizen of this great country, I want to protect my children and my community. As a Muslim, consuming or promoting items that intoxicate is forbidden. Please do not allow marijuana stores to be anywhere 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.

Mohammad Shafaqat

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Jodi L. Daub

From: Cynthia Jensen <cynjenster@gmail.com>
Sent: Wednesday, February 10, 2016 9:16 AM
To: Jason Rogers
Subject: Fair trade practices for marijuana

Follow Up Flag: Follow up
Flag Status: Flagged

"I support utilizing and enforcement of uniform fair trade practices for all commerce in Washington State and support equitable zoning changes to enable a retail marijuana store to open in Redmond."

--
Sent from Gmail Mobile

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Jodi L. Daub

From: Planning Commission
Sent: Wednesday, February 10, 2016 9:32 AM
To: Jason Rogers
Subject: FW: Voting against Marijuana

Follow Up Flag: Follow up
Flag Status: Flagged

Forwarding

From: Wael El-Gayar [mailto:waelelgayar@gmail.com]
Sent: Wednesday, February 10, 2016 9:31 AM
To: Planning Commission
Subject: Voting against Marijuana

Hi,

I've moved to Redmond in 2014 with my family and I really love how peaceful and safe this city is, I've no doubt that I can raise my kids here with all the great values any parent would like to give to his own kids.

Recently I've been following the news on how marijuana is causing troubles around, from putting it in a vending machine in Seattle with no real age control over that to other incidents, and I was always grateful that this is not happening in our city.

Although it might be late, but 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 Muslim, consuming or promoting items that intoxicate is forbidden. From a civic standpoint and as a father 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.

Regards,

Jodi L. Daub

From: Eugene Flynn <cannaherb@yahoo.com>
Sent: Wednesday, February 10, 2016 3:49 PM
To: Jason Rogers; Planning Commission
Subject: Retail Marijuana

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr. Rogers and Members of the Planning Commission:

I support fair and even-handed treatment for all business sectors in Washington State, and support making the required zoning changes to enable a retail marijuana store to open in Redmond.

Sincerely,

Gene Flynn
Managing Member
Canna Herb Farms LLC

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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: Flagged

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: 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: Flagged

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

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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: Flagged

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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

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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:	Flagged

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

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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: Flagged

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

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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: Flagged

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

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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: Flagged

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

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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: Flagged

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: Pankaj Nathani <pankaj.nathani@gmail.com>
Sent: Wednesday, February 10, 2016 10:22 PM
To: Planning Commission; Council; Jason Rogers
Subject: Retail Marijuana

Hello,

I live in Woodbridge Community, Redmond (close to Redmond Hill and Evans Creek apartments) and have **fears** with the recent plans of opening up Marijuana retail stores close to our community.

I sincerely request to not open any Marijuana retail store around residential areas in Redmond. It won't be good for our kids and community as they are growing up.

Hope you will pay due attention to our concerns.

Thanks
Pankaj (Redmond resident)

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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: Flagged

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: 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: Flagged

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

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Jodi L. Daub

From: Planning Commission
Sent: Thursday, February 11, 2016 4:03 PM
To: Jason Rogers
Subject: FW: NO marijuana stores in Redmond

Follow Up Flag: Follow up
Flag Status: Flagged

Forwarding

-----Original Message-----
From: Sonia [mailto:soniagupta2000@hotmail.com]
Sent: Wednesday, February 10, 2016 9:24 PM
To: Planning Commission
Subject: NO marijuana stores in Redmond

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:	Planning Commission
Sent:	Thursday, February 11, 2016 4:04 PM
To:	Jason Rogers
Subject:	FW: No Marijuana store
Follow Up Flag:	Follow up
Flag Status:	Flagged

Forwarding

From: sonnaiakrasa@yahoo.com [mailto:sonnaiakrasa@yahoo.com]
Sent: Wednesday, February 10, 2016 9:56 PM
To: Planning Commission
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:	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:	Flagged

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

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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:	Flagged

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

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Jodi L. Daub

From: Kumar Rajeev <kumarrajeev@hotmail.com>
Sent: Thursday, February 11, 2016 4:35 PM
To: Jason Rogers
Subject: No retail Marijuana in Redmond

Follow Up Flag: Follow up
Flag Status: Flagged

Hi,

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Thanks,
kumar

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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: Flagged

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

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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

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

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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

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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

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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

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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

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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

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From: Sachi B. <sachi_bv@yahoo.com>
Sent: Thursday, February 11, 2016 9:06 PM
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Subject: Re: Retail and processing marijuana sites

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19301 NE 64th Way
Redmond, washington 98052

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Jodi L. Daub

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To: Planning Commission; Council; Jason Rogers
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Thanks again for the great work you all are doing and best regards

Gyan Trivedi

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Jodi L. Daub

From: Prabhu Ganeshan <ganeshan.prabhu@gmail.com>
Sent: Thursday, February 11, 2016 4:32 AM
To: Planning Commission; Council; Jason Rogers
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Redmond Planning / Council team

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- A concerned Neighbor

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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.

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Nadiya Bak
425-376-1980

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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

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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: 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

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Jodi L. Daub

From: KEITH DAVIS <keith1915@msn.com>
Sent: Wednesday, February 10, 2016 12:36 PM
To: Jason Rogers; Planning Commission
Subject: Redmond Retail Marijuana Store

Follow Up Flag: Follow up
Flag Status: Completed

I support the zoning changes to enable a retail marijuana store to open in Redmond.

Click here to report this email as spam.

Jodi L. Daub

From: Jerina Pillert <jerinap@gmail.com>
Sent: Wednesday, February 10, 2016 10:59 AM
To: Jason Rogers; Planning Commission
Subject: In support of Marijuana Zoning Changes

Follow Up Flag: Follow up
Flag Status: Completed

Hello!

I support the zoning changes to enable a retail marijuana store to open in Redmond.

Sincerely,
Jerina Pillert

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Jodi L. Daub

From: xin sun <bshmily@gmail.com>
Sent: Wednesday, February 10, 2016 10:53 AM
To: Planning Commission; Jason Rogers; MayorCouncil
Subject: No marijuana in Redmond

Dear planning commission members and Jason,
I understand the city has to accommodate business needs in Redmond, but we as residents would like to see more data to make sure changes to the current zoning codes would NOT bring ANY negative effects to the community.

- Traffic data around pot shops in Bellevue, Kirkland and Seattle.
- Public safety data in above cities after recreational marijuana stores opened.
- Youth access to marijuana before and after recreational marijuana stores opened in above cities.

Legalization and decriminalization of marijuana (passing I-502) is very different from allowing pot stores to open in the neighborhood. A lot of us who oppose marijuana stores in Redmond now actually voted to help passing I-502 few years ago.

State laws changed the buffers in favor of more pot shops to open. It doesn't mean we have to follow the same path. Just like on Federal level marijuana is still an illicit drug, however, our State considers it legal. Redmond is such a vibrant city and the residents should make our own decision regarding retail pot shops in our community. We have to decide what's the best for Redmond!

I hope the planning commission make the right decision on this topic. So years later Redmond can say, "We did the right thing!" rather than "Well, we were not the only one got it wrong."

Thank you for your time.

Best,
Xin

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Jodi L. Daub

From: Claire Fang <claireffang@hotmail.com>
Sent: Monday, February 01, 2016 11:53 PM
To: Council; Planning Commission
Cc: Jason Rogers
Subject: Data on marijuana impact in Colorado

Dear council members and planning commissioners,

As we are all trying to understand the potential negative impact of having marijuana stores in our neighborhood, I would like to provide some data collected in Colorado that measures the impact of retail marijuana.

This report is provided by Rocky Mountain High Intensity Drug Trafficking Area (RMHIDTA). It utilizes, whenever possible, a comparison of three different eras in Colorado's legalization history:

- 2006 – 2008: Early medical marijuana era
- 2009 – Present: Medical marijuana commercialization and expansion era
- 2013 – Present: Recreational marijuana era

You can download the full report from http://www.rmhidta.org/default.aspx/MenuItemID/687/MenuGroup/RMHIDTAHome.htm?AspxAutoDetectCookieSupport=1&AspxAutoDetectCookieSupport=1 . Volume 3 is their 3rd annual report.

Below is what I pulled from the summary.

Driving accident

- Colorado marijuana-related traffic deaths increased 92 percent from 2010 – 2014. During the same time period all traffic deaths only increased 8 percent.
- Marijuana-related traffic deaths were approximately 20 percent of all traffic deaths in 2014 compared to half that (10 percent) just five years ago.
- In 2014, when retail marijuana businesses began operating, toxicology reports with positive marijuana results of active THC results for primarily driving under the influence have increased 45 percent in just one year.

Youth Marijuana Use

- In 2013, 11.16 percent of Colorado youth ages 12 to 17 years old were considered current marijuana users compared to 7.15 percent nationally. Colorado ranked 3rd in the nation and was 56 percent higher than the national average
- Drug-related suspensions/expulsions increased 40 percent from school years 2008/2009 to 2013/2014. The vast majority were for marijuana violations.
- A 2015 survey of school resource officers and school counselors revealed similar results about increased school marijuana issues since the legalization of recreational marijuana

Adult Use

- In 2013, 29 percent of college age students (ages 18 to 25 years old) were considered current marijuana users compared to 18.91 percent nationally. Colorado, ranked 2nd in the nation, was 54 percent higher than the national average.
- Positive THC urinalyses tests, for probationers age 18 to 25 and 26+ years old, increased 49 and 87 percent respectively since marijuana was legalized in 2013.

Emergency room and hospital admission

- In 2014, when retail marijuana businesses began operating, there was a 29 percent increase in the number of marijuana-related emergency room visits in only one year
- In 2014, when retail marijuana businesses began operating, there was a 38 percent increase in the number of marijuana-related hospitalizations in only one year.
- In the three years after medical marijuana was commercialized, compared to the three years prior, there was a 46 percent increase in hospitalizations related to marijuana

Claire

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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

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Kidder Mathews

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2/16/2016

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

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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

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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

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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.

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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

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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

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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:

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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

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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

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

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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

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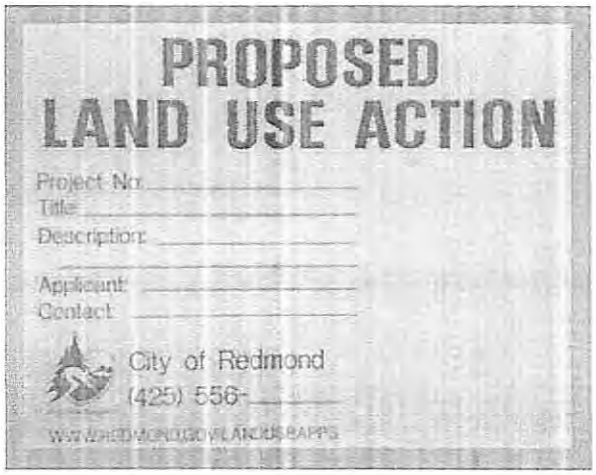
Guidelines for Posting Public Notices

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

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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

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CityofRedmond
WASHINGTON

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

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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

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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

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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

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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.

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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

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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

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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

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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

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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.

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

Thanks again.

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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

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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

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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.

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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 Robichau	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 Tasker	9145 & 1515 AVE NE	Tenant	
Rennie Ling	9449 151 Ave NE	Tenant	
Chris Doran	15205 NE 95th St	Tenant	

PROPERTY OWNERS AND TENANTS

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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

Jodi L. Daub

From: xin sun <bshmily@gmail.com>
Sent: Tuesday, February 16, 2016 10:07 PM
To: Jason Rogers
Subject: Advisory vote on Marijuana issue

Hi Jason,
I have a question regarding advisory vote on marijuana issue, like the one did at Federal Way.
What's the proper process to initiate/ask for such an advisory vote to be added on this year Nov. general election ballot?
It would be at minimum cost of the City (if added to general election ballot) and get a truly representative conclusion from the voters on this retail pot shop issue.

Thanks,
Xin

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Jodi L. Daub

From: Anika Van Ry
Sent: Friday, February 19, 2016 8:08 AM
To: Jason Rogers
Subject: FW: Violation of Planning Commission on Marijuana Rezone Topic

FYI. Would you like me to forward this email to the Planning Commission as well?

Anika Van Ry
Administrative Specialist, Mayor's Office | City of Redmond
☎: 425.556.2112 | ✉: avanry@redmond.gov | Redmond.gov
MS: 4NEX | 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: xin sun [mailto:bshmily@gmail.com]
Sent: Thursday, February 18, 2016 11:35 PM
To: MayorCouncil
Subject: Violation of Planning Commission on Marijuana Rezone Topic

I watched the video of last night's meeting. Since the topic was not discussed and there will be more discussion on 2/24/16, the public comment acceptance deadline should be pushed at least after 2/24/2016.
And due to the violation of this Open Public Meetings Act, shouldn't involved commissioners be removed from the discussion? If not, their communication context would be disclosed to the public.
Thank you for hearing me out.

Sincerely,
Xin
Residents of Education Hill

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Jodi L. Daub

From: Jason Rogers
Sent: Friday, February 19, 2016 5:01 PM
To: Lori Peckol; Rob Odle
Subject: FW: FEB 10, STUDY SESSION QUESTIONS! Thanks

FYI

Jason Rogers

From: xubei zhang [mailto:zhang811@gmail.com]
Sent: Friday, February 19, 2016 1:16 PM
To: Jason Rogers
Subject: Re: FEB 10, STUDY SESSION QUESTIONS! Thanks

Hello, Jason
Is there any update about the investigation of the violation?
Any notice you receive about whether the PC study session will still hold next Wednesday?
Did you know about the deferral before the study session on 2-17 night? Or you knew the deferral on the spot?
Thanks a million!
Xubei

Jodi L. Daub

From: Anika Van Ry
Sent: Monday, February 22, 2016 3:11 PM
To: Jason Rogers
Subject: FW: Regarding opening marijuana stores at Redmond

FYI.

Anika Van Ry
Administrative Specialist, Mayor's Office | City of Redmond
S: 425.556.2112 |:: avanry@redmond.gov | Redmond.gov
MS: 4NEX | 15670 NE 85th St | Redmond, WA 98052
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-----Original Message-----
From: Miaohua Xu [mailto:vince_xu@hotmail.com]
Sent: Monday, February 22, 2016 2:05 PM
To: Mayor (Internet); Council
Subject: Regarding opening marijuana stores at Redmond

Dear Mayor and Council members,

I strongly disagree opening marijuana stores in Redmond. I'm not sure how the City Planning Commission will suggest but from listening to their study as audience I think they should take public comment more seriously.

The planning commission provided a survey to collect public opinion, but in their study simply chose to ignore it since "they're not 100% valid".
It is absolutely not acceptable to use a result if favorable, and/or discard a result when it is not.

Also one statement mentioned in the study is not accurate. It is said that since 60% people support marijuana legalization, most people support having marijuana stores in Redmond. It's not true for several reasons:

1. 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.

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. 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. People voting yes on legalization are not necessary residents here. It's the residents paying all taxes that help the city up and running. Current residents' voice matters.

Redmond is a family oriented and kid friendly city. Please vote NO on opening marijuana stores to reduce the accessibility of marijuana from kids.

Regards,
Miaohua Xu
16709 NE 117th ST, Redmond

Jodi L. Daub

From:	ernie zeiger <ezeiger1@yahoo.com>
Sent:	Tuesday, February 23, 2016 6:50 PM
To:	Council
Cc:	Jason Rogers; Planning Commission
Subject:	Marijuana

Dear City Council Members,

I have been teaching in Auburn high schools for 25 years. In my capacity as a high school teacher, I have observed the effect that increasing use of marijuana has had on student motivation and achievement.
I can tell you without reservation that the impact is extremely negative. Increasing use of drugs in the public schools is making the job of all teachers more and more difficult. Teachers already have a very difficult job. Why would a city council make a decision which is going to make our job even tougher? I can not imagine the line of thinking here, but I can tell you it is wrong. The consequences for our society will be long term and very tough to reverse.

I know that the advocates of retail stores have argued that opening such stores will drive the black market dealer out of business. This is ludicrous. The black market dealer will now focus their efforts on teenagers who are too young to buy at the retail stores. This is exactly the opposite effect that we want as a society. The other motivation for the black market dealer is to quickly move their teen age customers to the other drugs which are still illegal and provide them a higher profit margin, now that retail stores have driven down the price of marijuana. Again, this is exactly the opposite outcome that society should desire.

Also, if government sanctions the sale of any kind of drugs, kids receive the message that they are "ok." And it is not just the actual product that is the problem; it is the culture that accompanies their use. "Partying" becomes the main focus of young lives. Is that what we want?

Teachers are in the unique position of having daily contact with a wide variety of young people. As such, I hope you will take my thoughts on this issue with the seriousness that they deserve. Please oppose the opening of any retail marijuana stores in
Redmond.

Sincerely,

Ernie Zeiger

253-905-0336

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Jodi L. Daub

From: budnorrismv@gmail.com
Sent: Sunday, February 21, 2016 9:32 PM
To: Jason Rogers
Subject: Teacher against marijuana stores

Follow Up Flag: Follow up
Flag Status: Completed

To Whom It May Concern,

It has come to my attention that you may begin giving permits for marijuana retail stores in the community. As a recently retired elementary school teacher, I strongly urge you not to allow this to happen. I taught for thirty years and saw first hand what drugs can do to a learning environment. Children as young as fourth grade were bringing marijuana to school and trying to sell it on our playground. Our school often had to call the police to take care of these situations and it is very difficult to get under control once it begins. Having retail stores in the area will only make it more difficult for teachers to accomplish their mission. Anything we can do as a community to enhance the learning situation and make teachers' jobs easier would be in the best interest for kids.

