



Planning Commission Report

To: City Council

From: Planning Commission

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Date: March 23, 2016

File Numbers: LAND-2015-02282

Title: Amendments to the Zoning Code for Retail Marijuana

**Planning
Commission
Recommendation:** Approval

**Recommended
Action:** Adopt amendments to the Redmond Zoning Code as shown in Attachment A.

Summary: The applicant requested an amendment to the Zoning Code to allow retail marijuana stores in Redmond. No specific amendment was identified by the applicant at the time of application in Spring 2014, however it was anticipated the applicant would work with staff to identify a detailed proposed amendment.

The Planning Commission recommends allowing retail marijuana in the Manufacturing Park (MP) zone only with the state mandated 1,000' buffer for playgrounds and public and Office of the Superintendent for Public Instruction-approved schools to include educational facilities such as Digipen which serve students of

elementary or secondary school age, a 250' buffer from all other uses requiring a buffer, requiring a 250' buffer from private recreation facilities, adding definitions for "Other educational facilities" and "Privately owned recreational business," requiring 1,000' feet of separation between retail establishments, limiting the number of stores to 2 for the first 5 years, and review and evaluation in 5 years.

Reasons the Proposal should be Adopted:

The recommended amendments to the Redmond Zoning Code should be adopted because:

- The proposal will provide for sufficient area to locate retail marijuana stores and provide access to legal marijuana and marijuana products within Redmond;
- The proposal is consistent with the Comprehensive Plan, because it will provide opportunities for a land use - marijuana retail stores - better suited for locations outside of Downtown and Overlake, consistent with policy LU-62; and
- The proposal will support public safety, and support compatibility with other land uses and services within the City.

Recommended Findings of Fact

1. Public Hearing and Notice

a. Public Hearing Date

The Planning Commission held a public hearing on January 27, 2016. The Commission closed the oral portion that evening and kept the written portion open until the Commission concluded deliberations.

b. Notice

The public hearing was published in the Seattle Times. Public notices were posted in City Hall and at the Redmond Library. Notice was also provided by including the hearing in Planning Commission agendas and extended agendas that are distributed to various members of the public and various agencies, and posted on the City's web site. The City publicized a press release in advance of the public hearing and notified parties of record. Courtesy notice was mailed to property owners and tenants in the proposed Manufacturing Park Overlay in the Sammamish Valley neighborhood recommended by the Technical Committee.

2. **Public Comments**

Fifty-six people testified at the public hearing. Comments are summarized below. The meeting minutes for the January 27, 2016, Planning Commission meeting including public testimony are shown in Attachment B.

Suitability of Proposed Overlay

Some testimony noted traffic issues in and around the proposed Manufacturing Park Overlay would make access difficult, and that the City has no immediate plans for road improvements in the area.

Exposure to Children and Youth

Access to marijuana for children and youth was mentioned by multiple people. There was concern that allowing retail marijuana stores in Redmond would both increase direct youth access as well as lead to children being more curious about marijuana.

General Opposition

Multiple people expressed opposition to marijuana businesses in general and retail marijuana stores in Redmond in particular, and some stated they preferred to ban retail marijuana stores.

Proximity to Residential Areas

Some people noted that in some cases residential areas are adjacent to or mixed with business areas, and that retail marijuana stores should be kept away from residential areas.

Stores in Other Cities

Some people noted there are retail marijuana stores in Kirkland, Bellevue, and Issaquah which are generally within a short drive of Redmond, reducing the need for a store in Redmond.

Legal Requirements

Several people pointed to state laws and rules concerning marijuana production, processing, and retailing and noted that marijuana is very heavily regulated. The state Liquor and Cannabis Board conducts many inspections to ensure the integrity of the system.

Alcohol

Some people noted that alcohol is as large a problem as marijuana. Others noted that marijuana should be treated the same as alcohol, e.g. regulated, taxed, and with a similar retail distribution system.

Community Character

Several people stated their belief that retail marijuana stores do not comport with Redmond's community character, emphasizing a family-friendly environment, high educational achievement, well-paying skilled jobs, and a desirable community in which to live.

Trails

Several people noted that trails in Redmond, including the East Lake Sammamish Trail, Central Connector, and Sammamish River Trail, are heavily used by children and youth and should therefore have a buffer.

I-502 Vote and Timing

Several people stated the vote on Initiative 502 was in 2012 and the marijuana system in Washington has been in place since late 2013, so additional delay in providing opportunities for retail marijuana stores is not acceptable. Several people cited the vote on I-502, with some speaking to the support that indicates for a change in zoning for retail marijuana and others commenting that they voted for I-502 in support of directing law enforcement efforts to other crimes, not to support stores in Redmond.

Public Notice

Some people asked whether appropriate notice for the public hearing had been provided, and asked that notice be sent to all affected property owners in the future.

Smoke

Several people identified marijuana smoke as a potential negative impact resulting from greater access to marijuana.

Tax Revenue

Some people state the tax revenue the City would potentially receive from retail marijuana stores should not be a reason to allow these stores, and that the potential revenue does not offset the negative impacts of retail marijuana stores.

In addition to the public testimony at the public hearing, 302 emails concerning this topic were received. General themes from the emails are shown below. The emails are shown in Attachment C.

- Opposition to buffer reduction
- Concerns about stores in the General Commercial zone
- Concerns about stores in the Manufacturing Park zone
- General opposition to retail marijuana stores in Redmond
- Some support for retail marijuana stores and the new marijuana industry
- Concerns about youth access
- Support for Technical Committee Recommendation
- Concern about the compatibility of retail marijuana stores with Redmond's community character.

City staff also sought comment via an on-line questionnaire. This questionnaire collected 2,217 total responses, of which 1,619 were from unique IP addresses. For these responses, 85 percent favored buffers of three or more football fields in length, 76 percent preferred that retail marijuana stores not be located in Redmond, and 72 percent preferred a minimum separation

between stores. The Commission observed that the questionnaire is not a statistically valid survey, nor was it intended to be, and the results are presented for informational purposes. The summary is included in Attachment C.

Recommended Conclusions

1. Key Issues Discussed by the Planning Commission

The Planning Commission considered many issues regarding the proposed amendments. Key issues discussed by the Planning Commission are summarized below. Attachment D includes the Planning Commission's issues matrix.

Statutory Basis for Regulations

Commissioners discussed the voting results and ballot title for I-502, and how the title makes no reference to retail marijuana stores. Commissioners also discussed the City's options regarding regulation of retail marijuana, highlighting the state Attorney General's Opinion regarding a possible ban and the City's power to enact reasonable zoning regulations. Commissioners discussed the changes to state law by the state legislature and Liquor and Cannabis Board such as a local option to reduce buffers from some uses, the increase in license allocations to Redmond, integration of recreational and medical marijuana, and how these changes affect retail marijuana compared to the original I-502 language.

