

Statement from Jenny Carbon  
March 4, 2020

Hello, my name is Jenny Carbon and welcome to the challenges of the marijuana industry. I have filed an application to increase marijuana zoning for retail stores in Redmond. As some of you may know, this is not my first rodeo. I have been trying to acquire adequate zoning for the four state allotted stores since I won my lottery license in 2014. I have been before the planning commission in 2016 during our first marijuana zoning planning session. The planning commission at that time took a thorough look at all properties and zones and recommended that we include the business and manufacturing parks. Their hard work and careful consideration that extended into many weeks was dismissed and council recommended allowing retail marijuana in the GC areas only. The end result is that two stores were able to open in the downtown core: one, an extremely expensive project of purchasing and converting the old feed store, one, a typical rent to business owner arrangement and another had to open in a gas station. The fourth license, has never been able to open and has been caught up in a zoning mishap ever since. This is unfortunately, my license. I have had to pay rent on this property for 3 years just to hold onto the opportunity to someday open a store in Redmond.

My partner in life and business owner of Always Greener Downtown, Shauna Mindt will speak to you in her own words but I would like to tell you how it is that we came into having two licenses in Redmond. We are committed to cannabis and medical access. Always Greener Downtown is the only one of our Redmond stores that is Medically Endorsed by the state and serves registered medical patients. At the time our zoning was approved, which was three years after our original lottery ticket, the landscape of the state had changed. What was originally going to be 2 stores in Redmond was doubled to 4 stores allowing anyone who had owned a medical store to obtain a license and place it anywhere in the state they could find to locate. Those licenses were treated like a race to the finish and if not placed were going to be dismissed. We were fortunate to be approached by the oldest and very first medical dispensary in Seattle that was given a license to try to place. Our philosophies matched and while we would have to locate both stores near each other, we would make it work. Placing the 4th license in the main downtown area as well. As you may know, we now have a concentration of stores and store opportunities in one area of Redmond which does not allow for proper access, especially when we are talking about medical patients. We cautioned the commission and council many times that the wait and see approach that was being proposed was fear based and the fact was that we needed to plan for dispersment of stores so we could create a thriving market. We failed. We have stores that cannot open, are displaced and retrofitting to meet state requirements but are not fully functional, nor medically appealing.

We urge you to move swiftly and without question that the cannabis industry is here to stay and take an active role in providing adequate territory for zoning. Our industry is

fraught with challenge, we have personal stigma and nearly 50 years of misinformation about this plant to overcome. Due to federal laws banks will not lend to us and have written charters into mortgages that do not allow anyone besides a stand alone land owner to lease to a marijuana business. So when you are considering our zoning please take into account that the majority of the allowed use properties do not have land owners who are willing to work with us. We are asking you to open up the zoning as much as you can to avoid the cannibalism of stores and ensure more access for medical patients.

Thank you for your time and consideration