Also, once these stores are put in place, it only makes it more available in the homes where these children live and as we all know, many parents do not control that setting. One does not have to look very far to see the negative ramifications of drug use in our society. I would encourage you to be a leader among cities in the state that takes a stand against drug use! Please put our children's futures ahead of economic gain and not allow these stores in the community. Thank you.

Sincerely,

Marcia Norris

Sent from Windows Mail

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Jodi L. Daub

From: Fan Zhang <fanz@outlook.com>
Sent: Thursday, February 18, 2016 9:14 PM
To: Planning Commission; Council; Jason Rogers
Subject: Marijuana deaths

I am a citizen and have lived in Redmond for 16 years. I love living here, but I am concerned about the pot store. Please enter this article (http://www.dailymail.co.uk/health/article-179264/Cannabis-kills-30-000-year.html) from the Daily Mail into the record for consideration.

Cannabis 'kills 30,000 a year'

by JENNY HOPE, Daily Mail
More than 30,000 cannabis smokers could die every year, doctors warn today.

Medical experts blame the Home Secretary for creating confusion about the risks posed by the drug - leading young people wrongly to believe it is harmless.
They claim David Blunkett's decision to reclassify cannabis as a class C drug - putting it on a level with anabolic steroids and prescription painkillers - sent out the wrong message and played down the devastating health effects of its regular use.
Professor John Henry, a leading authority on the drug, said the change - due to take place this summer - had undermined doctors' efforts to highlight the risks.
He said: "Cannabis is as dangerous as cigarette smoking - in fact, it may be even worse - and downgrading its legal status has simply confused people.
"We have a clear public message about cigarette smoking. Every year, the number of smokers gets smaller and the message on packets about the dangers gets bigger.
"At present, there is no battle against cannabis and no clear public health message."
In today's issue of the British Medical Journal, Prof Henry and other doctors from Imperial College, and St Mary's Hospital, both in London, say cannabis could be a major contributor to UK deaths.
Researchers calculate that if 120,000 deaths are caused among 13million smokers, the corresponding figure among 3.2million cannabis smokers would be 30,000.
The drug can cause cancer, lung disease and abnormalities associated with serious mental illness.
Users are up to six times more likely to develop schizophrenia.
The British Lung Foundation says smoking three joints a day can cause the same damage to the airways as a pack of 20 cigarettes.
Prof Henry added: "Even if the number of deaths turned out to be only a fraction of the 30,000 we believe possible, cannabis smoking would still be described as a major health hazard.
"If we add in the likely mental health burden to that of medical illnesses and premature death, the potential effects of cannabis cannot be ignored."
Dr William Oldfield, from St Mary's Hospital and one of the authors of the article, said: "Cannabis and nicotine cigarettes have a different mode of inhalation. The puff taken by cannabis smokers is two-thirds larger, they inhale a third more and hold down the smoke four times longer.
"All these factors could contribute to illnesses of the heart and respiratory system, particularly as the chemicals in cannabis smoke are retained in the body to a much higher degree."

He said the cannabis used today - especially that bought in the Netherlands - was up to 40 times stronger than that used by Flower Power hippies in the 1960s.
The level of active ingredient in cannabis, tetrahydrocannabinol (THC) has increased from around 0.5 per cent 20 years ago to almost five per cent today. THC affects the heart and blood vessels and many sudden deaths have been attributed to cannabis smoking.
In Britain, about eight million people admit to smoking cannabis, with at least one-third of youngsters claiming to have used it at some time. They include Prince Harry, who admitted smoking the drug while a pupil at Eton.

Read more: http://www.dailymail.co.uk/health/article-179264/Cannabis-kills-30-000-year.html#ixzz40aU0Sfam
Follow us: @MailOnline on Twitter | DailyMail on Facebook

I believe everyone knows this drug is not healthy. But, Professor Henry and Dr. William Oldfield are just now starting to understand the full scope of the problem. The planning commission can not seriously be thinking of recommending that Redmond open pot stores, can they? Just unbelievable. They had better address health concerns before taking such a ridiculous recommendation!!

Regards,
Fan Zhang

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February 17, 2016

Redmond City Council and Department of Planning

RE: Marijuana Zoning

Dear Redmond City Council and Planning Department,

This letter is a follow up to the opportunities I've had to speak to you publicly at one City Council Meeting and the public hearing recently discussing Marijuana Zoning in the City of Redmond. I would like to introduce myself again as Bill Widmer the head of a Medicinal and Retail Cannabis Company called Kaleafa. We were an original lottery winner in the City back in 20014 and have desired to open our store at 8210 Avondale Way NE Redmond, WA... I would like to take this opportunity to make my points in writing as to why a buffer accommodation should be made to allow us to open our store at the location we applied at in 2014.

First, we currently operate two stores, one in Portland, Oregon and the other in Oak Harbor, WA. Kaleafa has been in business for almost two years and last month had consolidated revenue of close to $650,000.00. In the period of time we have been open, the company has had zero administrative violations and have paid all appropriate taxes. This is in a very tightly regulated environment where small administrative violations are handed out regularly. If we were fortunate enough to be able to do business in Redmond you could count on us to be professional, follow all City and State rules, and uphold all of the Cities high standards.

At the public hearing recently obviously there were a lot of protesters. And, I would imagine any change in buffers would encourage more protesters to come out. To this point, the cities citizens overwhelmingly approved I-502. I can assure you that the folks who protest will not be our customers (maybe a few), and our customers will not bother them. When looking at the buffers and potential locations in Redmond where this business can work, with no reduction it makes it next to impossible for

us to open and runs counter to the will of the voters. Regarding zoning in Light Industrial/Industrial, there could be many issues with traffic, lighting, parking, etc... As a person whom has worked in the Industry for while now, the one complaint I hear most frequently is lack of parking. Our potential location in Redmond will most likely see roughly 600 people a day, which is a lot of in and out. The location we currently propose would be a converted car lot where parking is of no issue. And, large numbers of people could come and go easily with very little impact on the Cities existing infrastructure. Finally on this point, lowering the buffer for our location is effectively allowing us to open roughly 400 feet from a green space. It isn't like we are talking about Marymoor Park, and I mean no disrespect with this comment. My intent is to ask the question, is it possible to create zoning that would allow for this and still exclude Park's such as Marymoor?

Kaleafa's landlord in Redmond is a Redmond resident, commercial property owner, and Redmond business owner. The way we have structured our business deal effectively makes our arrangement a partnership, thus you would be supporting the endeavor of an important Redmond constituent.

Also, I am a Kirkland resident with two boys aged 8 and 11. I consider it a high responsibility to do everything possible on our end to keep marijuana away from children. This being said, at the end of the day it's up to parents to be responsible no differently then they would be with alcohol.

Retail Marijuana Stores have been open for some period of time now and there is very little negative news. Also, between all taxes paid the State of Washington will generate hundreds of millions of dollars in new tax revenue this year. There have never been reported people dying from overdoses of Marijuana. Also, there are many medicinal benefits and products with very little to no THC. Patients we currently treat have ailments including: Glaucoma, epileptic seizures, Child Dravet Syndrome, Cancer, MS, Arthritis, Alzheimer's, Bi-Polar Disorder, Lupus, PTSD, and Chronic Pain. It's in the cities interests to offer it's residents with these and other ailments a natural alternative to some of the poisonous drugs Pharmaceutical Companies are offering without having to drive to another Eastside location.

In conclusion, I appreciate you taking the time to read this letter. Should you choose to support the opening of our proposed store on Avondale Way, we will be a wonderful tax paying and law abiding corporate citizen to the City.

Sincerely

Bill Widmer

Response to Issues Matrix

Issue	Discussion Notes	*The Grass Is Always Greener Response*
1. Confirm the Technical Committee's Recommendation would not allow retail marijuana stores in Urban Centers. (Biethan)	**Planning Commission Discussion** (1/20) Commissioners discussed whether the Technical Committee's recommendation would allow retail marijuana stores in the Urban Centers as an allowed use, even if retaining 1,000 foot buffers would effectively preclude the siting of a store in those areas. **Staff Response/Recommendation** (1/22) The Technical Committee's recommendation is to not allow retail marijuana stores in the mixed use zones including Redmond's two Urban Centers. The Technical Committee's reasoning is that retail marijuana stores may detract from the Urban Centers by impacting nearby businesses; increasing the potential for marijuana use in public parks, trails and other public locations; and detracting from the vision of the urban centers as destinations that provide a comfortable atmosphere for a diversity of people. In addition, since no sites would be available in mixed use zones unless buffers are changed, having retail marijuana as an allowed use is confusing and unnecessary.	Our store supports the goals of the Comprehensive plan (as stated on our application.) *"A retail marijuana business will bring economic diversity, support small and local businesses, create jobs throughout different industries, serve as a green business that will emphasize personal choices in lifestyle and health while providing options through cultural diversity and tolerance."* The response to the left is speculation and a false assumption on the part of the staff/Technical Committee and there is no factual information to substantiate these claims. A retail marijuana store has the potential to increase revenues to other business and should be allowed in the Urban Centers or anywhere retail is permitted such as in Bellevue where stores are located on Main Street and 116th, both major thoroughfares.

2. Is there information available regarding a change in unregulated (black market) marijuana sales? (Miller)	**Planning Commission Discussion** (1/20) Commissioners discussed whether the creation of a legal means to purchase marijuana has affected black market sales, especially to minors. Commissioners noted that marijuana sales outside of the state licensed system have been and remain illegal. **Staff Response/Recommendation** (1/22) Staff is checking with Redmond Police on this question and will provide more information prior the next Planning Commission meeting.	According to Washington Association Sherriff and Police Chiefs (WASPC) Redmond Crime Statistics Drug Violations by Suspected Drug Type <u>Marijuana</u> 2012 81.4% of total drug violations 2013 39.13% 2014 38.73% 2015 forthcoming Exhibit A- Redmond, Kirkland and Issaquah Crime Statistics While we cannot draw conclusions on the Black Market specifically we can see the direct impacts that legalization alone has had.
3. Why treat different parts of the Manufacturing Park zone differently? **(Miller)**	**Planning Commission Discussion** (1/20) Commissioners discussed whether it is appropriate to treat areas which are zoned the same (e.g. the Manufacturing Park zone) differently for different geographical locations. **Staff Response/Recommendation** (1/22) Different areas in the city have different characteristics, and while zoning designations are applied to areas with similar general characteristics or that are intended for the same land uses and development pattern in accordance with Map LU-1 Comprehensive Land Use Plan in the Comprehensive Plan, this does not mean that all areas zoned the same are exactly the same. The City has evaluated and allowed some differences in allowed uses for various locations zoned Manufacturing Park (MP). Examples include: • In SE Redmond, overlay for property adjacent to Redmond Way to allow additional commercial uses and allowance for membership wholesale/retail warehouses provided specific regulations are met • In the Sammamish Valley neighborhood, allowance for auto sales in	The MP zones should be treated uniformly. There is nothing about the Technical Committee's proposed section off of Willows that makes it more attractive than other MP zones. Both areas allow for sale of alcohol. We should explore the allowance in ALL MP zones as well as BP zones and anywhere that retail is allowed. Using the maps provided by the city we have identified all available parcels in the willows area and none of them are available for this use. Developers in this area will not lease to the marijuana industry due to federal banking issues associated with providing loans.

	conjunction with repair or as stand-alone businesses on properties zoned MP with frontage on NE 90th Street between Willows Road and 152nd Avenue NE, NE 95th Street between Willows Road and 151st Avenue NE, and 151st Avenue NE between NE 90th Street and NE 95th Street In general, overlay zoning is used when there is a specific objective that isn't met by the conventional zoning in that area. It includes mapped locations with provisions more or less permissive than the underlying zoning. Specific to retail marijuana stores and the Technical Committee's recommendation, the Sammamish Valley portion of the Manufacturing Park zone has different characteristics compared to the Southeast Redmond portion of the Manufacturing Park zone. These include different access, different size of parcels and buildings generally, and the number and proximity of uses which require a buffer for marijuana uses.	
4. How could reduced buffers affect the number of properties potentially available in the Manufacturing Park zone? (O'Hara)	**Planning Commission Discussion** (1/20) Commissioners discussed whether reducing buffers for marijuana uses in the Manufacturing Park (MP) zone would allow more potential sites for retail marijuana stores. Commissioners were also interested in the number of potential sites at different buffer distances. **Staff Response/Recommendation** (1/22) The number of potential parcels in the Manufacturing Park zone under different scenarios is as follows: • Technical Committee Recommendation: 57 • 1,000 feet: 99 o 57intheproposedoverlay o 18intheremainingMP-zonedareasnearWillowsRd. o 24inSERedmond • 750 feet: 122 o 58intheproposedoverlay o 30intheremainingMP-zonedareasnearWillowsRd. o 34inSERedmond • 500 feet: 147 o 59intheproposedoverlay o 38intheremainingMP-zonedareasnearWillowsRd. o 50inSERedmond	We request that the city reduce the buffers to the state minimum to allow for the maximum potential properties available. The state allows for two stores initially and up to four stores total. By reducing the buffers and adopting a separation buffer between stores we allow for dispersal of stores while controlling the total number. The majority of properties in Redmond is owned or carries mortgages from banks that provide Federal Loans and at this point most of those banks have charters that do not allow them to lease to marijuana businesses. While we may have 179 potential sites at 100 ft min. buffer we may still have difficulty finding a property for the use. Many of the properties in Redmond are owned by Wallace Properties who have sent a letter to planning commission confirming this. Exhibit B- Wallace letter submitted to Redmond Planning Commission.

	• 250 feet: 173 o 60intheproposedoverlay o 50intheremainingMP-zonedareasnearWillowsRd. o 63inSERedmond • 100 feet: 179 o 60intheproposedoverlay o 53theremainingMP-zonedareasnearWillowsRd. o 66inSERedmond Maps showing the effect of reducing buffers will be available prior to next Planning Commission meeting.	
5. Should the size of retail marijuana stores be restricted? (Biethan)	**Planning Commission Discussion** (1/20) Commissioners discussed the size of retail marijuana stores and whether it would be appropriate or necessary to place limits on store size. Different store sizes may affect parking requirements. **Staff Response/Recommendation** (1/22) The Technical Committee's recommendation is to establish a maximum Floor Area ratio (FAR) in a manner similar to that for any other allowed use in a zone. This is for consistency within the Zoning Code. As most stores in the area are between approximately 750 and 2,500 square feet, there appears to be a low likelihood of large stores opening in Redmond due to market conditions. Should the Commission desire, it is possible to place an outright restriction on the size of a retail marijuana store, separate from the FAR limit generally in place.	There are already so many restrictions on marijuana businesses. This added restriction is not necessary. Additionally, if the stores were allowed in the downtown core, the buildings in that area are not that large. It seems by restricting the stores to only the MP zone those buildings are, by nature of the zone, larger. Also, retail marijuana stores are taxed on the actual retail space (not tax deductible). Only the inventory space is deductible. Therefore it makes sense that there would not be an issue with 'Big Box' marijuana stores.

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<td>6. Is a trip generation rate available for marijuana stores? (Miller)</td>
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Planning Commission Discussion

(1/20) Commissioners asked if the Institute of Transportation Engineers (ITE) has determined vehicular trip generation rates for marijuana stores, and if that information could be provided.

Staff Response/Recommendation

(1/22) Preliminary trip generation figures for marijuana stores indicate that trip generation rates are as follows:

<table>
<tr><td></td><td>Retail Marijuana</td><td>Pharmacy w/ Drive Thru</td><td>Specialty Retail</td></tr>
<tr><td>Daily</td><td>400</td><td>90</td><td>44</td></tr>
<tr><td>PM Peak Hour</td><td>63</td><td>11</td><td>5</td></tr>
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*All figures are per thousand square feet of building area

Staff cautions Commissioners that this is preliminary data based on a limited number of surveys conducted mostly in Colorado, and that Colorado's legal environment concerning marijuana and land use is somewhat different than in Washington.
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These numbers come from Colorado and are unreliable even for that state.

Washington does not allow for drive thru recreational/medical stores. The comparison to the pharmacy or other specialty store is irrelevant.

While we do not have much data regarding trip generation rates what we know is peak business hours for eastside stores are Friday and Saturday evenings, which is opposite typical 9-5 business hours.

Exhibit C
Data available through FrontRunner, i502 data collection site, owner Brian Yauger.
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<td>7. Should there be a separation between retail marijuana stores? (Miller)</td>
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Planning Commission Discussion

(1/20) Commissioners discussed whether a separation requirement should be used to avoid creating a "marijuana district." Separation could be used to disperse retail marijuana stores in order to minimize impacts. Commissioners also discussed whether other cities used separation requirements and asked staff to confirm the regulations for other cities.

Staff Response/Recommendation

(1/22) Separation could be generally useful for two reasons. The first is to disperse retail marijuana stores throughout the city, as opposed to concentrating them in one area. The second is to indirectly limit the
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By creating 1,000 feet separation between stores we ensure dispersal between stores and avoid concentrations in any one area of the city.

1,000 feet of separation allows for healthy competition between stores and convenience of locations for customers.