Whether a Change to Zoning is Warranted

Commissioners discussed whether a change to the City's retail marijuana regulations is warranted and why or why not. The Commission majority believed a change is needed and noted that the City adopted its current regulations in 2014, and that circumstances have changed since then. These Commissioners cited that retail marijuana stores are a legal business in Washington state, the majority of Redmond residents supported I-502, a lack of evidence relating to potential adverse impacts, and tax revenue associated with marijuana retail stores. The reasons provided by the minority to not increase opportunities for retail marijuana stores are that the vote on I-502 indicates support to legalize marijuana though not necessarily to locate stores in Redmond and that the Commission has heard significant opposition to allowing retail marijuana stores to locate in Redmond. In addition, reasons cited for the Commission minority opinion include that retail marijuana stores in Bellevue, Kirkland, or Issaquah are a short drive away and that while marijuana sales and use are legal under Washington law, it remains illegal under federal law.

Suitability of the Urban Centers

Commissioners discussed Comprehensive Plan policies concerning the Urban Centers and the suitability of Downtown and Overlake for retail marijuana stores. While some Commissioners commented that the policies may be vague, all the Commissioners concurred that the City's urban centers should not be included at this time as locations for retail marijuana stores. Their reasoning included the need for

more experience with the potential impacts of retail marijuana stores in the community and that they did not see a major need to provide for potential retail marijuana locations in Downtown or Overlake since their recommendation included other locations.

Suitability of Other Zones

Commissioners discussed the suitability of other zones for retail marijuana stores, including specifically the Business Park (BP), General Commercial (GC), and Manufacturing Park (MP) zones. Commissioners discussed the characteristics of each zone, and staff provided background on the general development pattern of the BP zone. The Commissioners commented that the BP zone is not an appropriate location for retail marijuana stores due to this development pattern.

The Commission majority believed that the Technical Committee's recommendation to create a MP overlay in the Sammamish Valley neighborhood would result in too much concentration of retail marijuana stores in one area. These Commissioners concurred in recommending that retail marijuana stores be allowed in all MP zones. Commissioners discussed the plans for the Marymoor subarea of the Southeast Redmond Neighborhood, which call for adding housing near the future light rail station to what is today a manufacturing area and changing the zoning from MP to a series of design districts. The Commission majority concurred that there is an ongoing process underway for the Marymoor subarea and that since the zoning is currently MP, it should not be excluded from the area recommended for retail marijuana stores.

Regarding the General Commercial (GC) zone, the Commissioners discussed whether this is an appropriate location for retail marijuana stores, considering the location of GC zones in Redmond and that some are close to residential zones, the types of uses in these zones including some that are youth oriented and that there is relatively little GC zoning compared to other zones. Ultimately, the Commissioners agreed to not include the GC zones as a recommended area for retail marijuana stores.

What Uses Should be Buffered and by How Much

Commissioners discussed the list of uses requiring a buffer in state law, and also discussed potentially requiring a buffer from trails and from private recreational businesses. Regarding trails, Commissioners noted that trails serve dual purposes as transportation and recreation. In particular, a trail such as the SR-520 trail serves primarily as a commute/transportation facility, while other trails might serve more recreational users. Commissioners discussed how trail users typically do not linger in one area of a trail, but are moving along the trail, making it less necessary to buffer trails. For these reasons, the Commissioners did not recommend requiring a buffer from trails.

Regarding privately owned recreation businesses, Commissioners noted public comment had highlighted the large number of youth and children who use some facilities such as Arena Sports. Some Commissioners noted that it can be more difficult to define what is included in privately owned recreation business and expressed concern about the impact to potential locations for marijuana retail stores given the large number of privately owned recreational facilities in Redmond. Other Commissioners noted that many privately owned recreational businesses include youth-oriented facilities, that a reasonable person looking at the state list of uses requiring a buffer might interpret that list to include private recreational facilities and that a workable definition can be developed. Ultimately, the Commissioners concurred on a recommendation to require a buffer from private recreational businesses.

Regarding other educational facilities, Commissioners received information regarding the educational programs offered at the Digipen campus in conjunction with the Lake Washington School District. This includes approximately 100 high school-age children in a day long, Monday to Friday program along with approximately 60 home-schooled children who attend during a portion of the week, with the possibility of near-term expansion of the home schooling program. Commissioners discussed how this type of education use is similar to a school because the children are present during similar hours to schools, are in the same age group, and the program is in conjunction with the school district. Commissioners concluded that these types of educational facilities should be treated like schools and have a 1,000 foot buffer.

Commissioners also discussed various buffer distances, with some noting the difference between a large and small buffer may not make a substantial difference to mitigating potential impacts. Commissioners discussed possible approaches to setting a buffer distance, including starting small and potentially making buffers larger if necessary, while other Commissioners favored the opposite approach of maintaining the 1000 foot larger buffers and making them smaller if appropriate. Ultimately, the Commission majority agreed to recommend a 250 foot buffer distance for all sensitive uses that do not require a 1000 foot buffer per state law. The Commission minority did not support this recommendation, citing the overwhelming opposition to reducing buffer distances and siting retail marijuana stores in Redmond and the available access to stores in other nearby communities.

Separation and Number of Stores

Commissioners discussed separation of retail marijuana stores and noted it may be desirable to use separation to avoid creating a “greenlight district” where multiple marijuana uses are concentrated in one area. Commissioners discussed how other cities, including Bellevue and Issaquah, require stores to be at least 1,000 feet apart from each other. Commissioners discussed the number of retail marijuana stores and noted the original license allocation for Redmond was 2 licenses, which has been expanded to 4 recently. Commissioners also discussed limiting the number of retail marijuana stores to avoid creating a concentration of these stores and to allow for

time to review and analyze potential impacts from these stores (see below for more discussion). The Commissioners concurred on these provisions.

Review in 5 Years

Commissioners discussed the lack of definitive data regarding potential impacts of retail marijuana stores and how further review after a period of time could allow for a further discussion of potential impacts once more information is available.

Commissioners also discussed how any changes to regulations now could be reviewed in the future, so what is decided now can be adjusted later. The Commission recommended that the outcomes be reviewed in five years including consideration of retail zones.

The Planning Commission Issue Matrix is shown in Attachment D.

2. *Recommended Conclusions of the Technical Committee*

The analysis and recommended conclusions contained in the Technical Committee Report (Attachment E) regarding the proposed amendments are adopted in support of the Planning Commission's recommendation.

3. *Planning Commission Recommendation*

The Planning Commission voted 3-1 at its March 9, 2016, meeting to recommend allowing retail marijuana in the Manufacturing Park (MP) zone only with the state mandated 1,000' buffer for playgrounds and public and Office of the Superintendent for Public Instruction-approved schools, a 250' buffer from all other uses requiring a buffer, requiring a 250' buffer from private recreation facilities, requiring a 1,000' buffer from other educational facilities such as Digipen which are similar to schools, adding new definitions for "Other educational facilities" and "Privately owned recreational business," requiring 1,000' feet of separation between retail establishments, limiting the number of stores to 2 for the first 5 years, and review and evaluation in 5 years.

The Commission made no recommendation concerning the Technical Committee-recommended housekeeping change to remove marijuana production as an allowed use in Performance Area 1 of the Bear Creek Design District (BCDD1), and made no recommendation concerning whether to remove marijuana retail as an allowed use in the Regional Retail (RR) zone. The Commission observed that these proposed changes could be taken up at a later time as part of a regular Zoning Code update.

4. *Planning Commission Minority Reports*

Commission minority reports are included as Attachment F.

List of Attachments

Attachment A: Recommended Amendments to the Zoning Code

Attachment B: Planning Commission Meeting Minutes for January 27, 2016

Attachment C: Public Comments and Summary of Questionnaire Results

Attachment D: Final Planning Commission Issue Matrix

Attachment E: Technical Committee Report with Exhibits

Attachment F: Commission Minority Reports



Robert G. Odle, Planning Director

3/25/16

Date



Scott Biethan, Planning Commission Chairperson

3/24/16

Date

Approved for Council Agenda



John Marchione, Mayor

3/28/16

Date

RZC 21.04 GENERAL PROVISIONS

21.04.030 Comprehensive Allowed Uses Chart

[Subsections A. and B. not shown – no changes]

C. Nonresidential Zones.

[Parts of the table not shown have no changes]

Table 21.04.030B Comprehensive Allowed Uses Chart: Nonresidential Zones										
Online Users: Click on District Abbreviation to View Map -->	NC-1	NC-2	GC	BP	MP	I	RR	BCDD1	BCDD2	NDD2, NDD3
General Sales or Service										
General Sales or Service										P
Automobile sales, rental, or service establishment		P	P	C	P	P				P
Heavy consumer goods sales, rental, or service			P	P	P		P			P
Durable consumer goods sales, rental, and service			P	P	P		P			P
Consumer goods, other	P	P	P		P		P			P
Membership wholesale / retail warehouse					P					
Grocery, food, beverage, or dairy sales	P	P	P				P			P
Marijuana retail sales			P		P		P			
Health and personal care		P	P		P					P
Convenience store			P	P						P
Finance and insurance		P	P	P	P		P	P		P
Real estate services	P	P	P		P		P			P
Professional services	P	P	P	P	P	P	P			P
Administrative services			P	P	P		P			P
Services to buildings or dwellings				P	P		P			P
Travel arrangement and reservation services							P			P
Investigation and security services							P			P
Full-service restaurant	P	P	P	P	P	C	P			P
Cafeteria or limited-service restaurant	P	P	P	P	P	C	P			P
Bar or drinking place			P	P	P					P
Caterer					P	P				P
Food service contractor					P	P				P
Animal kennel/shelter			P		P					P
Personal services	P	P	P	P	P					P
Pet and animal sales or service (except veterinary)			P		P					P
Hotels, motels and other accommodation services										
Bed and breakfast inn										
Hotel or motel			P				P			
Manufacturing and Wholesale Trade										
Manufacturing and Wholesale trade				P	P	P	P			P
Marijuana processing				P	P	P	P			
Agriculture										
Crop production								P	P	P

Marijuana production								P		
Animal production										
Equestrian facility										

D. Mixed Use Zones.

[Parts of the table not shown have no changes]

Table 21.04.030C Comprehensive Allowed Uses Chart: Mixed Use Zones							
Online Users: Click on District Abbreviation to View Map -->	OT, AP, TWNC, BC, VV, TR, SMT, TSQ, RVBD	RVT, CTR, EH	OV1, OV2, OV3	OV4	OV5	OBAT	
General Sales or Service							
General Sales or Service	P	P	P/C	P	P	P/C	
Automobile sales, rental, or service establishment	P	P	P/C	P	P		
Heavy consumer goods sales, rental, or service	P	P	P/C	P	P		
Durable consumer goods sales, rental, and service	P	P	P/C	P	P		
Consumer goods, other	P	P	P/C	P	P		
Membership wholesale / retail warehouse							
Grocery, food, beverage, or dairy sales	P	P	P/C	P	P		
Marijuana retail sales	P	P	P	P	P		
Health and personal care	P	P	P/C	P	P		
Convenience store	P	P	P/C	P	P		
Finance and insurance	P	P	P/C	P	P		

RZC 21.14 COMMERCIAL REGULATIONS

21.14.040 Manufacturing Park

[Subsections A., B., & C. not shown – no changes]

D. Allowed Uses and Basic Development Standards. The following table contains the basic zoning regulations that apply to uses in the Manufacturing Park (MP) zone. To use the chart, read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC 21.76.020, *Overview of the Development Process*, for more information. Uses not listed are not permitted.

Table 21.14.040C Allowed Uses and Basic Development Standards					
Section	Use	Maximums		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		Height (stories)	FAR		
		w/o TDR or GBP; w/TDR or GBP	w/o TDR or GBP; w/TDR or GBP		
General sales or services					
[Previous items in the table not shown; no changes]					
18	Animal kennel / shelter				<p>A. Boarding facilities must be located inside of a structure.</p> <p>B. Outdoor runs or yards are allowed for the purpose of exercising animals. Runs/yards must be enclosed by eight-foot-high walls of sound-attenuating fencing or material such as masonry or concrete.</p> <p>C. The planned maximum number of animals to be sheltered shall be indicated on the application. The maximum may be reduced if the applicant cannot demonstrate that the development has adequate lot size and facility design to accommodate the planned number of animals in a way that ensures neighboring residential properties will not be impacted with noise or odor problems.</p>
19	Marijuana retail sales	2; 2	0.25; 0.25	1,000 sq ft gfa (10.0, 10.0)	<p>A. See RZC 21.41 Marijuana-related uses for additional requirements.</p> <p>B. Only permitted on properties that front on public streets.</p>

[Renumber following uses in table to accommodate addition of “Marijuana retail sales” use. Otherwise no other changes to table.]

RZC 21.41 MARIJUANA-RELATED USES

21.41.010 Relationship to Federal Law

The production, processing, and retailing of marijuana is and remains illegal under federal law. Nothing in this chapter or as provided elsewhere in the RZC or RMC authorizes or permits any person or entity to circumvent or violate federal law.

21.41.020 Collective Gardens

- [A. On ~~March 31, 2014~~ May 21, 2015, the ~~Court of Appeals, Division I~~ Washington Supreme Court, in *Cannabis Action Coalition v. City of Kent*, 183 Wn. 2d 219 \(2015\), held that, ~~despite the authorizing language in RCW 69.51A.085, collective gardens are illegal uses consistent with former RCW 69.51A.140 \(Chapter 181, Laws of 2011\), cities may adopt zoning regulations regarding collective gardens including regulations which prohibit collective gardens.~~](#)
- [B. During the 2015 Regular Session, the Washington State Legislature passed the *Cannabis Patient Protection Act*, 2SSB 5052 \(Chapter 70, Laws of 2015\) which, among other things, deleted RCW](#)

69.51A.085, which authorizes collective gardens, effective July 1, 2016. Therefore, as of July 1, 2016, the state law authorizing collective gardens will no longer exist and collective gardens will not be allowed under state law.

A.C. Consistent with state law, collective gardens are not allowed within the city.

21.41.030 State License

No marijuana processor, marijuana producer, or marijuana retailer shall locate in the city without a valid license issued by the Washington State Liquor ~~Control and Cannabis~~ Board, and must at all times conform with state law and city regulations. In the event any city regulation conflicts with state law or state regulations, the more restrictive provision shall prevail.