Other cities are creating separations:
Issaquah 1,000ft
Bellevue 1,000ft
Kirkland none
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	number of stores by effectively reducing the available supply of potential sites. When the public workshop was held, available information indicated that the number of retail store licenses was potentially unlimited. Staff sought public perspective on separation primarily as a means to limit the number of retail stores indirectly, as an outright local limit on the number of stores may not have been feasible. When the state Liquor and Cannabis Board decided to increase Redmond's retail license allocation to 4 instead of unlimited, this reduced the need to use separation as means to indirectly limit the number of stores. Other eastside cities require separation between stores. Issaquah requires 1,000 feet; this was done to effect dispersion of retail marijuana stores and as "future proofing" against increased state license allocations by indirectly limited the total number of stores possible to locate in Issaquah (the theoretical maximum is 5 or 6 stores with perfect distribution; the practical maximum is 3 or 4). Bellevue requires 1,000 feet separation and wrote specific language regarding procedures in the event of a conflict. Two stores desired to open on Main Street in downtown Bellevue within close proximity, and only one was permitted. Kirkland does not require separation. Seattle's recently updated regulations require 500 feet of separation between retail stores. In considering alternatives, requiring a separation may be counter to the objective of providing a particular area for potential retail marijuana stores. Alternatively, requiring a separation could support some amount of dispersal even in a particular geographic area.	

8. Is any data available concerning security incidents at retail stores? **(Nichols)**	**Planning Commission Discussion** (1/20) The Commission discussed whether there is any data about break-ins, robberies, or other security incidents at retail marijuana stores. Commissioners suggested other eastside cities or Seattle may have data. **Staff Response/Recommendation** (1/22) The Redmond Police Department indicates that in communicating with other law enforcement agencies in the Puget Sound region and state as a whole, there has not been a change in reported incidents. That is, retail marijuana stores do not report break-ins, robberies, or other criminal incidents at an abnormal rate compared to other retail businesses. Law enforcement agencies remain concerned that there is the potential for a larger number of unreported incidents, however no data would exist for unreported incidents. The City of Seattle publishes crime statistics on their website, http://www.seattle.gov/seattle-police- department/crime-data/crime-dashboard. Seattle's overall data for property crimes shows that property crimes increased in 2014, when the first retail stores opened, compared to 2012, when marijuana was legalized. However, property crimes went down in 2015 compared to 2014. It is not possible to determine why property crime increased in from 2012-14, then decreased from 2014-15; legal marijuana may be one of many factors or it may be a major factor, but there is insufficient data to draw any conclusions. The state Liquor and Cannabis Board publishes lists of inspections of all licensed marijuana facilities including producers, processors, and retail stores, and also publishes a list of license violations and the general penalty (fine, written warning, etc.). These are available on their website, http://lcb.wa.gov/records/frequently-requested-lists.	The resources that are cited here in the Planning commission data is what is available. We have spoken to many storeowners and would concur that crime incidents do not seem to occur more frequently. Stores are required to have 100% security surveillance and often take additional measures to avoid crime related issues. Concerns about unreported incidents are speculation. In the information mentioned from Seattle, it is important to remember that data pertaining to the legal marijuana industry has not yet been separated from the data pertaining to the illegal black market. Until this happens, we won't have a clear understanding of how the legal market has affected the overall marijuana crime rate.

9. What are the code requirements for bars and liquor stores? (Captain/ Haverkamp via email)	**Planning Commission Discussion** (1/20) Commissioners discussed whether bars might have similar effects to retail marijuana stores on the surrounding area. Commissioners also discussed whether the zoning regulations for liquor stores may be useful when discussing retail marijuana. **Staff Response/Recommendation** (1/22) Bars and drinking places are allowed in mixed use and commercial zones. They are also allowed in the Manufacturing Park zone with some restrictions that include seating capacity limits, gross floor area limits, and limited hours of operation (6 am to midnight). Liquor stores are allowed in mixed use and commercial zones; they are not allowed in the Manufacturing Park zone. Liquor stores are considered General Sales or Service, and there are no additional restrictions on their location. State law requires that stores selling spirits must be a minimum of 10,000 sq. ft., except for former state and contract liquor stores.	Although it seems applicable to compare liquor to marijuana establishments there are many differences and conflicting approaches to zoning. The best comparison would be to the off premise establishments selling beer and wine. There is absolutely no marijuana consumption allowed at stores or in the surrounding area (parking lot, etc.) EXHIBIT D See map of liquor establishments 97 on premise establishments 40 off premise establishments
10. Highlight questions received through public comment. (Biethan)	**Planning Commission Discussion** (1/20) Commissioners discussed public comments received to date and would like responses to questions raised by public comments. **Staff Response/Recommendation** (1/22) Questions from public comments, along with staff responses, are as follows: • *Q: Is the East Lake Sammamish Trail considered a park?* • A: No. Rules adopted by the state Liquor and Cannabis Board specifically state that trails are not public parks. • *Q: Is Arena Sports (9040 Willows Rd.) considered a recreation center?* • A: No. Rules adopted by the state Liquor and Cannabis Board specifically state that recreation centers must be owned by a	Answers are accurate and consistent with state definitions. We intend to apply for a Medical Marijuana Endorsement, which allows I-502 retail stores to provide medical marijuana. State laws and guidelines are currently being written and the first sales are anticipated in June/July 2016.

	government agency or a charitable non-profit. • Q: *How many medical marijuana dispensaries are in Redmond, and would any of them convert to a licensed retail marijuana store?* A: Redmond does not allow medical marijuana collective gardens or dispensaries. There are none operating in Redmond, and so none which may convert to a licensed retail marijuana store.	
11. What are the potential impacts of retail marijuana stores on the Urban Centers that should be minimized? (O'Hara/Miller)	**Planning Commission Discussion** (1/20) Commissioners discussed how Redmond's Urban Centers, in particular Downtown, have changed over the last decade and how this change and contributed to vibrancy. Commissioners discussed how retail marijuana stores may impact the Urban Centers and the Technical Committee's rationale for its recommendation. **Staff Response/Recommendation** (1/22) Retail marijuana stores would not be appropriate in the Urban Centers for several reasons. The Technical Committee Report identifies these reasons, which are summarized below: • The potential for retail marijuana stores to lead to increased public use on sidewalks, parks and other public places. Public comments have identified concerns about smoke from marijuana products in public places which could negatively impact people's enjoyment of and the vibrancy of the Urban Centers. Policy LU-51 speaks directly to this as it explicitly calls for creating "a comfortable atmosphere" in the Downtown Urban Center; marijuana smoke could detract from people's comfort when they are Downtown. • The potential for retail marijuana stores to require large amounts of parking given the characteristics of the business. Some areas in Redmond generally have a sufficient supply of parking, while other areas, in particular Downtown, are parking constrained. The high trip generation rates (even if those rates are only preliminary) for retail marijuana stores suggest high parking demand, especially during peak times. Since Downtown is parking constrained, ensuring a retail marijuana store would have a	The concern for marijuana smoke is not substantiated. Marijuana is illegal to consume in public places and all products within retail stores must be in a sealed package. There is no smoking allowed, in the store or anywhere in public view. The highest volume of customers appears to be in the evenings and weekends, which is counter to typical 9-5 business hours. The average time someone spends in a store is less than 15 min which allows for a quick turn over of parking space and traffic flow. There is currently no trip generation rate data to support the need for increased parking requirements. Additionally, we advocate for the opportunity to be located in the downtown urban centers and encourage our customers to walk, bike or use other alternative means of transportation to and from our store. It seems that most of the new housing in the urban centers is small apartments and condominium that cater to the single professional or couple and not necessarily families with children. These folks are interested in diverse shops and services close by and fit one of our biggest customer demographics. Neighboring businesses can expect a positive impact with bringing more customers into the area and increasing their revenue.

	sufficient amount of parking could be difficult and generally in opposition to policies DT-3 and DT-11 which call for the establishment of a pedestrian-oriented environment and development which contributes to a comfortable feel for pedestrians. • The potential for retail marijuana stores to negatively impact neighboring businesses through factors including increased public use, traffic, and parking. These factors could cause a reduction in opportunity for businesses, or cause businesses to close or not come to the Urban Centers. Policies LU-38 and DT-27 speak directly to supporting the Urban Centers and Downtown especially as major retail and business areas and destinations and therefore supporting existing businesses and attracting new businesses compatible with the vision to these areas. In addition, considering policies LU-47 and LU-62, the Technical Committee Report notes "retail and other uses 'that may have some adverse impacts' and/or 'are better suited for locations outside of the Downtown or Overlake' Urban Centers should be located in" the General Commercial (GC) and Manufacturing Park (MP) zones. Taken together, the preceding factors combined with the policy language for the GC and MP zones indicate that allowing retail marijuana stores in the Urban Centers could result in impacts that Comprehensive Plan policies indicate should be avoided while providing a method of accommodating those uses which, while not appropriate for the Urban Centers, are still legal uses and/or should be accommodated in Redmond, and identifies the GC and MP zones as potential areas where those uses might be more appropriate.	The assumptions here are based on false perceptions and old stigmas and stereotypes of who the consumers are. This is unfair bias and is not founded in any scientific information.

12. Provide details of the housekeeping amendments for production and processing. (Biethan)	**Planning Commission Discussion** (1/20) Commissioners discussed the housekeeping amendments and asked that they be specifically identified since they are not part of the Technical Committee Report. **Staff Response/Recommendation** (1/22) Redmond's current regulations regarding marijuana are from ordinance 2744. Due to an oversight, the Comprehensive Use Chart (RZC 21.04.030) was updated to show the zones where marijuana uses are allowed, but the individual use charts for the various zones (in RZC 21.06 through 21.14) were not updated. Therefore a conflict exists in the Zoning Code since the Comprehensive Use Chart shows that marijuana uses are permitted, but no specific standards are set in the individual zones. The following sections would be updated: Marijuana production – Agriculture use • Table 21.06.010B – Urban Recreation (UR) zone Marijuana processing – Manufacturing and Wholesale Trade use • Table 21.12.210A – Overlake Business and Advanced Technology (OBAT) zone • Table 21.13.030A – Regional Retail (RR) zone • Table 21.14.030B – Business Park (BP) zone • Table 21.14.040C – Manufacturing Park (MP) zone NOTE: In addition to changes to allow marijuana retail sales in the Samm Valley Overlay) • Table 21.14.050C – Industrial (I) zone Specific text amendments to the RZC will be distributed prior to the public hearing and next study session.	N/A

13. What if a use requiring a buffer moves in after a store opens? What does the state law say? **(Miller/ Haverkamp via email)**	**Planning Commission Discussion** (1/20) Commissioners discussed the procedure if a retail marijuana store opens in a compliant location, and then later a use requiring a buffer (a daycare, for example) opens within the buffer distance. Commissioners also requested to see the text of the state law concerning buffers. **Staff Response/Recommendation** (1/22) If a licensed marijuana facility is sited in accordance with state and local regulations when it opens, and then later a use which would make that site non-compliant opens, the licensed marijuana facility would be "grandfathered" in at its current location. This would be similar to a non-conforming use. Redmond could specifically provide for this in the Zoning Code for clarity. Other cities have provisions in their codes regarding this situation. The state law concerning buffers is contained in RCW 69.50.331 and is as follows: (8)(a)Except as provided in (b) through (d) of this subsection, the state liquor and cannabis board may not issue a license for any premises within one thousand feet of the perimeter of the grounds of any elementary or secondary school, playground, recreation center or facility, child care center, public park, public transit center, or library, or any game arcade admission to which is not restricted to persons aged twenty-one years or older. • (b) A city, county, or town may permit the licensing of premises within one thousand feet but not less than one hundred feet of the facilities described in (a) of this subsection, except elementary schools, secondary schools, and playgrounds, by enacting an ordinance authorizing such distance reduction, provided that such distance reduction will not negatively impact the jurisdiction's civil regulatory enforcement, criminal law enforcement interests, public safety, or public health. • (c) A city, county, or town may permit the licensing of research premises allowed under RCW 69.50.372 within one thousand feet but not less than one hundred feet of the facilities described in (a) of this subsection by enacting an ordinance authorizing such distance reduction, provided that the ordinance will not negatively	Accurate and consistent with state law.

	impact the jurisdiction's civil regulatory enforcement, criminal law enforcement, public safety, or public health. • (d) The state liquor and cannabis board may license premises located in compliance with the distance requirements set in an ordinance adopted under (b) or (c) of this subsection. Before issuing or renewing a research license for premises within one thousand feet but not less than one hundred feet of an elementary school, secondary school, or playground in compliance with an ordinance passed pursuant to (c) of this subsection, the board must ensure that the facility: (i) Meets a security standard exceeding that which applies to marijuana producer, processor, or retailer licensees; (ii) Is inaccessible to the public and no part of the operation of the facility is in view of the general public; and (iii) Bears no advertising or signage indicating that it is a marijuana research facility.	
14. Would allowing this retail use in the Manufacturing Park zone potentially require the City to allow other retail uses as well? **(Haverkamp via email)**	**Planning Commission Discussion** (1/20) Commissioners discussed whether allowing a particular retail use in the Manufacturing Park zone could potentially either require the city to allow others, or would set precedent for allowing further retail uses. **Staff Response/Recommendation** (1/22) Regarding the legal issue, in general the City has authority under its inherent zoning powers to regulate where land uses locate within the City, so it is not likely there is an issue with other retail uses seeking to locate in the Manufacturing Park zone, even if the City were to allow retail marijuana stores to locate there. RCW 35A.63.100 provides specific authority under state law for cities to adopt zoning regulations. Article XI, Section 11 of the state constitution also provides that cities have broad police powers, which are generally regarded to include the power to enact zoning. Redmond allows some limited retail uses in the Manufacturing Park zone	N/A

	today. The allowed uses are designed to provide services in the immediate vicinity of Redmond's manufacturing and employment areas. For example, professional services are "Limited to research and development services and other uses that support another permitted use in the MP zone." As previously noted, bars are also allowed but are restricted in size and scale. The Technical Committee analyzed whether allowing retail marijuana stores would have an impact on the availability of space for the uses primarily envisioned in the Manufacturing Park zone and determined that the probable maximum amount of area is approximately 10,000 square feet, which is not considered to be a significant impact.	
15. Public Notice (Miller)	**Planning Commission Discussion** (1/27) Commissioners asked if appropriate public notice has been provided for this proposed amendment. **Staff Response/Recommendation** (2/2) The Type VI process for legislative actions (for Comprehensive Plan and Zoning Code Amendments) requires Notice of the Public Hearing with some specifics based on the type of application. Comprehensive Plan and Zoning Code text amendments require this notice be published in the newspaper. Zoning Map amendments have additional requirements for mailed notice of the public hearing if the application requires owner signatures under RZC 21.76.070.AF.4 Special Application Requirements for applications for Comprehensive Plan or Zoning Map amendments; these signatures were not required for this application. Mailed notice is required to all parties of record for the proposal, and notice was mailed to all parties of record. Staff sent a courtesy notice of the public hearing to property owners and tenants in the proposed Sammamish Valley Manufacturing Park Overlay. This notice was mailed on January 13, 2016, for the January 27 public hearing. In addition, staff used several other approaches to inform people about the public hearing, including a press release, information on the City's web page and social media posts. In addition, the Redmond Reporter	As the party of interest in this matter, we were unaware that notice was to be given to owners and businesses in the proposed MP zone. In an effort to work cooperatively with the City as well as other Redmond businesses it would be helpful to be informed of the process and to know how and what the City is communicating with regard to our business.

	included an article on the topic with the hearing date. **Public Comment** Several public comments expressed concern about public notice for these proposed amendments, including the timing of the mailed notice to owners and tenants in the MP zone affected by the proposed zoning map amendments.	
16. Use of anonymous online surveys **(O'Hara via email)**	**Planning Commission Discussion** (1/29) Commissioners discussed the usefulness of anonymous online surveys since they are not statistically valid and are easily influenced by individuals and/or small groups repetitively voting. Commissioners asked what other survey methods may be considered in the future. **Staff Response/Recommendation** (2/2) The online survey contains useful data for Commissioners to consider, but it has limitations. The survey is not scientific, nor is it intended to represent a statistically valid sample. This survey collected 2,217 total responses, of which 1,619 were unique. The survey software used can help identify multiple responses from the same person in several ways. The survey software assigns a unique Network ID to each IP address. It also logs the date and time a person begins the survey and when they submit their survey responses. For this survey, a total of 1,619 Network IDs provided responses. 315 of the Networks IDs provided multiple responses, totaling 913 total responses. In some cases it is highly likely a single person is submitting multiple responses, as the responses are all within a short time period and are identical or substantially similar (for example, preferring large buffers, no marijuana stores, and separation). In other cases, however, the same Network ID provides very different responses over a wide time period. This could represent, for example, people using the computers at a library or using a public Wi-Fi network (at a coffee shop, City Hall, etc.) or people	The survey was not scientific and should be dismissed as a non-credible contribution to the decision making process. In addition to the questions raised about frequency of one person or computer taking the survey there is no way to know if those participating are over the age of 21 or are Redmond residents. Who determined these questions? What criteria were used and what was the objective? The city has already adopted an ordinance yet the survey suggests that the store could be placed "nowhere"? The use of the football field as a unit of distance conjures images and thoughts of youth. This is misleading and suggests personal bias. Any petitions the city may receive should also be dismissed since we are not debating the allowed use but are only considering where the store should be located.

	in a single household providing different perspectives. Staff will provide the full survey results including timing and Network IDs. It is possible to use a survey tool that requires respondents to provide their email or phone number and thereby, reduce the potential for multiple responses. A trade-off is that not all people are willing to provide this information and that people in a single household may use a single phone or email address and would not be able to all participate. Respondents could also provide a bogus email address or phone number. Statistically valid surveys can be useful when considering some subjects. For example, the City conducted a survey of park usage in the City in 2014 in support of early PARCC Plan update activities and for Park Impact Fee update purposes. However, 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. **Public Comment** Some public comment has highlighted the survey results as indicative of the community's views, while other comments have noted the limitations of the survey.	

17. What is the basis for considering an amendment? **(O'Hara via email)**	**Planning Commission Discussion** (2/2) 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? **Staff Response/Recommendation** (2/3) The Technical Committee's overall objectives when considering the proposed amendments included: • • Allow for retail marijuana stores to locate in Redmond. • • Minimize potential impacts from retail marijuana stores. • • Maintain the vibrancy of the Urban Centers. • • Address public safety concerns. The significant public testimony on this issue generally shows that this question could be a starting point for discussion. There are many factors to consider when determining whether Redmond should revise its policies and/or zoning to increase the opportunities for retail marijuana stores to locate in the City, including but not limited to Redmond's vision, Comprehensive Plan policies, access to marijuana, and public safety concerns. **Public Comment** Public testimony at the public hearing was primarily against allowing retail marijuana stores in Redmond, with a minority in favor. Public comment via email has also been primarily against allowing retail marijuana stores, with a minority in favor. Comments have noted the proximity of stores in Bellevue, Kirkland, and Issaquah as well as the potential negative effects of retail marijuana stores. Comments have also noted that retail marijuana stores are allowed under state law and the proponents intend to operate in conformance with all laws and rules. Some comments from property owners in or near the proposed MP zoning overlay have questioned whether the area is suitable for retail marijuana uses, or for retail uses generally due to peak traffic volumes, lack of parking, and presence of youth- friendly	A zoning change, in addition to buffer reduction, is necessary due to the lack of available property within the retail zones that currently meet the state buffers. The maps that were originally produced by the city concluded that there was nowhere to locate and this is the only information we were provided since March 2014. Recently, at the December 2015 workshop a map revealed that there is one available property on Redmond Way. This property belongs to a well-established and thriving business that has no intent of selling and or leasing. Public testimony: While there may have been a large representation from a particular demographic in Redmond at the hearing and throughout the multitude of e-mails the city has received many of the messages were similar. The general theme is that parents are concerned about the safety of their children. As we stated at the hearing, we are also parents who are concerned about our children and believe based on an evidenced-based approach that legalizing, regulating and allowing for sales will decrease the illicit market and provide a safer community for our children to live in. We are in a transitional phase when it comes to prohibition and our public comment is the perfect example of a community who needs re-education when it comes to the dangers of marijuana. Tax dollars are being redistributed for these purposes and resources from LCB and DOH were brought forward by us at the hearing. Please refer to testimony given by Sue Hogoboom

	businesses such as Arena Sports. Comments have also noted the City has historically not allowed many retail uses in the Manufacturing Park zone, and allowing retail marijuana stores in the Manufacturing Park zone may be unfair.	at the Public hearing. This was a poignant example of how someone can change their opinion when they are exposed to facts surrounding marijuana businesses. We feel that the lower numbers of supportive testimony at the Public Hearing and in writing may indicate that this is a "non-issue" for many and they don't feel the need to keep expressing their views since voting in the majority for legal marijuana. Also, the fact that testimony is public record may be keeping some folks quiet, as they may be supportive but don't wish for their neighbors, friends, and employers to know their views. Lastly, we would also like to point out that the "youth-friendly" Arena Sports was mentioned a few times, and in fact, this facility has an on premise liquor license to serve alcohol.
18. Availability of illegal marijuana (Biethan via email per Councilmember Myers letter)	**Planning Commission Discussion** (2/5) Could legal marijuana stores reduce demand for illegal marijuana? **Staff Response/Recommendation** (2/5) To be added. **Public Comment** To be summarized.	Refer to Exhibit A

19. City legal options (Biethan via email per Councilmember Myers letter)	**Planning Commission Discussion** (2/5) What can the City do legally with regard to retail marijuana stores? Are up-to-date maps illustrating state minimum buffers and buffered facilities available? **Staff Response/Recommendation** (2/5) To be added. **Public Comment** To be summarized.	The city has adopted the ordinance to allow for the use. We have been seeking partnership with the city and when asked if we could get a simple variance or spot zoning we were informed that the only way to allow for the change would be through amending the comprehensive plan. We waited over 18 months just to be addressed as a docketed issue and at best will be a full two years after being awarded our lottery number before any resolution may come to pass. We respectively ask that you take swift action, without any additional delays or barriers. We have not seen any maps that have all of the state imposed buffers identified. Additionally, HB2136 allows cities to reduce buffers down to 100 feet except for schools and playgrounds.
20. Other cities' experiences (Biethan via email per Councilmember Myers letter)	**Planning Commission Discussion** (2/5) What are other cities experiences with licensed marijuana facilities, including for production and processing in addition to retailing? Specifically focus on crime, traffic, and impacts to neighboring businesses. **Staff Response/Recommendation** (2/5) To be added. Public Comment To be summarized.	We highly encourage our city council and planning members to reach out to our neighboring cities to discuss these impacts, without adequate published scientific data the only means of learning is through communication. We have included two references who have offered to discuss developments in their cities: Arlington – Chris Young, Community and Economic Development Director: cyoung@arlingtonwa.gov Bellingham – Councilmember Pinky Vargas, ptvargas@cob.org

21. Public opinion (Biethan via email per Councilmember Myers letter)	**Planning Commission Discussion** (2/5) What do Redmond citizens want? Is a statistically valid measure available? **Staff Response/Recommendation** (2/5) To be added. Public Comment To be summarized.	63% of the voters in King county voted Yes on I-502.
22. Siting of marijuana uses (Biethan via email per Councilmember Myers letter)	**Planning Commission Discussion** (2/5) What are the potential impacts of siting marijuana facilities in various areas of the city? Does it make sense to exclude or centralize marijuana uses in particular areas? of concentrating these facilities in one area? **Staff Response/Recommendation** (2/5) To be added. **Public Comment** To be summarized.	When considering a site for marijuana uses it does not make sense to limit it to one area of the city. This encourages a "Greenlight" district and segregates the activities from other typical business practices. Also, by relegating the activity to one particular area, in the proposed case of Willows area it does not create an atmosphere of normalization.

23. Demand for marijuana (Biethan via email per Councilmember Myers letter)	**Planning Commission Discussion** (2/5) What is the documented demand for marijuana and marijuana products among Redmond residents? **Staff Response/Recommendation** (2/5) To be added. **Public Comment** To be summarized.	While there is no data specifically showing the demand for marijuana in Redmond, we do know that, of the 206 open retail stores in the state, our Eastside stores rank among the top 30 grossing stores. Issaquah Cannabis #6, Higher Leaf of Kirkland #8, Green Theory of Bellevue #16, Bellevue Marijuana is #23 and Novel Tree (also in Bellevue) is #28. This shows that there is indeed a high demand in our area. To date, these stores alone have combined gross revenue of $23,078,357. Their combined excise tax contribution is $8,257,970.
24. Pace of potential changes (Biethan via email per Councilmember Myers letter)	**Planning Commission Discussion** (2/5) What is the appropriate pace for increased opportunities for marijuana retail in Redmond in thinking about current conditions and future growth in the city? **Staff Response/Recommendation** (2/5) To be added. **Public Comment** To be summarized.	We propose that the city of Redmond allow for two stores initially, we suggest a review take place after the outcomes of the 2017 study is published to decided if more stores are necessary. This will allow for adequate review of the recent BOTEC study from the state and more conclusive data when it comes to adding additional stores.

Exhibits

Exhibit A-

In reference to question #2

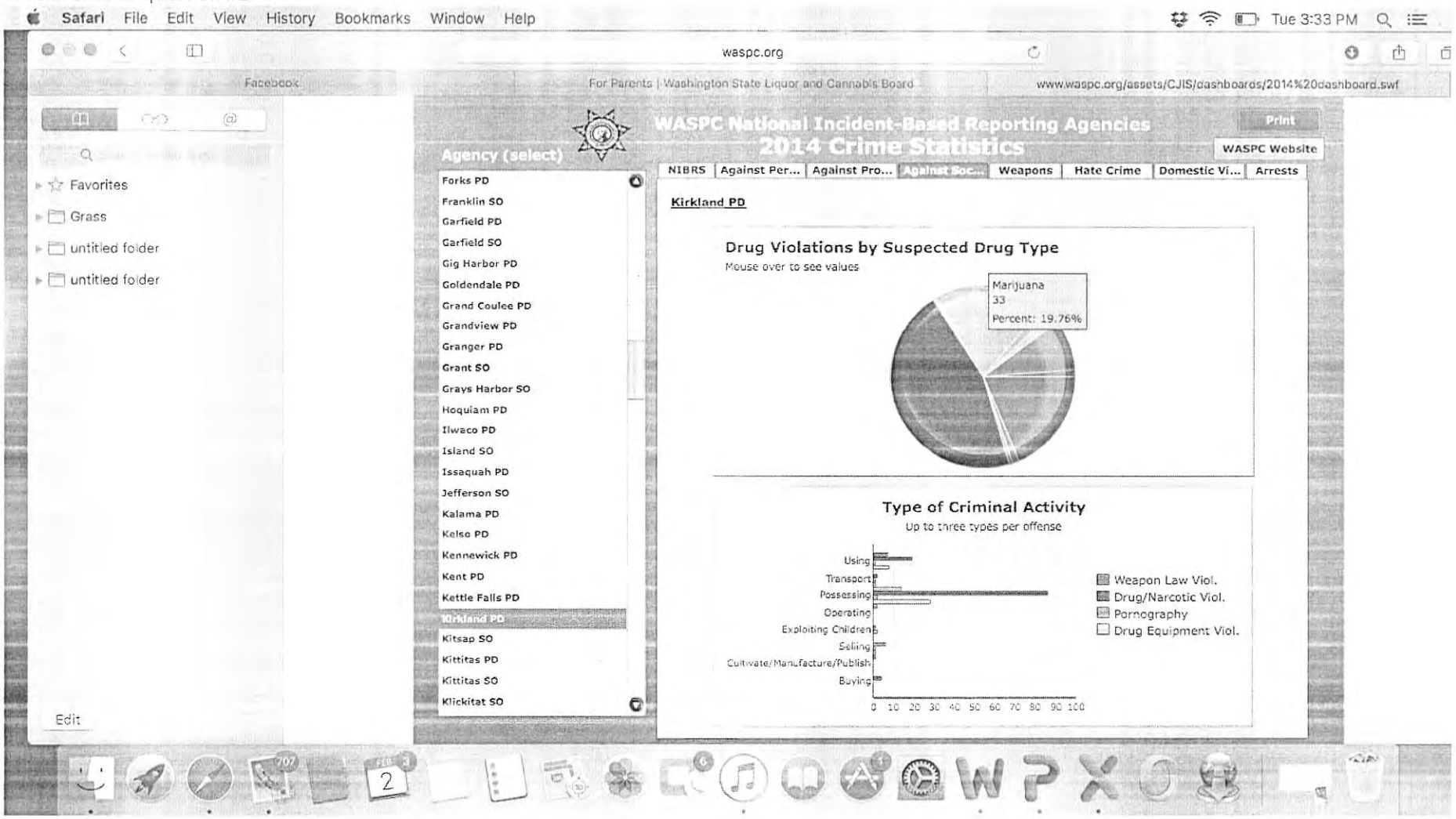


Exhibit A continued...

Safari File Edit View History Bookmarks Window Help Tue 3:33 PM

waspc.org

Facebook | For Parents | Washington State Liquor and Cannabis Board | www.waspc.org/assets/CJIS/dashboards/2014%20dashboard.swf

Favorites
Grass
untitled folder
untitled folder

Edit

Agency (select)

Forks PD
Franklin SO
Garfield PD
Garfield SO
Gig Harbor PD
Goldendale PD
Grand Coulee PD
Grandview PD
Granger PD
Grant SO
Grays Harbor SO
Hoquiam PD
Ilwaco PD
Island SO
Issaquah PD
Jefferson SO
Kalama PD
Kelso PD
Kennewick PD
Kent PD
Kettle Falls PD
Kirkland PD
Kitsap SO
Kittitas PD
Kittitas SO
Klickitat SO

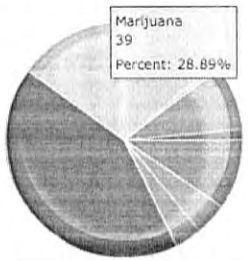
WASPC National Incident-Based Reporting Agencies
2014 Crime Statistics

Print
WASPC Website

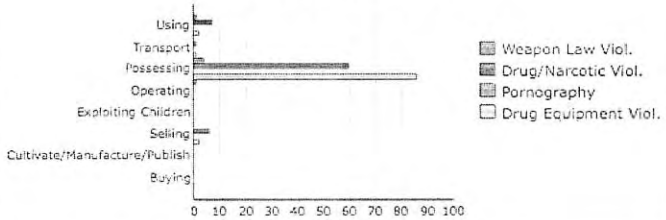
NIBRS | Against Per... | Against Pro... | Against Soc... | Weapons | Hate Crime | Domestic Vi... | Arrests

Issaquah PD

Drug Violations by Suspected Drug Type
Mouse over to see values



Type of Criminal Activity
Up to three types per offense



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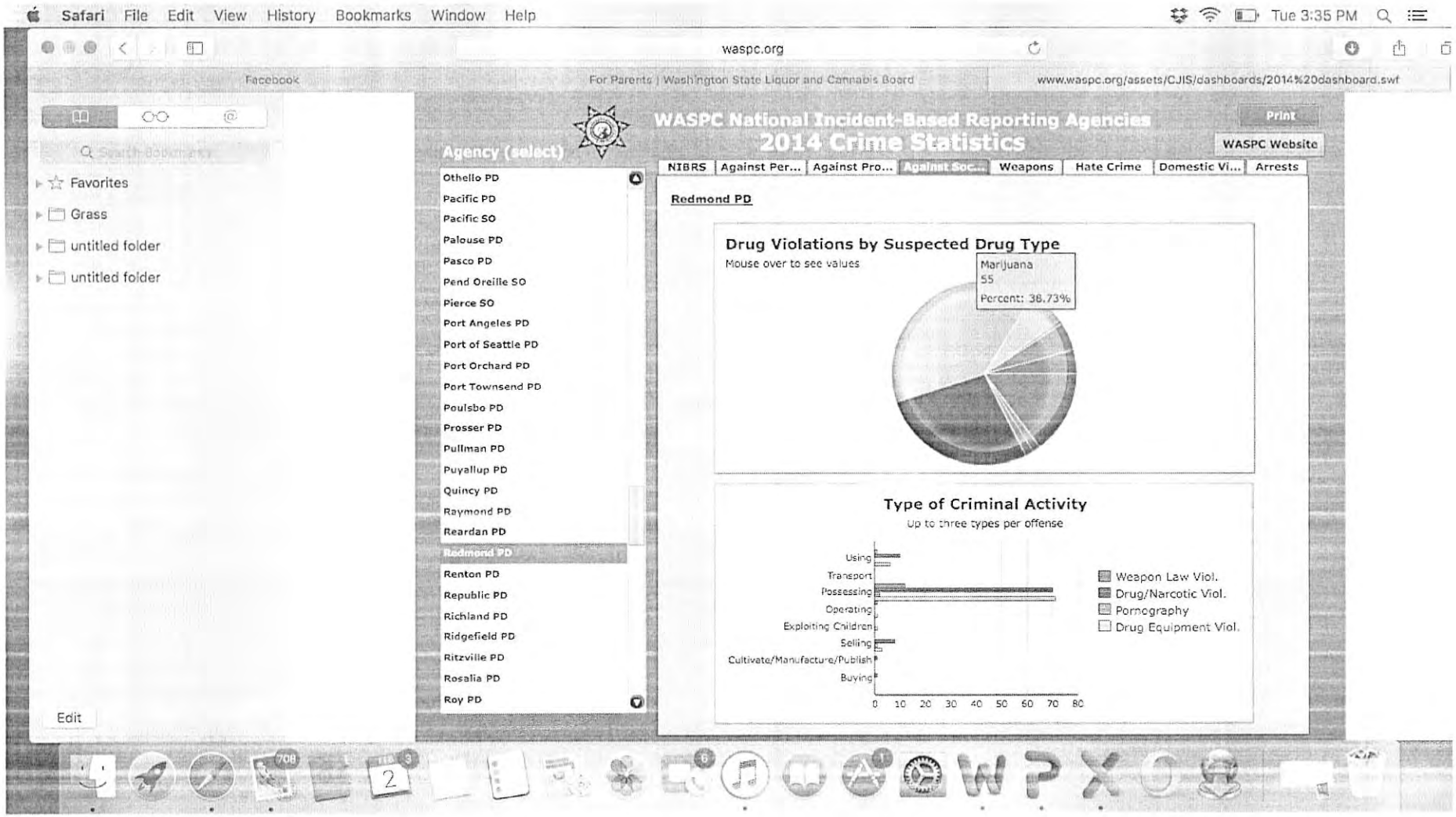

Exhibit A continued…

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waspc.org

Lifestyle | Minister of Justice... | Questions about m... | Home - WANIC | www.redmond.gov/... | CJIS Training, Man... | Crime Statistics &... | Dashboard Display... | www.waspc.org/as...

Favorites
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Edit

Agency (select)

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Port Townsend PD
Poulsbo PD
Pullman PD
Puyallup PD
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Rainier PD
Raymond PD
Reardan PD
Redmond PD
Renton PD
Republic PD
Richland PD
Ridgefield PD
Ritzville PD
Rosalia PD
Roy PD
Royal City PD
Ruston PD
San Juan SO
Seattle PD
Sedro Woolley PD
Selah PD
Sequim PD
Shelton PD
Skagit Co Interlocal Drug Task For

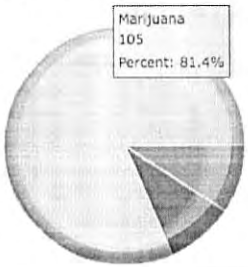
WASPC National Incident-Based Reporting Agencies
2012 Crime Statistics

Print
WASPC Website

NIBRS | Against Per... | Against Pro... | Against Soc... | Weapons | Hate Crime | Domestic Vi... | Arrests

Redmond PD

Drug Violations by Suspected Drug Type
Mouse over to see values



Type of Criminal Activity
By Offense

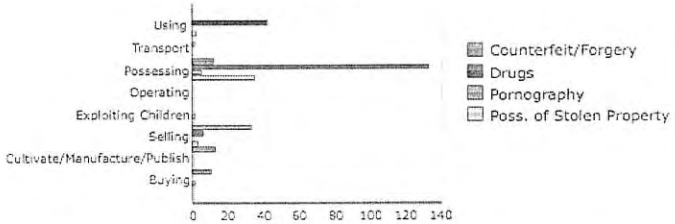


Exhibit A continued...