21.41.040 Location; Buffers

A. Marijuana production, marijuana processing, and marijuana retail uses are allowed uses within the city where in compliance with state law and regulation and this chapter.

B. No marijuana producer, marijuana processor, or marijuana retailer shall locate within 1,000 feet, measured in the manner set forth in WAC 314-55-050(10), from any of the following existing uses as defined in WAC 314-55-010 or the RZC as of the date of adoption of this chapter:

1. Elementary or secondary school,
2. Playground, or
3. Educational facility, other.

C. No marijuana producer, processor, or marijuana retailers shall locate within 250 feet, measured in the manner set forth in WAC 314-55-050(10), from any of the following existing uses as defined in WAC 314-44-010 or the RZC as of the date of adoption of this chapter:

1. Recreation center or facility,
42. Child care center,
53. Public park,
64. Public transit center,
75. Library, or
86. Game arcade, or
7. Privately owned recreational business.

D. No marijuana retailer shall locate within 1,000 feet, measured in the manner set forth in WAC 314-55-050(10), of another marijuana retailer.

21.41.050 Structural Requirements

All marijuana processors, marijuana producers, and marijuana retailers must operate in a permanent structure designed to comply with the City Building Code.

21.41.060 Number of Retail Stores

The maximum number of retail marijuana stores allowed shall not exceed two.

RZC 21.78 DEFINITIONS

E Definitions

Educational Facility, Other. Establishments that offer educational instruction for students of elementary or secondary school age during a majority of the regular school day in conjunction with a public school district or private school and that are state Office of Superintendent for Public Instruction-approved private school, and which are not primary or secondary schools.

P Definitions

Privately owned Recreational Business. Privately owned facilities designed and equipped for the conduct of sports, exercise, yoga, other active physical conditioning, and/or other customary and usual recreational activities and open to the public. This can include facilities with tennis courts, swimming pools, racquetball courts, handball courts, or other gymnastic facilities.

**CITY OF REDMOND PLANNING COMMISSION
MINUTES**

January 27, 2016

COMMISSIONERS PRESENT: Chairman O’Hara, Commissioners Captain, Nichols and Miller

STAFF PRESENT: Jason Rogers, Senior Planner, Sarah Stiteler, Senior Planner, Redmond Planning Department

EXCUSED ABSENCE: Vice Chairman Biethan and Commissioner Haverkamp

RECORDING SECRETARY: Lady of Letters, Inc.

CALL TO ORDER:

The meeting was called to order at 7:00 p.m. by Chairman O’Hara.

APPROVAL OF THE AGENDA:

Ms. Stiteler asked that Item Six, Amendment to Comprehensive Plan and Zoning Code Regarding Non-Residential Zones, be deferred to February 10, 2016 with a short introduction, Public Hearing and continuance of the study session at that time in order to accommodate the public present to testify regarding the Comprehensive Plan and Zoning Code Amendments for Retail Marijuana. The Commission approved.

ITEMS FROM THE AUDIENCE: There were no items from the audience.

APPROVAL OF MEETING SUMMARY:

MOTION by Commissioner Miller to approve the January 20, 2016 Meeting Summary, MOTION seconded by Chairman O’Hara. MOTION approved (4-0).

Public Hearing and Study Session, Comprehensive Plan and Zoning Code Amendments for Retail Marijuana, presented by Jason Rogers, Senior Planner.

Mr. Rogers provided an introductory presentation for the public hearing. Additional public comments had been received today and were included in the information in front of the Commission including maps and a summary of survey results posted late today on the website.

The amendment was requested by The Grass Is Always Greener, LLC to allow at least one, and possibly more, retail marijuana stores in Redmond through a Zoning Code and Comprehensive Plan Amendment and in response to I-502, which was passed two years ago. State law changed

in 2015 to allow cities to reduce buffers to a minimum of 100 feet, not mandated, but at their choice.

The Technical Committee looked at the policy basis including the future vision in the Comprehensive Plan and considered multiple factors. Public input had been significant with 57 emails, multiple phone calls, a workshop in December and a web questionnaire with approximately 1,300 responses to date. Questionnaire results were favoring larger buffers and rejecting retail marijuana stores within the City and favoring that if there were stores, that they be widely separated. The majority of email responses opposed buffer reduction. There was also concern around the general commercial zone along Redmond Way near SR 520 and Whole Foods, general opposition to retail stores and some emails which supported the Technical Committee's recommendation.

The applicant applied to allow retail marijuana stores to be located in Redmond and retail stores are allowed under state law. Balancing this with minimizing impacts and maintaining the vibrancy of the urban centers was the main discussion by the Technical Committee. Comprehensive Plan and Zoning Code Amendments are required to be consistent with the Growth Management Act and regional policy in order to address potential impacts to the environment and public facilities as well as to businesses, residents and property owners.

The Technical Committee's recommendations were to allow retail marijuana stores in a portion of the Manufacturing Park zone by using a zoning overlay, continue to allow in the General Commercial zone as under the current ordinance, not allow stores in any other zones, maintain the 1,000 ft. buffers and to clean up wording in the Zoning Code.

Commissioner Miller had asked if cities could prohibit marijuana uses and the answer was that yes cities could according to current state law. This was confirmed by an Attorney General opinion. There are proposals in the current legislative session to change this, but as of today, the interpretation of the law is that the City of Redmond has the option of banning marijuana uses.

The Commissioners will be asked tonight if there were any additional issues for the Issue Matrix. The plan is to return to the Commission on February 10, 2016, and for report approval later in February then moving onto the City Council at that point.

Chairman O'Hara asked that groups of opinion be presented with one speaker, if possible, due to the large number of people commenting. A speaker could also state agreement with the previous speaker rather than repeating identical testimonies. Items could be added to the Issues Matrix by the Commission as they arose.

Public Comment:

Mr. Dave Nichols, 23665 NE Twinberry Way, Redmond, stated he is a business owner in the zoning area and that the infrastructure in the zoning area would not support increased traffic. For example, recruiting new employees has been difficult due to Willows Road traffic; school buses use the street four times per day out of the Lake Washington School District yard and traffic in

and out of the business lot backs up at the end of the day. There is no plan for traffic relief on Willows Road in the near future and traffic should be addressed before discussions around new retail space.

Mr. Bobby Hinds, 14797 NE 95th Street, Redmond, owner of Confidence Analytics which tests Cannabis, stated that the City of Redmond had been very helpful in assisting with organizations such as OneRedmond and this has encouraged employees to move families to the area. Mr. Hinds spent time on the Alaska Drug Enforcement Task Force and believed that one of the issues in Redmond would be around the black market versus the legal market and keeping marijuana away from minors.

In states where medical marijuana is legal, there has been no increase in teen use and, in fact, there has been approximately a 2% decrease per year. Crime rates have also decreased by 14%. The reality is that marijuana is purchased and consumed in Redmond by teens as well as in Redmond proper and those people are leaving the City of Redmond and spending that money elsewhere. Keeping marijuana away from minors is the same issue around alcohol and prescription drugs. The way to eliminate a black market is to create the competition to eliminate it. Mr. Hinds supported the general zoning restrictions as well as modifying restrictions in industrial spaces and where the violation of buffer rules come into play.

Ms. Dilistan Erzurumlu, 4244 Bel-Red Road, Redmond, was worried about children who are driving at 15 years of age and the availability of marijuana. She did not support marijuana sales in the City of Redmond.

Mr. Robert Brownell, 4627 168th Court NE, Redmond, a concerned parent, did not want any expansion of marijuana sales inside Redmond and also did not want the state to legitimize marijuana any further.

Chairman O'Hara asked that in order to save time that any applause be saved until the end of the Public Comment portion of the meeting.

Mr. Zhongyi Gu, 6638 190th Avenue NE, Redmond, fully supported his neighbor's opinions.

Mr. John Sacks, P. O. Box 2406, Redmond, a commercial property owner, stated that property owners had not been given proper notice as directed under the Growth Management Act in regard to meetings by the Committee. In regard to the light industrial area, parking is now at a premium and activities for children such as Tae Kwon Do, gymnastics and indoor soccer are present. The area is not well-lit and without sidewalks with the exception of 90th. While there may be a legitimate side to the retail marijuana business, there is also a criminal element which accompanies it. Mr. Sacks asked for a show of hands by people present who wanted the item to be tabled as they do not want marijuana in the area.

Commissioner Miller asked Mr. Sacks if the area may not be appropriate for the businesses that are now in the area for the same reasons given. Mr. Sacks replied that children were present near the business properties. Commissioner Miller asked if an adequate buffer would be effective and

Mr. Sacks replied no and if marijuana is allowed in the area the businesses will leave. Commissioner Miller asked that notification be added to the Issue Matrix.

Ms. Wendy Dubois, 6900 242nd Ave NE, Redmond, was not opposed to retail marijuana stores, but did not want one in Redmond as surrounding cities that are within a 15-minute drive already provide access to marijuana.

Mr. Keith Boyce, 5550 36th Avenue NE, Seattle, on behalf of the Washington Marijuana Association, which represents a large percentage of licensed marijuana producers, processors and retailers was in favor of a retail establishment in Redmond. Mr. Boyce stated the fear and apprehension was understandable, but according to a report commissioned by Richard Nixon in 1970, marijuana legalization was encouraged although President Nixon did not accept the conclusion. The CDC, within the last two years, concluded that marijuana has a 9% addiction rate compared to alcohol at 16%, and heroin, methamphetamine and opiates in the 20% range. Of all recreational and prescription drugs, marijuana has the lowest addiction rate of any. It is virtually impossible for marijuana to produce an overdose or death as a lethal dose would be 1,500 lbs. consumed within 15 minutes.

The Brookings Institute discovered that the states that have legalized marijuana have seen a 25% drop in opiate and prescription death and overdoses as well as a 14% reduction in crime. Use by teenagers between 12 and 17 years old are flat or down in those states as kids have less access due to regulation and taxation. Retail marijuana stores in Washington State have a better record around not selling the product to minors than alcohol sellers. Washington State averages retail sales of \$1.4 million, which sends funds back to the City, and the revenue should come to Redmond rather than going to Bellevue or Kirkland.

Mr. Paul Lyons, 6730 Mars Avenue South, Seattle, a cannabis related business owner, stated that due to a background in mechanical engineering and the change in law, a promising new industry emerged for Mr. Lyons. His business employs local factories in the Seattle market to produce handbags, which provide storage for both cannabis and accessories and are very expensive. Revenue from the business remains in the community. Cities attempting to block legal industries harm this and other similar businesses. The way to reduce access to small children and boost local small business would be to allow legal, compliant cannabis stores in the Redmond jurisdiction regardless of personal opinions around marijuana use.

Mr. Brad Sourbeer, 309 Orchid Street, Cashmere, stated that the efforts against legal marijuana could be served better towards banning alcohol sales. Retail marijuana is now a legal business and should be allowed. Resisting what is the forefront of the future is a form of denial. Retail marijuana stores should be treated as any other business and while Mr. Sourbeer agreed with the setbacks, they could also be reduced. Mr. Sourbeer stated that stores should be allowed in general commercial areas and not just manufacturing parks. Store owners are not illegal drug dealers, rather they are well financed operators. Alcohol is more of a threat to children than marijuana access. All zoning districts that allow retail sales should allow retail marijuana stores.

Mr. Steve Spencer, 8210 Avondale Way NE, Redmond, is the owner of a commercial property approved for marijuana sales by lottery. The location is well-lit and highly visible with excellent

access and parking and would not have a negative impact on any neighboring businesses. The location should be preferable to an out-of-the-way area in an industrial park for police to patrol and as a convenient and safe location for customers to conduct legal business.

Mr. Fan Wang, 16715 NE 91st Place, Redmond, stated that minors generally do not obtain marijuana through legal retail stores, but rather through friends. Restrictions around checking I.D. are therefore irrelevant. Mr. Wang stated that retail marijuana should be banned in the City. Some research shows that children are impacted visually by retail marijuana storefronts and become more curious around the product. Earlier at this meeting, addiction ratios between alcohol and marijuana were compared. Mr. Wang stated that alcohol is already a major issue and another similarly major issue should not be introduced. Mr. Wang believed that the reason the number of children obtaining marijuana goes down where marijuana has been legalized was that many families move away as a result of the legalization. There should be a complete ban of marijuana in the City.

Chairman O'Hara reminded the audience to applaud only at the end of public comment portion of the meeting instead of after each speaker.

Mr. Brian Yauger, 1260 Republican Street, Seattle, CEO of Frontrunner Data, stated that the company provides sales numbers of companies operating in Seattle as well as vendors for taxation purposes and pricing is also tracked. Pricing of retail marijuana is on par with the black market and this has moved black market dealers away. The people running I-502 companies are well financed business people.

An unidentified resident of Bellevue asked Mr. Yauger how data was obtained around illegal activity. Chairman O'Hara stated that he believed Mr. Yauger stated that legal sales were tracked. The sign-in sheet had not been signed by the speaker.

Mr. Tamer Ezurumlu, 4244 Bel-Red Road, Redmond, stated that the law had passed; however, exposure to children can still be affected. Mr. Erzurumlu is against marijuana and acknowledged that alcohol and tobacco are a problem as well, but another problem should not be added. Mr. Erzurumlu believed that marijuana is a gateway drug with 1/10th of users becoming hard drug users. Exposure should be limited for children. There is no evidence that marijuana use by children is good, but to the contrary, evidence that it is bad. The redistribution of legally purchased marijuana is not controlled and all policies and restrictions apply only to the first point of contact, retail stores. Mr. Erzurumlu asked if a single zoning for these businesses could be created separately.

Ms. Sophie Kong, 16956 NE 118th Way, Redmond, is strongly against establishing retail stores in Redmond. Ms. Kong chose Redmond as a residence despite a two hour commute to work due to the diversity and a healthy mix of businesses. Ms. Kong did not agree with the comment that people do not want a retail marijuana store in Redmond because it is a new idea. Many new situations have come into Redmond over the last several years and Ms. Kong believes that it is the nature of the business that people are against.