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waspc.org

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Favorites
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untitled folder
untitled folder

Edit

Agency (select)

Kennewick PD
Kettle Falls PD
Kirkland PD
Kitsap SO
Kittitas PD
Kittitas SO
Klickitat SO
La Center PD
Lake Forest Park PD
Lakewood PD
Langely PD
Lewis SO
Liberty Lake PD
Lincoln SO
Long Beach PD
Longview PD
Lummi Nation PD
Lynden PD
Mabton PD
Mason SO
McCleary PD
Medina PD
Mill Creek PD
Monroe PD
Montesano PD
Morton PD

WASPC National Incident-Based Reporting Agencies
2012 Crime Statistics

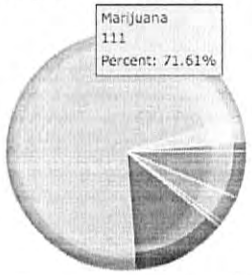
Print | WASPC Website

NIBRS | Against Per... | Against Pro... | Against Soc... | Weapons | Hate Crime | Domestic Vi... | Arrests

Kirkland PD

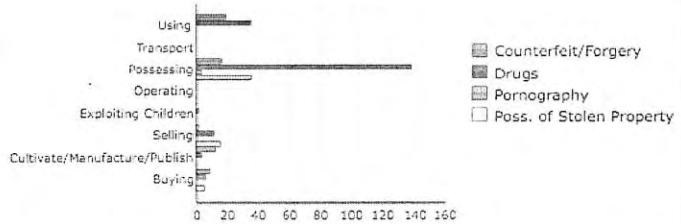
Drug Violations by Suspected Drug Type

Mouse over to see values



Type of Criminal Activity

By Offense



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waspc.org

Lifestyle | Minister of Justice... | Questions about m... | Home - WANIC | www.redmond.gov/... | CJIS Training, Man... | Crime Statistics &... | Dashboard Display... | www.waspc.org/as...

Favorites
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Edit

Agency (select)

Grandview PD
Granger PD
Grant SO
Grays Harbor SO
Ilwaco PD
Island SO
Issaquah PD
Jefferson SO
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Kettle Falls PD
Kirkland PD
Kitsap SO
Kittitas PD
Kittitas SO
Klickitat SO
La Center PD
Lake Forest Park PD
Lakewood PD
Langely PD
Lewis SO
Liberty Lake PD
Lincoln SO
Long Beach PD
Longview PD

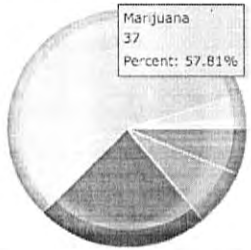
WASPC National Incident-Based Reporting Agencies
2012 Crime Statistics

Print
WASPC Website

NIBRS | Against Per... | Against Pro... | Against Soc... | Weapons | Hate Crime | Domestic Vi... | Arrests

Issaquah PD

Drug Violations by Suspected Drug Type
Mouse over to see values



Type of Criminal Activity
By Offense

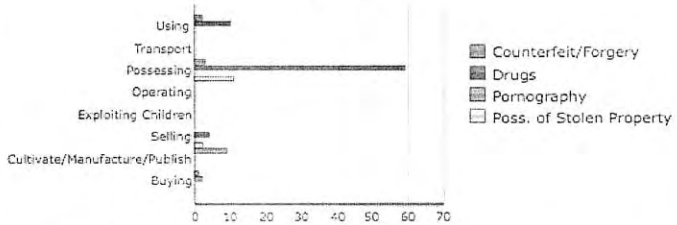


Exhibit A continued...

Safari File Edit View History Bookmarks Window Help Sat 12:58 PM

waspc.org

Lifestyle | Minister of Justice and... | Questions about marij... | Home - WANIC | www.redmond.gov/co... | CJIS Training, Manuals... | Crime Statistics & Ana... | www.waspc.org/assets...

Favorites
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Edit

WASPC National Incident-Based Reporting Agencies
2013 Crime Statistics

Print

WASPC Website

Agency (select)

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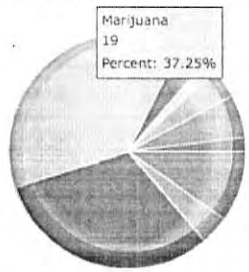
Forks PD
Franklin SO
Garfield PD
Garfield SO
Gig Harbor PD
Goldendale PD
Grand Coulee PD
Grandview PD
Granger PD
Grant SO
Grays Harbor SO
Hoquiam PD
Ilwaco PD
Island SO
Issaquah PD
Jefferson SO
Kalama PD
Kelso PD
Kennewick PD
Kettle Falls PD
Kirkland PD
Kitsap SO
Kittitas PD
Kittitas SO
Klickitat SO

NIBRS | Against Per... | Against Pro... | Against Soc... | Weapons | Hate Crime | Domestic Vi... | Arrests

Issaquah PD

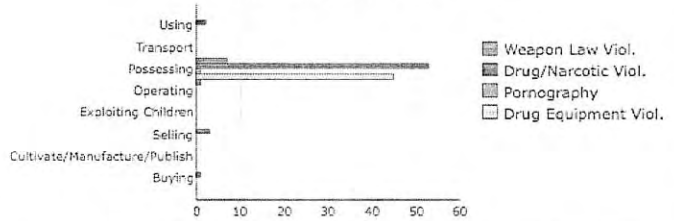
Drug Violations by Suspected Drug Type

Mouse over to see values



Type of Criminal Activity

Up to three types per offense



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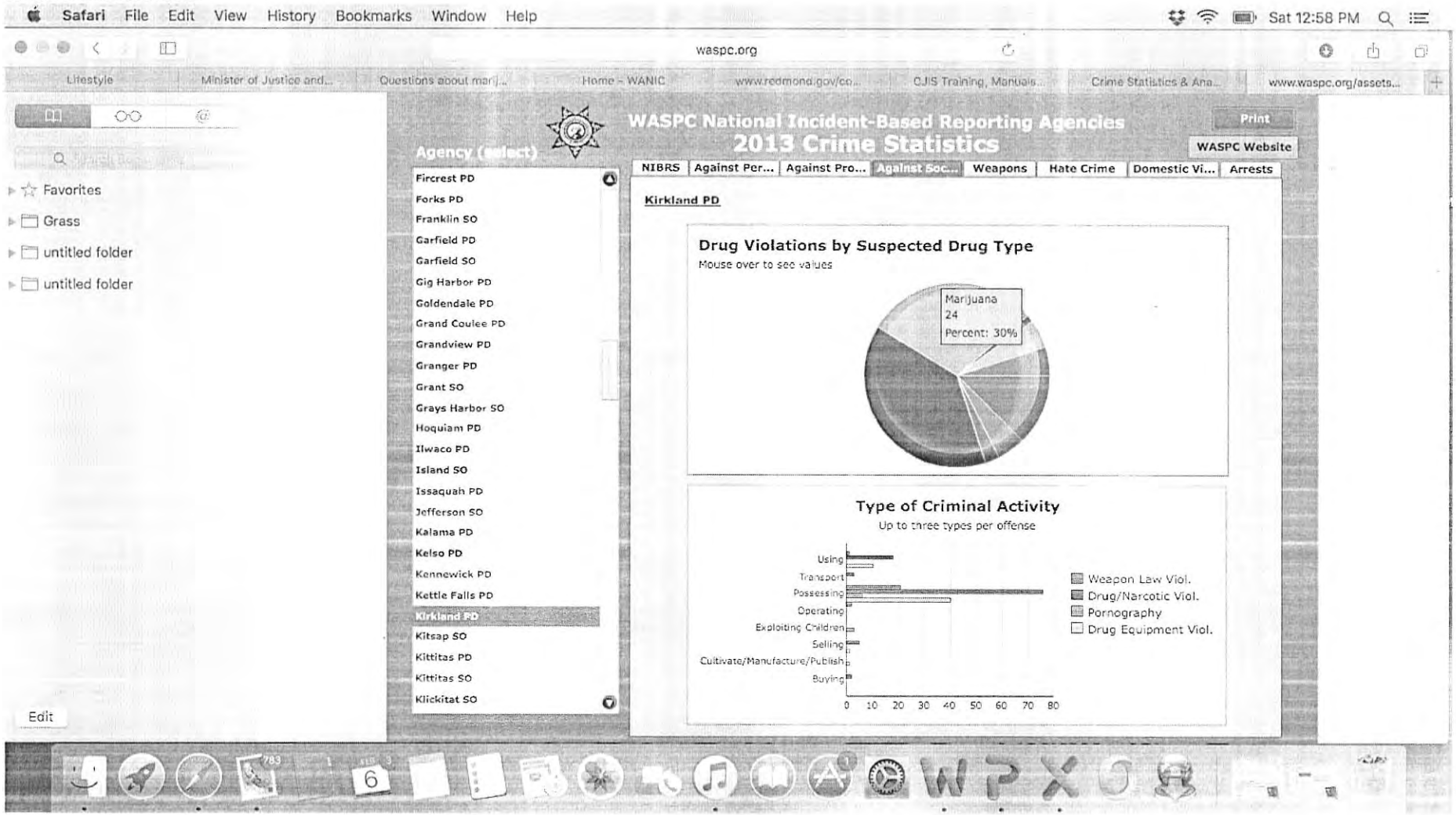

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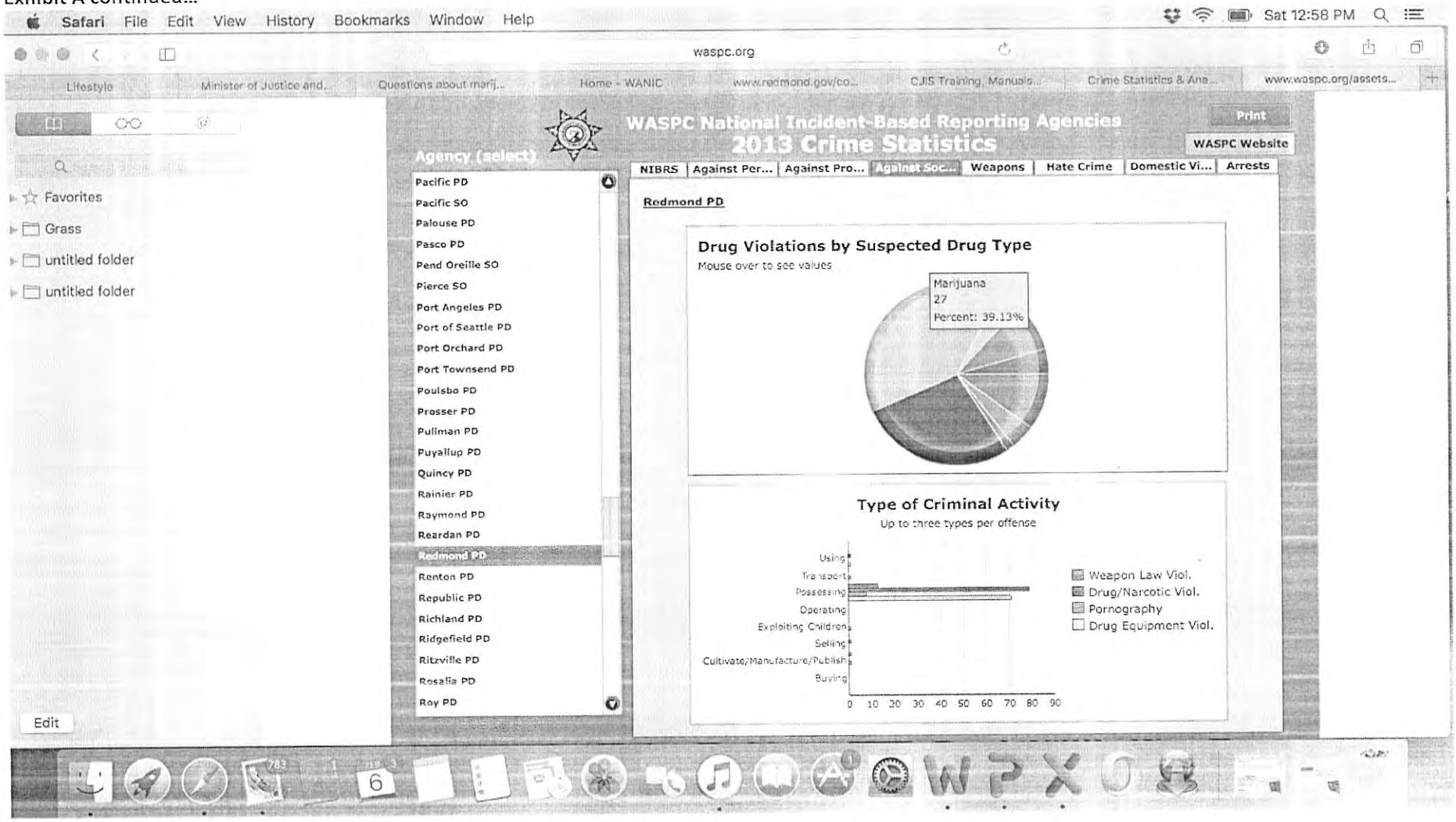


Exhibit B-
In reference to question #4
Letter from Wallace Properties

WALLACE
PROPERTIES

RECEIVED
JAN 27 2016
PLANNING DEPT.
CITY OF REDMOND

January 23, 2016

City of Redmond
Planning Department
PO Box 97010
Redmond, WA 98073-9710

Re: Proposed Comprehensive Plan and Zoning Code Amendments.

Dear Ladies and Gentlemen:

As owner of properties within the Manufacturing Park zone (14960 and 14980 NE 90th Street), we are opposed to the proposal to allow retail marijuana stores in a portion of the Manufacturing Park zone unless other general retail uses are also permitted.

As proposed, this would represent the most egergious kind of 'spot zoning.'

Thank you for your consideration.

Sincerely yours,

WALLACE/KNUTSEN LLC

Robert C. Wallace, Managing Member

RCW:ad

admin/Wpd.files/2016/1/23/2016 Wallace Properties, Inc. PO Box 4184, Bellevue, WA 98009
Phone (425) 455-9676 Fax (425) 646-3374 e-mail: rwallace@wallaceproperties.com

Exhibit C-
In reference to question #6
Frontrunner https:/www.frontrunnerdata.com
Brian Yauger, by@tetratrak.com

Exhibit D-
In reference to questions #9
Redmond alcohol establishments on premise and off-premise
Orange is off-premise sales
Blue is on premise sales

Exhibit D continued...

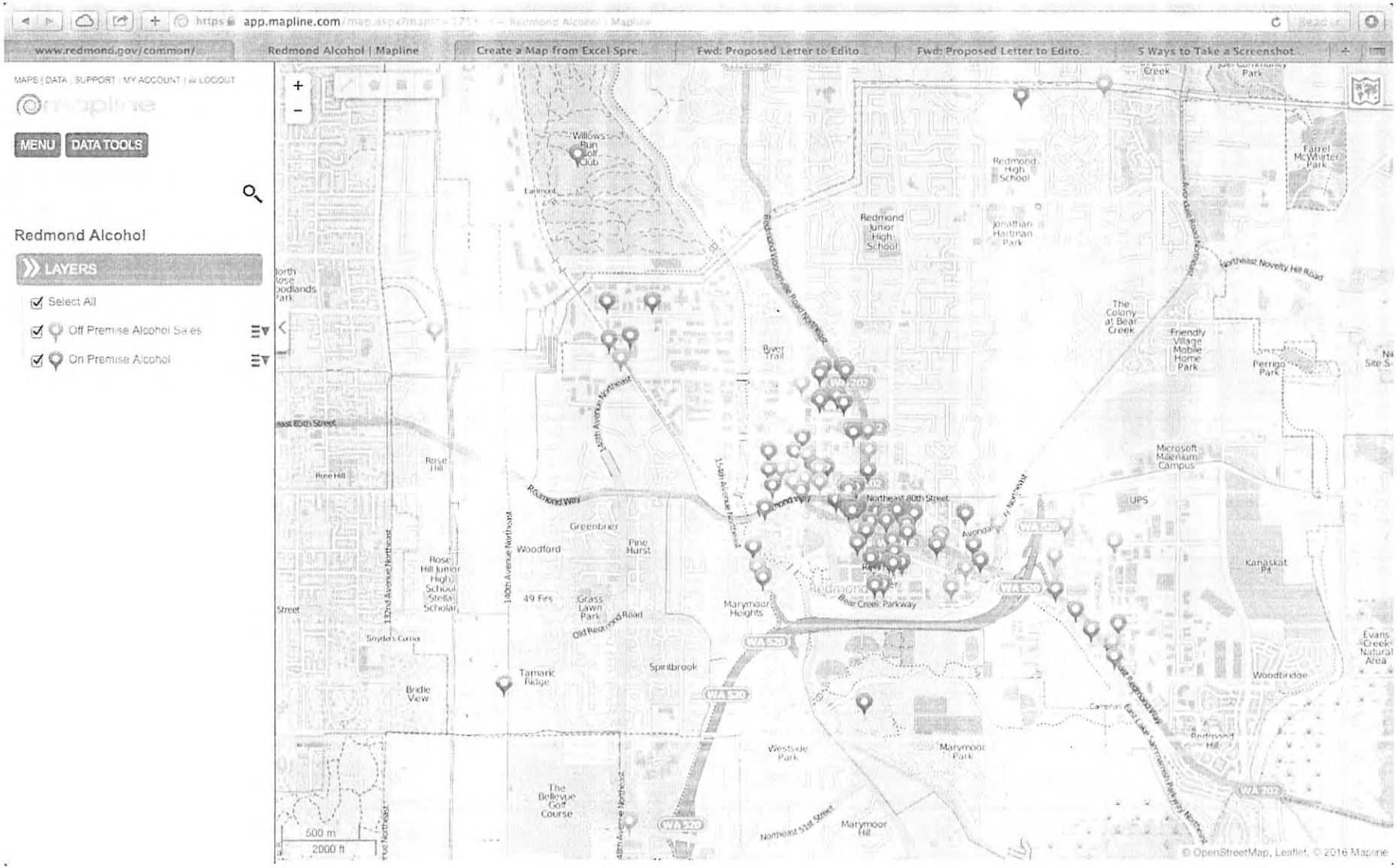
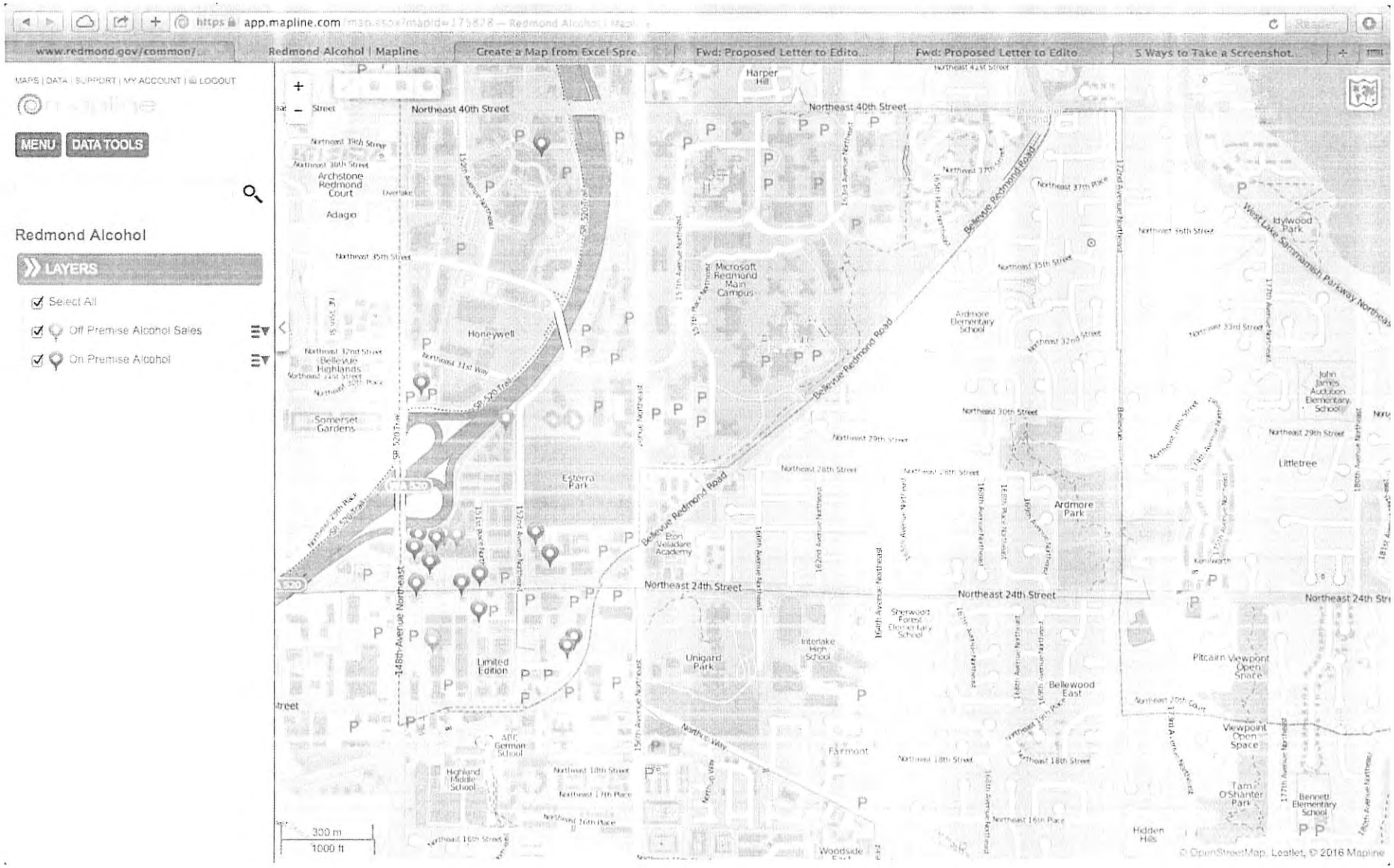


Exhibit D continued…



Hello, my name is Jenny Carbon; owner of The Grass is Always Greener. I am the applicant who has filed to amend the 2030 Comprehensive Plan. Thank you for taking the time to meet with us to receive public comment and consider a zoning change. I am also very grateful to my colleagues who have come out to support us. I invited members of our professional community to come here tonight so you could hear from the voices of these hard-working individuals, we would like to dispel any myths about who we are as community members and take ownership and pride for these monumental changes into a new market economy.

First, I would like to acknowledge what an enormous task this has been to take on. Redmond has had many barriers to entry for i502 businesses and it is only by the willingness to look at the challenges that we are nearing resolution. Back in March of 2014 when I received my lottery #1 placement I never imagined that I would still be working on opening a store nearly two years later. I estimate my loss of gross revenue to be over $3mill ($3,535,574) dollars based on the average of what all six eastside stores have generated and my personal loss to be more than $250,000 and growing. As of July 2015, the city of Redmond has become eligible to receive tax revenues, to date, there has been a combined distribution to our neighboring three cities of $142,094.01.

I will be asking you for very specific changes to enable our store to open:

Please;

Reduce all buffers that are not state restricted entities like schools and playgrounds to 100 ft

Allow for the use in ALL of the manufacturing and business parks

Create a buffer for separation between stores of 1,000ft to allow for dispersion of stores.

Distribute licenses in chronological order with the first two going to original two lottery winners & provide us an opportunity to reach average market value before allowing any additional stores.

I feel these requests are fair and reasonable based on our due diligence and patience as we have waited over 18 months for the city to address our issue and a full two years since implementation of i502.

Most importantly, I would also like to share with you and other members of our community that I am a mother of a sixteen year old girl. We have lived here since before she was born and her safety and well-being are not only my concern but they are my driving force. By legalizing and creating zones where we allow for cannabis to be sold, we gain control over the illicit market and make it more difficult for children to access, thereby reaching our goal of squeezing out and hopefully eliminating the illicit sales among our youth.

Our retail cannabis stores have more stringent rules and guidelines than any other business as we are under a microscope that forces us to be compliant and transparent. We have many additional safety guards in place such as, traceability; security and ID verification as well as regular enforcement visits.

My company, The Grass is Always Greener takes its role as cannabis ambassador seriously and looks forward to providing jobs for our local economy. We endeavor to educate our community members as we move forward in opening our store for both our recreational and medical consumers. Our business model represents high

standards consistent with our state requirements by using the guiding principles; Always safe, Always responsible, & Always kind.
We welcome your questions as we move into this final stage.
Thank you for taking this evolutionary step along with us and joining our state, as we become a model for our nations drug reform.

I am submitting some resources for factual and evidence-based education on the subject.

Good evening members of the Planning Commission, fellow Redmond residents, colleagues and friends. My name is Shauna Mindt. I am a Redmond resident and interested party in The Grass is Always Greener marijuana retail store. My partner, Jenny Carbon, and I have been diligently working with City staff and Council since she was awarded the Redmond Lottery #1 position in early 2014.

The time its taken for the City to address this issue has created undo hardship on us and the "wait and see" approach has over-run it's coarse. The legal marijuana industry is up and running and has provided significant tax revenues to the State and to local municipalities. We are simply looking to join our colleagues and do our part to support our family and our community.

<u>We are requesting 4 specific items related to this zoning</u>

- **First, Reduce buffers to the State allowed 100 feet** from all entities except schools and playgrounds.
- Next, because even this allowance does not create much actual usable space in Redmond, **allow for stores in *all zones where retail is an allowed use,* including the Manufacturing and Business Park zones**.
- Next, include a requirement of **separation between marijuana stores of 1,000 feet.** This is an effort to avoid creating a "green light" zone and also to provide consumers with varied convenient locations. Both Issaquah and Bellevue have this separation requirement.
- Lastly, while city has taken all of this time considering this issue, the State has approved an additional two more stores for Redmond. We request that the ordinance include a **provision to expidite the original two lottery winners in licensing and that there be a waiting period of 12 to 24 months before the city allows for more stores.** We ask this not only because we have personally waited and done all of the due diligence for ourselves, but also because there have been questions raised regarding the data used in the State BOTEC study which determined the # increases.

I understand that public safety and access to children are issues of concern. So far there is really no data showing there has been any negative impacts from the legal marijuana industry. Our neighboring cities of Bellevue, Kirkland and Issaquah all have stores...the children are still safe and there has been no increase in crime due to these stores. Furthermore, I believe that communities who do not support the legal and regulated industry are, in affect, continuing the support and spread of the illicit market.

On a personal note, I want to say that I have been a teacher working with kids ages 8-18 for over 20 years now and I am also a parent. I am committed to educating our children ***and*** our community on the facts about marijuana and putting a stop the fear-based rhetoric.

The Grass is Always Greener looks forward to being an active and contributing member of our community. I thank you for your tireless work on this issue and welcome any questions you may have.

Relevant Marijuana Resources

WA State Recent References and Research:

Washington State Institute for Public Policy: Preliminary Report for WA I-502 implementation 2012-2015. No increased use among teens.
http://www.wsipp.wa.gov/ReportFile/1616/Wsipp_I-502-Evaluation-Plan-and-Preliminary-Report-on-Implementation_Report.pdf

BOTEC study WA State
http://lcb.wa.gov/publications/Marijuana/BOTEC%20reports/BOTEC-MMJ-Report.pdf

University of Washington ADAI (Alcohol and Drug Abuse Institute) Marijuana Factsheet, Parent Resources, Policy & Law & Adult Consumer Research:
http://learnaboutmarijuanawa.org/research.htm
http://learnaboutmarijuanawa.org/factsheets/factsheets.htm

ArcView Executive Summary Report:
http://static1.squarespace.com/static/526ec118e4b06297128d29a9/t/56af6080e32140aba6fa3fad/1454334086514/Executive+Summary+-+State+of+Legal+Marijuana+Markets+-+4th+Edition.pdf

Seattle Government
http://www.seattle.gov/council/issues/MarijuanainSeattle.html#publicsmoking

Washington State Marijuana Use Guide:
http://learnaboutmarijuanawa.org/WSLCB-2014-consumers-guide-6-19-14.pdf

Normal Washington state arrest data 2008-2012:
http://norml.org/data/item/washington-marijuana-arrests

http://www.drugpolicy.org
http://www.drugpolicy.org/drug-war-statistics

Relevant and recent information from Colorado

Colorado Report: One-Year Legalization Study:
http://www.drugpolicy.org/resource/marijuana-legalization-colorado-one-year-status-report

Colorado Tourism Survey
http://www.denverpost.com/business/ci_29225304/marijuana-has-huge-influence-colorado-tourism-state-survey

Colorado Department of Public Health and Environment Report

https://www.colorado.gov/pacific/sites/default/files/RMJ1_RMEP-Legislative-Report-March-1-2015.pdf

CANADA:
Working with the Ministers of Public Safety and Emergency Preparedness and Health, create a federal-provincial-territorial process that will lead to the legalization and regulation of marijuana. -
http://pm.gc.ca/eng/minister-justice-and-attorney-general-canada-mandate-letter#sthash.i5WEw9m4.dpuf

Goals of a legalized market –*New Approach Washington*

- Restrict sales to 21+ years
- Create privately owned and operated Washington state businesses
- Create safeguards for public health
- Protect our youth
- Regulate where marijuana may be used or grown
- Generate state and local revenues
- Keep roads safe through creating DUI standards
- Help medical patients receive safe, regulated, traceable access to marijuana

INTENT of Initiave i-502

The people intend to stop treating adult marijuana use as a crime and try a new approach that:

(1) Allows law enforcement resources to be focused on violent and property crimes;

(2) Generates new state and local tax revenue for education, health care, research, and substance abuse prevention; and

(3)Takes marijuana out of the hands of illegal drug organizations and brings it under a tightly regulated, state-licensed system similar to that for controlling hard alcohol.

This measure authorizes the state liquor control board to regulate and tax marijuana for persons twenty-one years of age and older, and add a new threshold for driving under the influence of marijuana

`

General Information about Marijuana – WSLCB

What is marijuana?

Marijuana is defined by Washington state law as all parts of the plant cannabis, whether growing or not, with a THC concentration greater than 0.3 percent on a dry weight basis. Hashish and hash oil are other products derived from the cannabis plant. Hashish is made from the resin of the plant. Hash oil is obtained from the plant by separating resins from the buds/flowers, using solvent extraction methods. Hashish and hash oil are more concentrated and therefore more potent than smoked marijuana.
The main psychoactive chemical in cannabis is delta-9-tetrahydrocannabinol, commonly known as THC. Marijuana potency has increased significantly over the past few decades, primarily due to changes in how it is grown.

How is marijuana used or consumed?

Marijuana can be:

- Smoked in hand-rolled cigarettes, pipes or water pipes,
- Consumed in marijuana-infused food products, usually called edibles, or
- Through powders or oils.

Smoking or vaporizing marijuana

Marijuana can be smoked in hand-rolled cigarettes, pipes or water pipes. The effects of smoking marijuana are felt within seconds or minutes. Due to the increased potency of marijuana, it is often no longer necessary for a consumer to take repeated hits or smoke an entire joint to feel the effects.
Vaporizing marijuana is similar to using an e-cigarette. Because vaporizers heat marijuana below the combustion point, it is believed they produce a lower level of tar than cigarettes (Grottenham, 2001). However, more research on the potential use of vaporizers to reduce harm is needed.
It should be noted that marijuana smoke contains a similar range of harmful chemicals as tobacco smoke (Hoffman et al, 1975). Here is a summary of what is

known about smoking marijuana based on scientific research:

- Based on the current scientific research, there is no definitively proven "safe" way of inhaling marijuana (smoke or vapor).
- Inhaling marijuana smoke in the long-term is likely to result in damage to the respiratory tract.
- Smoking both marijuana and tobacco increases the risk of damage from both substances.
- While marijuana smoke contains carcinogens, research about the association between marijuana smoking and cancer is limited and conflicting. The same is true for other lung-related diseases.
- Marijuana smoking does appear to increase cough, sputum production, airway inflammation, and wheeze.
- Using a water pipe or bong does nothing to reduce exposure to tar and carcinogens in marijuana smoke; using a vaporizer may reduce the harm associated with smoking marijuana; however vaporizers may carry their own risks and more research is needed.
- Learn more about respiratory effects at **learnaboutmarijuana.org**.

Edible products

Marijuana-infused food products can be made with the dried, useable marijuana or with concentrated cannabis oil. Edibles made with concentrates tend to be higher in THC and therefore stronger. In addition, it can take up to two hours to feel the effects, making it easier to consume too much. The effects from consuming edibles also last longer, impairing the user for a longer period of time. Because of their similarity to non-infused products, edibles pose a unique danger to children and pets. To avoid accidental ingestion and poisoning, **keep edibles far away from children and pets.**

If your child accidentally ingests a marijuana-infused product or if you are worried about the health and safety of yourself or others, **call the Washington Poison Center at 1-800-222-1222** for free, fast, expert help. All calls are confidential. If the symptoms are severe, call 911 or go to an emergency room.

What are the potential health risks of marijuana use?

Although marijuana may help reduce symptoms of certain medical conditions, it also may have some harmful effects depending on how often it is used, who is using it, and whether other substances are also being consumed.

There is clear evidence that regular use of marijuana increases the risk of heart, lung and mental health problems. Less is known about the health issues that might be caused by casual or infrequent use.

What are the short-term effects of using marijuana?

The effects of marijuana may include:

- A happy, relaxed or "high" feeling
- Slower reactions
- Dizziness
- Trouble with thinking, learning and memory
- Confusion, anxiety, panic or paranoia
- Fast heart rate
- Increased blood pressure
- Less interest in normal activities
- Hunger
- Dry mouth
- Red eyes
- Psychosis (rarely) – seeing or hearing things that are not real.

These effects typically last two to three hours after marijuana is smoked or inhaled. When consuming edibles, the effects take longer to be felt (possibly up to two hours) and may last 4 to 10 hours.

Is marijuana addictive?

Contrary to common belief, marijuana is addictive. Estimates from research suggest that about nine percent of users become addicted to marijuana; this number increases among those who start young (to about 17 percent, or 1 in 6) and among people who use marijuana daily (to 25-50 percent). (National Institute on Health)

More detailed information about marijuana and addiction can be found **here**.

What about marijuana use by women who are pregnant or breastfeeding?