Mr. Narayan Thiru, 19148 NE 66th Way, Redmond, works and lives in Redmond and is against marijuana. Mr. Thiru stated that Redmond stands for an active lifestyle and marijuana does not represent this. Mr. Thiru asked the Commission what legacy Redmond should have in the next several years? As a safe community or a City to buy drugs in and that this should be considered carefully before considering rezoning.

Mr. Kevin Mashek, 13513 126th Place, Kirkland, worked with local media for several years, but left the business to become a marijuana producer/processor, or a wholesaler, to retailers. Prior to entering the business Mr. Mashek did a tremendous amount of research around the product and guaranteed that the product had been present for a very long time. The people opposed to retail stores should understand that the product is not bad, and that the conflict is due to a lack of education on the subject. Mr. Mashek urged the Commission to not make a decision based on uneducated responses from the community.

Ms. Fang Fang, 16560 NE 118th Way, Redmond, supported the recommendation to maintain the buffer at 1,000 ft. Retail stores should be kept away from children today and in the future. Many young families are moving to Redmond and if the buffer requirement was lowered, as more schools are built, children will be forced to walk past such stores to school. A rule states that if a new facility such as a school or playground is built within a buffer zone after a retail marijuana store is established, the store is grandfathered into the current location. As more schools are being considered, the zoning regulation should be future-proof.

Ms. Fang stated that according to a Colorado study in 2013, more children had accidentally ingested medical marijuana. Some packaging is attractive and deceptive for children such as brownies, cookies and candies. According to the Seattle Poison Center the level of THC in marijuana has risen from 2% forty years ago to 8% or higher in recent years. Children can have serious reactions to marijuana including hallucinations, sedation and coma and there is no treatment to toxic effects. According to a doctor at Seattle Childrens Hospital, marijuana addiction is more common among teenagers, 4 in 10 for teens as opposed to 1 in 10 adults. Because something is legal does not make it socially responsible and because it may be financially beneficial does not make it the right thing to do.

Commissioner Miller stated that when citing studies, the citation should be given to staff so that the Commission will have the ability to read the studies as well. Mr. Rogers stated that members of the audience can go to www.redmond.gov/marijuana to find the Planning Commission email link, which is planningcommission@redmond.gov, or email directly to Jason Rogers, jrogers@redmond.gov to ensure the Commission can consider them. Chairman O'Hara also stated that written testimony such as email is still open and will remain open for two more weeks and that every email is read.

Ms. Xin Sun, 11673 169th Place NE, Redmond, thanked the City Staff for their work on the subject and was impressed with the amount of data gathered. Ms. Sun strongly supported the Technical Committee recommendation to keep the buffer at 1,000 ft. and to keep the retail marijuana stores away from mixed zoning areas including Downtown and Overlake. Decriminalizing marijuana is different than having a retail store in your backyard and the City of Federal Way has rejected retail stores already. A survey of Redmond citizens shows that 67% of

those participating are against retail marijuana stores in Redmond. The City of Redmond is chosen as a residence for reasons including the positive environment, schools and convenience for shopping. Retail marijuana stores should not be as visible as Starbucks stores in the general commercial zone area. Retail marijuana store areas generate up to ten times more traffic and four times more than a pharmacy.

Ms. Ya Guo, 9912 228th Terrace NE, Redmond, stated opposition to retail marijuana stores in Redmond. The two zones proposed are close to two popular trails, Eastlake Sammamish Trail also connected to Marymoor Park, and the Sammamish River Trail, both of which fall under the definition of Public Park. The negative impact on the most vulnerable in the community must be considered. From a City resource perspective, additional police and first aid related to marijuana usage would be needed. If retail marijuana stores become a reality, they should be located far away from the community.

Mr. Dell Berg, 16687 NE 121st Way, Redmond, replied to an earlier commenter that many present were not uneducated about marijuana as the commenter had implied, and that a new idea is not feared by all. Mr. Berg related personal negative experiences of friends around marijuana usage. Mr. Berg believed the devastation drugs cause on society were understated by official statistics and wanted zoning laws to remain as they are to allow Redmond to remain one of the most livable cities in the nation.

Mr. JD Yu, 17922 NE 90th Street, Redmond, related a personal experience told to him by a business owner around people waiting in line to enter a retail marijuana store and subsequent deterioration of the neighborhood. Mr. Yu provided reports to the Commission for review and urged the Commission to consider public safety.

Ms. Jenny Carbon, 17511 NE 38th Court, Redmond, Owner of The Grass Is Always Greener, provided a packet of information to the Commission. Ms. Carbon thanked the Commission and supportive colleagues. There are many barriers to entry for I-502 business in Redmond and examining the challenges brings resolution closer. Ms. Carbon received permission to open the store in March of 2014 and is still attempting to locate the store almost two years later. The estimated loss of gross revenue has been over \$3 million based on an average of the generated income of other stores. The personal loss to Ms. Carbon has been more than \$250,000 and is growing. Specific changes are needed for the store to open including reducing all buffers around areas that are not restricted entities such as schools and playgrounds to 100 ft., to allow use in all manufacturing business parks, to create a separation between stores of 1,000 ft., to distribute licenses in chronologic order with the first going to the original lottery winners and to provide an opportunity to reach average market value before allowing additional stores.

Ms. Carbon believed the requests were fair based on due diligence as retail store owners have waited over eighteen months for the City to address issues, a full two years since the implementation of I-502. Ms. Carbon is the mother of a 16-year-old and believed that by legalizing and creating zones for cannabis to be sold, control is gained over the illicit market making it more difficult for it to be sold to children. Retail stores have more stringent rules and guidelines than any other businesses. The Grass Is Always Greener takes the role of ambassador

to the subject seriously; they are also endeavoring to educate and thanked the Commission for examining the subject and becoming a model for the national drug reform.

Ms. Shawna Mindt, 17511 NE 38th Court, Redmond, is a partner in The Grass Is Always Greener retail marijuana store. The time taken to address the issue of retail stores has created an undue hardship on Ms. Mindt and Ms. Carbon, and a wait-and-see approach had overrun the course. The legal marijuana industry is up and running providing significant tax revenue to the state and local municipalities. Ms. Mindt repeated the four requests made by Ms. Carbon. The state has approved two additional stores for Redmond and the original two lottery winners should be expedited for licenses first with a waiting period of 12 to 24 months before the City would allow more stores to open. Ms. Mindt stated that they have followed due diligence. Public safety and access to children are issues of concern, but there is no data showing there has been negative impacts from the retail industry. Bellevue, Kirkland and Issaquah have retail stores and the children are still safe with no increase in crime. Communities that do not support the legal regulated industry are continuing the support and spread of the illicit market.

5 Minute Recess

Ms. Xu Zhang, 18430 NE 95th Court, Redmond, stated strong opposition to marijuana and cited the percent of survey respondents opposed as well. The decision could be delayed for more studies and the City of Redmond is a healthy place to live now.

Mr. Alden Linn, 22609 SE 4th Street, Sammamish, retail owner of World of Weed in Tacoma, thanked the City staff for the comprehensive package for guidance. Regulations and guidelines are followed stringently and police have never been called to the location in seven months of existence. Mr. Linn supported the cannabis community and stated that legal retail marijuana stores alleviate many of the problems mentioned at this meeting.