As with alcohol and cigarettes, there likely is no "safe" amount of marijuana use during pregnancy. THC, the chemical in marijuana that makes a person "high," can pass from mother to the unborn child through the placenta. This means the unborn child is exposed to THC used by the mother. Smoking also passes carbon monoxide to the unborn child, which disrupts the oxygen supply and can result in growth issues, possible premature birth, miscarriage or stillbirth. There is some evidence marijuana use during pregnancy can result in babies with low birth weight, certain birth defects and symptoms similar to fetal alcohol syndrome. THC can also be passed from the mother's breast milk, potentially affecting the

baby.

To learn about marijuana and other potential health impacts, including marijuana and mental health, go to **www.LearnAboutMarijuanaWA.org**

For Parents

Results from the 2012 WA State Healthy Youth Survey show a relatively small yet gradual increase in marijuana use by youth over the past 8-10 years, especially amongst 12th graders. While most students do not use marijuana, roughly 1 in 5 10th graders and 1 in 4 12th graders said they had used marijuana in the past month.

The decrease in the number of students who see regular marijuana use as harmful or risky is concerning. History tells us that a decrease in the perception of risk tends to be followed by an increase in use. This could mean that marijuana use by youth will increase in the future.
Because brain development continues to occur until approximately age 25, parents should be concerned about youth marijuana use. Youth who use marijuana may have:

- Increased difficulty with learning and memory
- Distorted thinking and perception (exaggerated or irrational thoughts)
- Hallucinations
- Paranoia
- Anxiety
- Depression

Adolescents who begin using marijuana before the age of 14 are four times more likely to become addicted by the time they are adults.

The good news is that teens do listen to their parents. One of the key reasons they choose not to use drugs is because they know their parents don't approve.

What Can I Do?

There are many resources available for parents that can help you:

- Know the laws
- Understand the health risks of youth marijuana use
- Talk to your kids about marijuana
- Recognize signs of marijuana use
- Get help when needed

Resources for Parents

Washington State:

- Know the Facts / What Parents Should Know (English version)
- (Also available in Cambodian, Chinese, Korean, Laotian, Russian, Somali, Spanish, Vietnamese)
- A Parent's Guide to Preventing Underage Marijuana Use
- (available in English and Spanish)
- **www.LearnAboutMarijuanaWA.org**

The National Institute on Drug Abuse website has the following available:

- **Marijuana: Facts Parents Need to Know**
- **Preventing Drug Abuse Among Children & Adolescents: A Research-Based Guide for Parents, Educators, and Community Leaders**

If you or someone you know is struggling with substance use, call: WA Recovery Helpline at 1.866.789.1511.

For Adult Consumers

You must be age 21 or older to legally use recreational marijuana in Washington State.

Changes in the way marijuana is grown and processed have dramatically increased the potency of marijuana. Today users can get the same amount of THC from a single puff that people in the 1970's got from an entire joint. Marijuana-infused products, such as baked goods and sodas, are often stronger than smoked marijuana. Concentrates such as hash oil have the highest amount of THC. It is important to understand the differences in these products and how to use them safely.

The Liquor and Cannabis Board has collaborated with industry partners to produce "Marijuana Use in Washington State, An Adult Consumer's Guide" to help consumers understand some of the differences in the types of marijuana available in retail stores as well as the laws governing its use. You can download the guide by **clicking here**.

For more detailed information about marijuana, including how to understand THC levels, please go to**www.LearnAboutMarijuanaWA.org**.

Safety

How has marijuana potency changed?

Due to genetic modifications, today's marijuana is very different from the marijuana of the 1960s and 1970s. The average potency has doubled since 1998. Today, users can get the same amount of THC from a single puff that consumers in the 1970s got from smoking an entire joint.

What does this mean in terms of safety?

Because marijuana is more potent now, those who smoke or consume marijuana need to take additional caution regarding how much they use or consume at one time. Too much marijuana can cause you to become very ill, and this type of overdose has led to an increase in the number of trips to the emergency room and calls to the Washington Poison Control Center.

It is especially important when consuming edibles to start with a low THC content and go slow. It may take two hours or more to feel the effects, New consumers should begin with no more than 1-5 mg of THC.

Marijuana and driving

Similar to the 0.08 blood-alcohol limits, it is illegal to drive with 5 ng/ml of THC or more in your blood if you are 21 or older. If you are under 21, it is illegal to drive with any amount of THC in your blood.

The blood test is performed at a police station or medical facility and requires a blood draw. Published research says it can take 3 hours for some people to drop below 5 ng/ml after using marijuana, but it can take longer depending on multiple variables such as gender and body size. Some people may still be impaired with less than 5 ng/ml of THC in their blood.

It is less risky to wait at least 5 hours before operating a vehicle. It is recommended that you wait even longer after consuming edible marijuana products as they can remain in your system much longer.
If you are not sure whether you are impaired, do not drive! Call a taxi or use a designated driver.

Safe storage – Keep away from children and pets

Preventing children's access to marijuana is key to preventing accidental poisonings and deterring youth use. The Washington Poison Center has seen an increase in accidental poisonings, especially children and youth, in recent years. Veterinarians have also seen an increase in the number of pets that have become ill because of accidentally consuming marijuana. You can help prevent this by storing your marijuana products safely.

Edibles or marijuana-infused products can lead to accidental poisonings because children think they are eating regular food or candy. To avoid these accidents, all products containing marijuana should be:

- Kept in their original packaging which is clearly labeled as containing marijuana
- Stored in a child-resistant container
- Kept in a locked cabinet

If your child accidentally ingests a marijuana-infused product or if you are worried about the health and safety of yourself or others, call the Washington Poison Center at 1-800-222-1222 for free, fast, expert help. All calls are confidential. If the symptoms are severe, call 911 or go to an emergency room.

Marijuana Enforcement

With the passage of Initiative 502 and SB 5052/HB 2136, legalizing marijuana, an enforcement team of 18 Liquor and Cannabis Enforcement officers with support staff was established to regulate this new industry. The unit's focus has been the inspection of license applicants, education of new producers and processor, traceability system compliance, and ensuring licensed operations are conducted by the true party of interest.

Reference enforcement results

Distance from Restricted Entities

Per RCW 69.50.331(8) the board shall not issue a new marijuana license if the proposed licensed business is within one thousand feet of the following entities. **The distance will be measured as the shortest straight line between the property line of the potential location to the property line of the grounds of the entities listed below:**

- Elementary or secondary school;
- Playground;
- Recreation center or facility;

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

Recent legislation allows local governments to reduce the 1000-foot buffer requirements to 100 feet around all entities except elementary and secondary schools and public playgrounds.

Initiative 502 legalized marijuana use for adults however there are still a number of restrictions. It is important for you to be aware of the following laws:

- Age Limit – Only adults age 21 and older can purchase and possess marijuana.

- Purchase Limits – Adults age 21 and over can purchase up to one ounce of useable marijuana (the harvested flowers, or "bud"), 16 ounces of marijuana-infused edibles in solid form, 72 ounces in liquid form, and 7 grams of marijuana concentrates.
- Buying and Selling – Marijuana can only be sold and purchased at state-licensed retail stores. A valid photo ID is required, and no one under 21 is allowed on the retail premises. Many retail marijuana stores only accept cash.
- No Resale or Giveaways – It remains a felony for anyone who is not a licensed retailer to sell or provide marijuana to anyone else. Providing or selling marijuana to a minor under the age of 18 can result in up to 10 years in prison and up to a $10,000 fine.
- Public Use – It is illegal to consume marijuana in view of the public.
- Driving – It is illegal to drive under the influence of marijuana if you have more than 5 nanograms of active THC per milliliter of blood. Doing so may result in significant legal penalties.
- Travel – It is illegal to take marijuana outside of Washington. Doing so may result in significant legal penalties.

Jodi L. Daub

From: xubei zhang <zhang811@gmail.com>
Sent: Tuesday, February 23, 2016 10:53 AM
To: Jason Rogers
Subject: Fwd: Retail Marijuana in Redmond

Good morning Jason

Council city member claimed in the Education Hill neighborhood email list (below, with about 50 redmond residents in that thread) that "No violation of OPMA took place" . Is that what you are informed ? Or you have no idea how is the investigation going?
Again, any update from the city to you?

Thanks.
Xubei
---------- Forwarded message ----------
From: **Education Hill Neighborhood Association** <edhillna@outlook.com>
Date: Tue, Feb 23, 2016 at 8:20 AM
Subject: Retail Marijuana in Redmond
To: Amanda Karim <amandadkarim@hotmail.com>, Anish M <anishmohan@gmail.com>, "annoed.c@gmail.com" <annoed.c@gmail.com>, Barbara Johnston <abcdjohnston@fbcor.org>, "Redmond Neighborhood Blog (redmondblog@gmail.com)" <redmondblog@gmail.com>, "Bob Phinney (bob.phinney@gmail.com)" <bob.phinney@gmail.com>, Brandon Poe <Brandon.Poe@microsoft.com>, Claire Fang <claireffang@hotmail.com>, David Carson <DCARSON@redmond.gov>, "Dorothy Simpson (dottie9212@earthlink.net)" <dottie9212@earthlink.net>, "Edward (AN_EDDIE@yahoo.com)" <AN_EDDIE@yahoo.com>, "En Ye Yia Wu (ye.yearn@gmail.com)" <ye.yearn@gmail.com>, Eugene Zakhareyev <eugenez@outlook.com>, Hank Myers <HANK@hankm.com>, "Jackie Ranger (jacklynranger@gmail.com)" <jacklynranger@gmail.com>, "James McDaniel (jamesmcdaniel@msn.com)" <jamesmcdaniel@msn.com>, Janet Richards <janet.richards@gmail.com>, "Jennifer Kinney (jenniferlkc@msn.com)" <jenniferlkc@msn.com>, Jennifer MacLachlan <jennifer@maclachlans.net>, "jim.isbell@comcast.net" <jim.isbell@comcast.net>, Jon Wilcox <jonwilcox@msn.com>, "Julie Akhter (jfkane@gmail.com)" <jfkane@gmail.com>, Justin Boyett <BoyettJ@faithluth.org>, "Kathy Lambert (kathy@kathylambert.com)" <kathy@kathylambert.com>, "Kevin & Shirley Carder (sccarder@gmail.com)" <sccarder@gmail.com>, Roberta Domos & Laura John <RobertaD@hmeconsulting.com>, Lindsay Hughes <lphughes@outlook.com>, "Lyn & Sandra Johnson (lyn-sandra@frontier.com)" <lyn-sandra@frontier.com>, "Margaret Ellsworth (margells@hotmail.com)" <margells@hotmail.com>, Marlene Katz <enginemom@gmail.com>, Martha DeAmicis <martha.votestudents@outlook.com>, Mindy Lin <mindymlin@yahoo.com>, Rachel King <rachel_kfamily@hotmail.com>, "Rob & CeCe Leavitt (rleavitt@gmail.com)" <rleavitt@gmail.com>, "Scott Biethan (scott.biethan@cbre.com)" <scott.biethan@cbre.com>, Stephanie Martin <stephlmartin@outlook.com>, "Steve Fields (sjf13@comcast.net)" <sjf13@comcast.net>, Sue Stewart <stewars51@gmail.com>, "Susan Casella (Susancasella@gmail.com)" <Susancasella@gmail.com>, "Susan Cripps (susan-e-cripps@comcast.net)" <susan-e-cripps@comcast.net>, Susan Hickman DuBois <suedu56@hotmail.com>, "Tara VanNiman (tvanniman@outlook.com)" <tvanniman@outlook.com>, Tom Collins <dr.thomas.collins.phd@gmail.com>, "Tony Scott (awscott00@gmail.com)" <awscott00@gmail.com>, "daisyearn@gmail.com" <daisyearn@gmail.com>, Xin Sun <bshmily@gmail.com>, xubei zhang <zhang811@gmail.com>, Yu Guo <guoyu_kathy@hotmail.com>, Zhanlu Wang <zhanluwang@gmail.com>, Zhuolin Qian

<lizhuolin@gmail.com>

The Planning Commission discussion regarding Retail Marijuana in Redmond was deferred due to an unintentional discussion between the Commission members that violated the Open Meetings Act. The formal discussion has been tabled; HOWEVER this means that the public comment period has been extended.

Please continue to send your comments on Retail Marijuana zoning changes, buffering zones, and your desire (or not) to the City of Redmond Council members, Mayor's office and Planning Commission.

Be respectful and clear.

Council general email: council@redmond.gov

Mayor and Council Combined: mayorcouncil@redmond.gov

Mayor's office: mayor@redmond.gov

COR Staff Contact: Jason Rogers jrogers@redmond.gov

Paige Norman,

Education Hill Neighborhood Association (EdHNA)
Facebook https://www.facebook.com/groups/EdHillNeighborhood/
edhillna@outlook.com

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Jodi L. Daub

From: Nina Jones <ninajones10@live.com>
Sent: Wednesday, February 24, 2016 1:10 PM
To: Planning Commission; Jason Rogers
Subject: Support for allowing marijuana retail stores in Redmond

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon,

I support utilizing and enforcement of uniform fair trade practices for all commerce in Washington State and support equitable zoning changes to enable a retail marijuana store to open in Redmond.

If you have any questions or concerns please feel free to email or call me.

Kind regards,
Nina Jones
425-205-1912

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March 2, 2016

Dear Mayor Marchione and City of Redmond Councilmembers,

I understand the concerns voiced in public comments about the possible consequences to the safety and security of children and the community at large if retail marijuana stores are introduced to the City of Redmond. I find it deeply troubling to hear that certain marijuana stores in neighboring cities have negatively affected some business owners due to their lack of effort to create a secure, safe community environment. Laws clearly state that smoking on or the near retail marijuana store properties are illegal. At minimum marijuana retailers should be required to hire marshals to enforce laws regarding smoking and using cannabis products in and around stores. Current laws also mandate that edible cannabis is labeled with warnings and child-resistant packaging. This should be enforced with severe consequences to businesses that do not comply with these standards. As a business owner myself, I believe it is the personal obligation and duty for any business owners to ensure to the best of their ability that their services do not interfere with the safety, security and cleanliness of their community.

Due to the fact that retail marijuana stores already exist in cities around the border of Redmond such as Kirkland and Bellevue, the prevalence of these stores will certainly impact residents of Redmond whether or not retail marijuana stores are introduced to the City of Redmond's jurisdiction. As parents and community members, we will not be able to avoid broaching the topic of smoking and consuming marijuana products with children and the potential harm from using this drug at a young age. I encourage community members and councilmembers to place their focus on implementing more programs to educate parents and schools on how to initiate these discussions about marijuana and persuade children to avoid cannabis products. Research on tobacco has convinced most people in surrounding communities to avoid cigarettes and tobacco products successfully enough that they are usually considered "taboo." Though this is encouraging, marijuana is still accessible through the Black Market and through unlawful citizens willing to sell or give cannabis to youth. We need more tools and the resources to keep Redmond a safe community whether or not retail stores open in the City of Redmond.

After hearing that a few community members were concerned about the reputation and value of their neighborhoods I looked into different sources that affect property value. Among them were anything from sink holes to noisy neighbors. Most concerning and understandable to me was the proximity of sex offenders in neighborhoods. The National Sex Offender Registry cites 17 sex offenders living within the City of Redmond. When weighing the danger and threat to our children's future, the 17 sex offenders living in Redmond are a much greater concern to me than the small number of marijuana stores that may be permitted in Redmond. Redmond is an affluent community with very reputable schools that deliver strong, effective education. I feel optimistic that if we give our children the resources to avoid marijuana and to learn that participating in drug activity is a consequence outweighing any potential appeal, then the City of Redmond will continue be a leading safe, innovative community in Washington.

Whether opposed or supportive to retail marijuana in Redmond, community members should at the very least come together to push for programs that would utilize marijuana tax money to conserve the City of Redmond's status as a family-friendly, safe area if retail marijuana stores are introduced. It cannot be denied that the marijuana industry is emerging as a lucrative source of revenue. There is significant potential to fund the educational programs discussed above with marijuana tax money.

I support the introduction of retail marijuana stores in Redmond under the premise that additional programs are set in place to maintain a safe community for families and that marijuana retail locations are monitored more closely by law enforcement officials than is currently required by other surrounding cities.

Sincerely,

Wayne Seminoff

Jodi L. Daub

From: Planning Commission
Sent: Friday, March 04, 2016 12:40 PM
To: Wayne Seminoff
Cc: Jason Rogers; Jodi L. Daub
Subject: RE: Question Regarding Retail Marijuana Stores in Redmond

Wayne,

Thanks for your question and your e-mail. I am responding on behalf of the Planning Commission as the current staff liaison and your e-mail will also be forwarded to the Planning Commission. Currently there is one property in Redmond that is possible for a retail marijuana store based on zoning and existing buffer requirements and it is occupied by the Redmond Family Pancake House.

The Planning Commission is considering different options for policy and zoning changes regarding retail marijuana and will continue their discussion at their next meeting on 3/9/16. We anticipate that the Planning Commission's recommendations will be considered by City Council initially on April 5, and then on April 12 for a more in-depth study session. Council action on whether and how to change the zoning is anticipated in May. Please check back in May after the Council has completed their review and decision on this topic.

Please let me know if you have any additional questions.

Thanks,
Sarah

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

From: Wayne Seminoff [mailto:wayne@isomedia.com]
Sent: Tuesday, March 01, 2016 11:19 AM
To: Planning Commission
Subject: Question Regarding Retail Marijuana Stores in Redmond

Dear City of Redmond Planning Commission,

I am hoping to find out what the timeline is for the allowing marijuana retail stores in the City of Redmond.

After looking at the proposed zoning maps and the matrix that describes proposed zoning and land-use I am a bit confused. The map and the matrix show different areas where retail stores would be permitted. Are the maps or the matrix best to use for reference? Is there a timeline for when a more up-to-date map or document listing permitted retail stores will be produced? Also, when will the next council meeting regarding this topic take place?

Thank you for your assistance.

Best regards,

Wayne

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Jodi L. Daub

From: Planning Commission
Sent: Friday, March 04, 2016 12:39 PM
To: Jeremiah Otto
Cc: Jodi L. Daub; Jason Rogers
Subject: RE: i502 Buffer question

Jeremiah,

Thanks for your question and your e-mail. I am responding on behalf of the Planning Commission as the current staff liaison and your e-mail will also be forwarded to the Planning Commission. Currently there is one property in Redmond that is possible for a retail marijuana store based on zoning and existing buffer requirements and it is occupied by the Redmond Family Pancake House.

The Planning Commission is considering different options for policy and zoning changes regarding retail marijuana and will continue their discussion at their next meeting on 3/9/16. We anticipate that the Planning Commission's recommendations will be considered by City Council initially on April 5, and then on April 12 for a more in-depth study session. Council action on whether and how to change the zoning is anticipated in May. Please check back in May after the Council has completed their review and decision on this topic.

Please let me know if you have any further questions.

Thanks,
Sarah

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

From: Jeremiah Otto [mailto:jeremiahwilliam@gmail.com]
Sent: Friday, February 26, 2016 3:33 PM
To: Planning Commission
Subject: i502 Buffer question

Hello,

My name is Jeremiah and I am a broker with John L Scott in Seattle. I have a client who is looking for retail marijuana locations. 7981 Leary Way is a commercial location that is up for sale right now. It appears to meet the requirements for the structures requiring a buffer in the buffer zone map on the city of Redmond website. However, it is not included in the approved parcels maps even though it appears to be farther away from structures requiring a buffer then the plats that are already approved. Is there a way I can find out definitively whether or not this site would meet approval? I appreciate your help.

Best,

Jeremiah

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Jodi L. Daub

From: Planning Commission
Sent: Friday, March 04, 2016 12:34 PM
To: Jodi L. Daub; Jason Rogers
Subject: FW: clarification

From: dellberg@aol.com [mailto:dellberg@aol.com]
Sent: Tuesday, March 01, 2016 2:21 PM
To: hank@hankm.com
Cc: Planning Commission; Council
Subject: clarification

To avoid any confusion, I want to clarify the vague reference in my letter to the deaths of 3 teenagers. I am talking about Jenna Farley 14, Kassidy Clark 16 and Luther Stoudermire 18 who died in a single vehicle crash on Jan 11 2015.
The 17 year old driver, Marcus McKay, survived the crash and said he used marijuana at a party prior to. These 3 were Olympic High students, which is near Gig Harbor. However, the crash was reportedly near Seabeck. In some reports they are said to be "Bremerton teens."
Lots of room for confusion, hope this helps.

Dell

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Jodi L. Daub

From: Planning Commission
Sent: Friday, March 04, 2016 12:33 PM
To: Jodi L. Daub
Subject: FW: Please find text of comments to council

From: dellberg@aol.com [mailto:dellberg@aol.com]
Sent: Tuesday, March 01, 2016 3:26 PM
To: Jason Rogers; Planning Commission; Council
Subject: Please find text of comments to council

Comments to the City Council February 16, 2016

My name is Dell Berg. I live at 16687 NE 121st Way in Redmond.

Dr. Tracie Pierce, our superintendent of public schools, has said the 1000 foot buffer is inadequate and should be expanded. (Feb 18, 2014) I concur. The point of the law is to protect kids, not school buildings. Kids are not always in the school building, they also travel to and from school. So, a public policy that is respectful, responsible and safe will provide us with buffers that protect kids, not just places on a map.

As for buffers around the trails, my family uses the Sammamish River Trail extensively during the summer. In fact, I would suggest that this trail is used by more kids on certain days than most of the city parks in Redmond. It also has benches and drinking faucets to encourage people to congregate and enjoy the day. This trail should be protected with at least a 1000 foot buffer.

After reviewing the planning commission matrix of issues, I do not find analysis of:

1) potential impact on educational achievement in our public schools

As a board member of the Puyallup Schools Foundation for over 10 years, I noticed last year a drop in scholarship applications from the Rogers High School senior class. One student told me it was due to an increase in marijuana availability. Is this a one year blip or longer term trend? Give me 5 more years and I will tell you. Now, I worry about it. You should worry about it too.

2) potential impact on real estate values

If our schools suffer because of our marijuana policy and schools in Sammamish and Woodinville maintain or improve their excellence, it only stands to reason that more people will choose those cities over Redmond. Real estate values track demand. Residents will not be happy if our values slump while our neighbor cities attract the bulk of newcomers.

3) potential impact on downtown business

For many residents in the area of Redmond High School, Woodinville is nearly as convenient as Redmond for banking, groceries, restaurants and a variety of other services. There may be an avoidance effect if we place pot stores in our City. Totem Lake, Woodinville and Redmond Ridge may find increasing business from Redmond shoppers looking for a more friendly environment. Potential impact could be in the millions of dollars annually.

4) impact on future employment prospects

How many of Washington State top 100 companies still use drug testing to screen employees? I don't know, but I believe it is widespread. We owe it to our young people to give them the best chance possible in the job marketplace. If we facilitate drug usage, we are betraying that responsibility. This issue should get some careful attention.

5) impact of pesticides on the safety of pot

This issue has been raised by the Seattle Times in an article last weekend. Any issue making the front page of our major newspaper is important. It has not been addressed.

6) impact of poor messaging

The council should not send the message that young people can ignore Federal Law. How can we expect them to abide by laws the City implements if we send this message to them?

7) Safety

I would like to now reflect on the tragic death of Levy Pongi during a visit to Denver in March of 2014. A young college student, he ingested 65 mg of THC. About two and a half hours later he jumped to his death from the fourth story. The autopsy report listed marijuana as the chief contributing factor.

Don't let anyone tell you this drug is safe. I know better. You know better. We all know better, except perhaps those who want to profit from the business.

8) Will of the people

The most important thing that the Council must consider is that the residents of Redmond do not want to have pot stores in Redmond. The vote on I-502 does not show this. The ballot wording for the issue does not even mention the words "retail stores" in any way. If the council is unsure about this, I would recommend bringing the issue to a vote of the people. Thank you

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Jodi L. Daub

From: Planning Commission
Sent: Friday, March 04, 2016 12:33 PM
To: Jason Rogers; Jodi L. Daub
Subject: FW: Voters support of i502 and what is different now

From: Zhen Zhang [mailto:zhenzz@gmail.com]
Sent: Wednesday, March 02, 2016 7:40 AM
To: David Carson; Hank Myers; Angela Birney; Byron Shutz; Council; Hank Margeson; JOHN STILIN; Kimberly Allen; MayorCouncil; Planning Commission
Subject: Voters support of i502 and what is different now

Dear Mayor, Council members and Planning Commissioners:

My name is Zhen. As a Redmond resident, I would like to share my thoughts regarding the voters' support of i502 in year 2012 and what is different now.

Some planning commissioners mentioned several times that 62% of the Redmond voters supported legalization of marijuana when the vote took place in 2012. But I don't think it is appropriate to use this data point directly to support the idea of opening retail marijuana store locally in Redmond city, for the following reasons:

First, I echo what Pierce county council chair Dan Roach said, "I think it's a very different question we're asking on whether you should legalize marijuana on a statewide basis and do you want marijuana cited right there in your neighborhood and I think you're going to get a different answer and I think it's important to hear from the unincorporated residents," [1]

Second, even for 502, I think we need to look at the numbers a little differently. There were 42,007 people in Redmond in year 2010 that were above age 18[2], while on year 2012 the voter total was 26,035[3]. 62% of them voted yes for i502, which was about 16,153. That was only 38% of the total population. There were about 16,000 people who could not vote or did not vote. Everyone should have noticed the big change in the house market in Redmond and many more people moved in to this area. The demographics change is obvious. More and more Asin people moved into Redmond for their great schools and healthy environment. Many of them are not US citizen yet. But many of them will be US citizen in near future. Myself as an example, I just started my citizenship application process. I have been eligible for that for a while, but I am motivated only now after getting involved in the marijuana zoning discussion and I knew many of my friends are doing same thing. In less than 10 years from now, I am sure the voters' opinion will be much different.

Third, let's look at our neighbor cities. In Washington state there are 73 cities prohibited retail marijuana and 14 cities have moratorium on this issue[4]. Our neighbor cities such as Sammamish and Woodiville banned retail marijuana. Snohomish schedules advisory vote for marijuana ban. Pierce county council members voted to hold an advisory vote to see what residents of unincorporated pierce county think about lifting the ban.

Finally, voters voted for 502, but that was based on 1000 feet buffer and having trails as park. Now if we want to change them, we cannot quote the voters support of 502 as the supporting data point for changing zoning.

We respect people's right to use medical or recreational marijuana; however, we need more data to prove that it is safe to have retail marijuana stores in our neighborhood. We need more data to prove that our children, when

exposed to marijuana stores on a regular basis, will not be tempted to try. We need more data to prove that Redmond, the Bicycle Capital of the Northwest, with retail pot stores, will still be the city people want to move in and settle down. We need more data to support that bringing marijuana stores will not hurt the business nearby, will not do damage on the property values in that area.

We really appreciate city council's emphasis on getting data to support whatever decision to make. We are grateful that Redmond city leadership team always acts on behalf of Redmond residents, and it is why I believe the city council will make the decision based on scientifically solid data.

Our goal, and I believe it is also the city council's goal, is to keep Redmond safe and healthy for our kids and families for many years to come, to keep Redmond vibrant economically and socially.

Thanks for your consideration!

Zhen Zhang

[1] http://www.king5.com/story/news/local/tacoma/2015/12/22/will-residents-vote-to-repeal-pot-ban-in-unincorporated-pierce-county/77785792/
[2] http://quickfacts.census.gov/qfd/states/53/5357535.html
[3] http://censusviewer.com/city/WA/Redmond
[4] http://mrsc.org/Home/Explore-Topics/Legal/Regulation/Recreational-Marijuana-A-Guide-for-Local-Governmen.aspx#table

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Jodi L. Daub

From: Planning Commission
Sent: Friday, March 04, 2016 12:33 PM
To: Jason Rogers; Jodi L. Daub
Subject: FW: Your letter of Feb 23

From: dellberg@aol.com [mailto:dellberg@aol.com]
Sent: Tuesday, March 01, 2016 12:08 PM
To: hank@hankm.com
Cc: Council; Planning Commission; bshmily@gmail.com; guanghuister@gmail.com; akmc2@yahoo.com
Subject: Your letter of Feb 23

March 1, 2016

Councilmember Hank Myers,

This letter is in response to your letter sent to Paige and the Education Hill Neighborhood Association dated Feb. 23. I simply want to point out that the opponents of wider marijuana authority were not making baseless charges. During the Feb. 17 PC meeting, there was no indication that Commissioner Miller and Havercamp brought the issue up themselves. Miller himself said "my mea culpa". That was why we thought he did violate the law. When the PC chair O'Hara said the meeting would be postponed and the city attorney would be consulted, we thought he meant that the city attorney would decide how to discipline Miller's behavior. We misunderstood because we were not familiar with the law. We apologize to you and to Mr. Miller if our charges are wrong. However, they are far from baseless.

Now, following the weekend where a memorial service for 3 innocent teens in Gig Harbor has been held, we must emphasize that we will never apologize for taking such a strong and steadfast stand against the ridiculous idea of opening marijuana stores in Redmond. We wonder how many tears have been shed in the year since this tragic marijuana accident took place. We have read your op-ed piece in the Redmond Reporter and would like to compliment you for your incisive analysis of the decision making parameters. We realize that your space is limited for newspaper publication, so we are pretty sure you are also thinking about:

What percentage of heroin, cocaine, meth and other hard drug users started their pathway by trying marijuana?
What percentage of marijuana users gravitate to hard drugs over time?
What is the social cost of dealing with hard drug users?

Will traffic accidents and fatalities continue to increase in this state in proportion to new retail outlets opened?
What is the effect on Lake Washington of thousands of new users flushing THC through the sewers of the Eastside? (see recent Seattle Times article on Puget Sound)
Will Lake Washington become a drug cesspool in the same way that Puget Sound seems to be? Is this consistent with Redmond's environmental commitment?

You know from our other comments in the public process, that we have many concerns beyond those few listed above. In the interest of brevity, we will now conclude this letter with our thanks for your years of public service, a sometimes thankless job. We think Redmond is a great city and you can be proud of that. We urge you to keep it that way.

Thank you. Sincerely,

Dell Berg

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Jodi L. Daub

From: Planning Commission
Sent: Friday, March 04, 2016 12:32 PM
To: Jason Rogers; Jodi L. Daub
Subject: FW: Public Hearing of Retail Marijuana

From: Gordon Jiang [mailto:GordonJiang1981@hotmail.com]
Sent: Wednesday, March 02, 2016 11:19 PM
To: Planning Commission
Subject: Public Hearing of Retail Marijuana

Dear commissioners,

As a 5-years Redmond resident, I love Redmond so much as it is my second home town. Top reasons in my mind: it's a peaceful small town with low criminal rate. Kids friendly - my two kids enjoy playground and trails/parks. Nice, reasonable and honorable people all around. I have been following the planning commission topic - Retail Marijuana since it's on surface. I saw the decision tree and realized a series of votes will be made around next week. One of them is **Change Buffer**. From the recordings of 24th hearing, one proposal is to reduce the buffer from 1,000 feet to 250 feet. I don't know who and how this get proposed. **Reducing buffer is not tolerated at all and it's indeed a 'criminal' from both legal and humanity perspective!!!**

State law Washington Initiative 502 clearly states 1,000 feet of shortest straight line distance from school, playground, etc. Which is to protect kids, children far away from Marijuana. Besides, from humanity perspective, reducing to 250 feet distance means Marijuana retail stores will be 4 times closer to our kids - out future. Will you vote yes and deliver such message to our kids that marijuana is not a big deal for them so that we reduce the buffer??? Please do the right thing to the lovely town and our kids who needs guidance from adults.

Truely
Gordon

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Jodi L. Daub

From: Planning Commission
Sent: Friday, March 04, 2016 12:32 PM
To: Jodi L. Daub; Jason Rogers
Subject: FW: Don't let the pot store get close to kids and family - Keep 1000 feet/Define trail as Park

Forwarding

From: Hui L [mailto:lalasis2003@gmail.com]
Sent: Thursday, March 03, 2016 12:13 AM
To: Planning Commission
Cc: Council; Mayor (Internet)
Subject: Don't let the pot store get close to kids and family - Keep 1000 feet/Define trail as Park

Dear Sir or Madam,

As a long-time Redmond resident, I am disappointed to see that the planning commission voted yes on opening the pot store in Redmond last week. Please, please KEEP the buffer as 1000 feet and define trail as park for our Redmond family.

Currently, there is no laws on the packaging of marijuana product. If the pot stores are too close to the park, trails, playground where kids play often, those candies/cookies containing marijuana that were thrown away by some adults could be picked up and eaten by innocent kids. The trails near Marymoor park are so wonderful for family to enjoy and we don't want those quiet places become drug users' home. There are already some homeless people hanging around in the trails near city hall and public safety is an issue already. We don't want to add drug users to these trails again.

Redmond is a beautiful city that we call home. Over the years, there are a lot of new families moving in and make this city more prosperous. Please do not scare the families away.

Hui

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Jodi L. Daub

From: Planning Commission
Sent: Friday, March 04, 2016 12:31 PM
To: Wayne Seminoff
Cc: !_MayorCouncil; Rob Odle; Lori Peckol; Colleen Kelly; Jason Rogers; Jodi L. Daub
Subject: RE: Letter to the Mayor and Redmond City Council

Wayne,

Thanks for your letter and it will be forwarded to the Mayor, City Council and Planning Commission.

Sarah

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

From: Wayne Seminoff [mailto:wayne@isomedia.com]
Sent: Thursday, March 03, 2016 11:26 AM
To: Planning Commission
Subject: Letter to the Mayor and Redmond City Council

Dear City of Redmond Planning Commission,

Attached please find a letter to Mayor Marchione and the Redmond City Council.

Thanks,

Wayne

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	12/18/2015	12/21/2015	12/28/2015	1/5/2016	1/19/2016	1/20/2016	1/27/2016	**2/1/2016 All**	**2/1/2016 Unique**
Buffers									
1 or less than 1 football fields	51.20%	46.00%	34.40%	31.60%	32.51%	19.32%	16.78%	**11.46%**	**12.66%**
2 football fields	4.60%	5.90%	5.80%	4.50%	4.64%	3.04%	1.79%	**1.49%**	**1.97%**
3 or more than 3 football fields	44.20%	48.10%	57.80%	63.90%	62.85%	77.64%	81.43%	**87.05%**	**85.37%**
Location									
Anywhere	23.20%	17.50%	20.90%	21.30%	20.74%	12.34%	12.59%	**8.25%**	**8.67%**
Retail	32.60%	34.30%	26.20%	25.10%	25.70%	16.10%	11.50%	**8.07%**	**9.59%**
Industrial	11.60%	20.40%	16.50%	18.60%	18.27%	11.81%	7.23%	**5.01%**	**5.29%**
Nowhere	32.60%	27.80%	36.40%	35.00%	35.29%	59.75%	68.69%	**78.66%**	**76.46%**
Separation									
Yes	60.50%	52.50%	57.30%	58.80%	58.20%	69.41%	72.96%	**71.27%**	**71.85%**
No	39.50%	47.50%	42.70%	41.20%	41.80%	30.59%	27.04%	**28.73%**	**28.15%**
TOTAL RESPONSES	*43*	*137*	*225*	*291*	*323*	*559*	*1287*	***2217***	***1619***

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