Ms. Sue Hogeboom, 13405 NE 70th Street, Redmond, was against retail marijuana stores coming into the meeting, but upon hearing the business owners and other comments, now did not believe the problem was with the stores but with the way children are supervised and the ability to access illegal drugs. Ms. Hogeboom did not notice existing stores as they do not stand out from other retail storefronts. The stores would be good businesses for the area. The speakers expressing fear around children should give them a chance.

Mr. William Widmer, 11509 Juanita Drive NE, Kirkland, owner and operator of Kaleafa, was an original lottery winner in Redmond and has waited for two years to open a store at 8210 Avondale Avenue. The voters passed I-502 with the City of Redmond voting for I-502 in a landslide. The problem with opening has been the buffers and green spaces, and Mr. Widmer asked for a reduction in the green spaces in order to open the stores that voters had already approved. Stores are highly regulated and there have been no issues, with \$200 million in tax revenue collected going to the government rather than to Mexican cartels. Mr. Widmer is a father and guides his children to stay away from marijuana, and this guidance is up to parents and not to legal stores that will not sell to children in any event.

Mr. Brian Xie, 2092 NE 17th Street, Redmond, stated opposition to changing the City Code for a new retail marijuana store. There is no designated place to consume marijuana and as such the consumers would occupy the parks and open spaces. Mr. Xie referred to the City survey and the percent of opposition.

Ms. Roberta Sacks, P. O. Box 2406, Redmond, a commercial property owner in the Willows area, was concerned that the affected property owners should have been the first people to be notified of the meetings and intimately involved in the process. The first notice of this meeting dated January 6th was not received until January 19th, the postmark dated January 13th. The Committee report indicated there had been a workshop with six people, but if property owners had been notified, there would have been greater participation. Manufacturing parks, in general, are not the place for retail marijuana stores as the tenants generally require little traffic, but the stores in question generate the traffic of a normal retail store and so parking is also an issue. The matter has not been thoroughly examined and it is a gross inequity to grant retail zone status. Federal Law prevails and while activity in the state is being tolerated, conflicts such as gains which come from renting to a retail marijuana store, could be considered an illegal activity and back rent could be seized. A rider was sent to Ms. Sacks by an insurance company after I-502 was passed regarding all commercial policies, informing Ms. Sacks that no marijuana activity would be covered.

Mr. Xu Zhang, 18430 NE 95th Court, Redmond, was against marijuana in the neighborhood and did not understand how the black market would be driven away.

Ms. Alba Rempel, 16907 NE 106th Street, Redmond, was against having a marijuana store in Redmond. Ms. Rempel chose Redmond to raise a family because of the healthy environment and retail marijuana was not what Ms. Rempel wished her children to be exposed to. Ms. Rempel suggested that unoccupied storefronts be saved for school purposes. The challenges related to opening a retail marijuana store should be carefully examined during this process. Ms. Rempel did not receive a notice for this meeting, but had heard about it through a Facebook group and believed that if more people were informed, they would participate. If a person wished to purchase marijuana, there are legal retail stores in other cities. The new buildings and businesses in Redmond have been a positive addition and retail marijuana stores are not a part of that environment.

Mr. Peixian Li, 10736 154th Place NE, Redmond, related a radio interview heard with an ex-NBA player promoting a retail marijuana store. The effects of marijuana do not promote education. Mr. Li did not want his children consuming marijuana before participating in sports or playing video games. The fact that the radio interview played on a popular local sports station may generate curiosity in children.

Ms. Ting Hong, 17322 SE 48th, Redmond, trusted retail store owners to follow State law. There will always be exposure to alcohol, guns and tobacco, which are also legal to sell with restrictions, but illegal activity still occurs. Ms. Hong stated that 50% of Bellevue high school students use marijuana, and that many scientific studies conclude that brain impairment occurs in youth. Ms. Hong stated that if parents kept their own children away from the drugs that are realistically in the area, it might be possible to keep job opportunities from going overseas.

Ms. Lei Wang, 5302 143rd Avenue SE, Redmond, stated that Marymoor Park is a favorite recreation destination. New ideas are not always automatically good. There are other things more important than new income to the City. While it is a parental responsibility to keep children from drugs, there is a societal responsibility also. Retail marijuana packaging targets minors. Even with education and guidance from the parent, not many children have the self-discipline or courage to refuse marijuana products offered to them by peers.

Mr. Sudhakar Krish, 6522 188th Place NE, Redmond, did not wish to bring up the studies already cited around detrimental effects of marijuana again, but did state that the cash-only nature of retail stores would bring additional issues to the area.

Mr. Aravind Seshardar, 19146 NE 66th Way, Redmond, stated that a personal concern was that his home not be located near a new retail store, as the presence would be a constant source of curiosity to children. Marijuana is as detrimental as alcohol. The idea that the stores would be run by good business people is troubling because the customers would then come in larger numbers.

Ms. Sandra Ning, 8808 Red-Wood Road, Redmond, stated opposition to marijuana in the City and cited the television commercial that compared a frying egg to a brain on drugs. Ms. Ning noticed that the speakers for retail stores were owners of other stores and did not reside in Redmond themselves.

Mr. Winston Lee, 11660 168th Court NE, Redmond, stated that most of the speakers in support of retail stores were not Redmond residents. Mr. Lee chose Redmond to live and work in due to the peaceful environment and quoted a fellow business owner who told him that if a retail marijuana store was opened, they would move. Mr. Lee expressed concern over needing to explain to children why they have been told the drug is bad, but the stores are legal. Mr. Lee stated he would not visit a park or library that was financed with marijuana tax funds.

Ms. Li Yang, 9015 183rd Court NE, Redmond, stated that the decision was made to live in Redmond because of the safety of the City and remembered a street in East Vancouver, B.C. that was an unhealthy area to be avoided. The idea of a retail marijuana store in Redmond reminded Ms. Yang of that previous experience. Ms. Yang asked that retail stores stay out of Redmond. If a neighborhood is not safe or attractive, people will avoid it and the future population not attracted as well as businesses driven away should be considered. Ms. Yang asked if Microsoft would establish in an area such as the East Vancouver, B.C. street.

Ms. Jing Ding, 10823 179th Court NE, Redmond, has felt very happy and safe living in Redmond and as an immigrant searching for a comfortable living situation, Ms. Ding stated that the City should stay family friendly and property values should not be affected by retail marijuana stores. There are many sides to scientific studies and Ms. Ding questioned the results quoted earlier around no rise in crime where stores exist.

Ms. Janet Tang, 17735 NE 104th, Redmond, stated that Redmond is very nice and the idea of legal retail stores in the future would be detrimental.

Ms. Menoke Li, 1078 242nd Place NE, Redmond, expressed feeling lucky that residents still have a chance to stop a retail store from opening in Redmond that would destroy the community. Ms. Li cited a study that reported that juvenile crime increased dramatically around marijuana. There are many other problems and adding a retail store will not be helpful. Ms. Li asked the Commission to make the correct choice for the people of Redmond.

Ms. Huaqi Yin, 11660 168th Court NE, Redmond, related a conversation with a local businessperson in Redmond who had operated a business next door to a retail marijuana store in Seattle in the past. The businessperson said that because the retail store was under supervised only two people were allowed in the store at any time, and as a result, the remaining customers formed a line outside. The businessperson experienced vandalism, but police were unable to identify suspects. The businessperson experienced a decrease in customers and this was why she moved her business to Redmond. When she was informed that a retail marijuana store may be opening nearby in Redmond, the overwhelming concern was where the business could be moved next. Empty storefronts becoming retail marijuana stores may bring in short term funds, but there are long term repercussions.

Ms. Heidi Arsenault, 18503 NE 19th Place, Redmond, appreciated the time being taken to explore both sides of the issue. Although the arguments appear to be on opposing sides, everyone seemed to share one overriding concern which was access by children and this is why regulation is important here as well as with alcohol, gambling or any addictive elements that comes into society. Ms. Arsenault had spent several decades in Redmond and questioned if those who were more recent residents who did not attend schools in Redmond themselves realized that unfortunately, the school system was flush with unregulated marijuana. When questioned regarding why marijuana was being used, children would answer that alcohol was harder to get because of regulation.

Ms. Arsenault understood that those opposed due to concerns around children are worried about drugs finding their children, but regulation would help. When marijuana was made legal and regulated, the marijuana growers and dealers left her neighborhood for business districts away from residential areas. Children would be exposed to marijuana in Redmond whether parents had discussed the subject with them or not. The purpose of the meeting was around allowing regulated retail marijuana stores and not whether or not marijuana should be legalized, which it already has been. The question now was how to best regulate marijuana to maintain a safe environment where children do not have access and people who use it medicinally are not criminals. Ms. Arsenault urged the audience participants to see the drug dealer within their residential neighborhood now and how stores would impact that, and urged those opposed to read the law and understand what regulation means.

Ms. Shannon Carbon, 203 1st Avenue South, Kirkland, stated that the purpose of the meeting was a zoning issue as a retail store has already been granted, and the illicit market is in the residential neighborhoods and not in the regulated market. The argument being expressed by those opposed seemed to be that if children see it, they will want it, but realistically children aren't allowed to have everything they want because parents regulate this. The subject of Cannabis may be a taboo subject to certain parents, but the children hear about it regardless. Ms. Carbon had worked in

emergency medicine for a decade and had never seen a cannabis related issue in a child. If a child overdoses with any drug, the fault does not lie with the regulated store from where it was purchased, but due to ingestion in an illicit way. Bringing the culture up to the level of progressiveness in Redmond is needed. A family owned shop is diligent around regulations and ambassadorship regarding the product and the subject of the meeting is around zoning for the store already granted.

Ms. Xin Sun, 19105 NE 64th Way, Redmond, thanked the Commission and stated that retail stores would be visible to children and they will then want the product inside. As to the idea that a marijuana retailer is the same as an alcohol or tobacco store, all are still accessible outside of regulations inside the stores. An additional measurement might be added to the Issue Matrix. Ms. Sun stated that now that using marijuana is legal, it is natural that crime rates would drop as those people are no longer arrested. The Eastlake Sammamish Trail is a location children frequent and retail stores should be set away from the Trail. Ms. Sun asked that the true Redmond residents be listened to.

Ms. Yanchun Guo, 16637 NE 119th Way, stated that most Redmond residents present were against retail stores. Ms. Guo only heard about the public hearing last week and when more people are informed of the meetings, more people will express their positions. Ms. Guo was impressed with the opportunity to express opinions as residents.

Mr. Xun Zhong, 22916 NE 16th Place, Sammamish, stated that the main argument for a retail store was for tax revenue.

Mr. Gordon Jiang, 11824 188th Avenue, Redmond, stated that the City of Sammamish rejected a retail marijuana store. In regards to personal anecdotes and fear around keeping children safe, Mr. Jiang understood and stated that while younger generations may see money and power as a priority, the Commission is wiser and well educated and would make the correct decision.

Mr. Sun Hau, 13230 174th Avenue NE, Redmond, related the experience around smog in her previous home of Beijing, China and how any smoke is of concern. A retail store would be a gathering place for consumers and a place of exposure to kids.

Ms. LiPing Ki, Newport Way, Bellevue, stated that less exposure to kids means less risk, and while parents can educate, children generally would not consider a warning label or the facts around THC and their own health. Regulations should not be made easier in order to generate more taxation.

Ms. Xuuan Huang (Tina), 23400 NE 29th Place, Sammamish, stated strong opposition to a retail marijuana store because the product is unhealthy. A retail store only moves community money from one pocket to the other. The Zone Code should not be changed and the beneficiaries of a retail store would be the owner and not the residents.

Ms. Guanghui Li, 4315 170th Court NE, Redmond, supported I-502 because of a need to redirect law enforcement efforts to other crime and a need for drug abusers to obtain hospital treatment. The prison population consists of a majority of drug offenders. The commissioner mentioned at a

previous Commission meeting the term "Will of the People", but Ms. Li wanted to make it clear that if Ms. Li had realized that four stores would be approved for Redmond, support for I-502 would not have existed. The reason the business should be regulated heavily is so that the people can get treatment and not be criminalized. Medical users should have a way to access, and there are stores in surrounding communities now, but not with multiple retailers around Redmond. The Commissioners should be very cautious in continuing to explore the matter and waiting longer for more studies around existing stores would be a good idea.

Mr. Abdul Salam, 17550 NE 67th Court, Redmond, stated that advice to investors would be to invest in other endeavors, because if there is no problem with retail stores, they would be allowed everywhere with no discussion. If having a retail store will create problems, do not have one in Redmond.

Chairman O'Hara asked if anyone else wished to speak. Hearing no further requests, he thanked everyone for their input. Two weeks from this meeting there will be a Study Session, but not oral public testimony, in order to begin Commission debate on the issue and discuss the topic in-depth. Depending on the progress then, another meeting would be held two weeks after that meeting. Ultimately, the Commission will create and approve a report for the City Council to discuss and City Council will render the decision on the matter.

Further contact to the Commission can be sent via email and residents can also watch the meetings on Channel 21 in Redmond.

Mr. Rogers requested that the Chair consider closing the verbal portion of the public hearing, but that the written portion remain open. The Commission closed the verbal portion, but will keep the written portion open for two weeks to end on February 10, 2016.

REPORTS/SCHEDULING/TOPICS FOR NEXT MEETING(S):

Ms. Stiteler reminded the Commission of the Marymoor Subarea Neighborhood Workshop tomorrow evening at the Lake Washington Institute of Technology from 5:00-6:30 p.m.

A Bicycle Strategic Plan Open House will be held on Monday, February 8, 2016 from 5:00-7:30 p.m. at City Hall. There will be a brief presentation at 5:00 p.m. and another at 6:30 p.m.

ADJOURNMENT:

MOTION by Commissioner Miller to adjourn, MOTION seconded by Chairman O'Hara. The meeting adjourned at approximately 10:02 p.m.

Minutes Approved On:

Planning Commission Chair



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