

April 8, 2020

To: Planning Commission, City of Redmond
From: Shauna Mindt, Owner Always Greener Downtown
Re: Public Comment on Issues Matrix for Extending Zoning for Retail Marijuana

Good Evening Planning Commission,

I am submitting my comments in writing this evening as we observe the current Stay Home Stay Healthy order. I hope that you will be able consider these comments prior to your meeting this evening.

I would like to specifically address the Issues Matrix and staff recommendations here; but first I think it's important to point out that the cannabis industry and specifically cannabis retail, have been deemed "Essential Businesses" by our Governor. We take this designation seriously. We have been working non-stop through this COVID-19 crisis and are doing everything in our power to provide for our community in a safe and responsible way. This includes pivoting our entire business model, hours of operation and staffing schedule in addition to all of the DOH requirements. I mention this to reiterate our point that we are indeed a much-needed business serving the Redmond community. We are a medically endorse store and I would argue that every Redmond customer is using this herb medicinally during these times.

Regarding the Issues Matrix and staff recommendations, I would like to say that I agree with the BP and MP zones. That said, I disagree with staff recommendation to not approve the NC-1 and NC-2 zones.

Regarding NC-2:

- PCC and international chain Starbucks are definitely attracting customers outside of that immediate neighborhood and I would venture to say from neighboring towns. I personally drive 5 miles out of my way to shop at PCC.
- This zone is not a "gathering space" other than a few seats at the Starbucks. This zone is characterized as a strip mall and not a community center.
- I also question what "residential component" these businesses are bringing?
- I know for a fact that many people in this area need a cannabis store. I know this because Hashtag was the top selling store in Redmond when they were located on Avondale at the car wash. Since their closing we have seen many of their customers who are now driving all the way across town.

Regarding NC-1:

- By the very nature of making this change in zoning, we are looking to the future. Just because this zone is currently an undeveloped property does not mean that six months from now it could house a perfectly suitable building for our business.
- As mentioned previously, our businesses are in a lease and when that lease is up we will have literally no options unless zoning is expanded as wide as possible.
- Please do not leave this zone out simply because of the current status.

In closing, I would like to say again how important it is that all residents of Redmond have convenient access. This means opening up zoning throughout Redmond. Currently, there are four licensed stores in Redmond and they are all within a half mile of each other basically on the same street (Redmond Way and Cleveland) With Hashtag currently relocating at the Western Wear property (a property which we were denied due to the location being less than 100 ft from the Redmond Connector Park) half of the stores are located in the historic district butting up against two highly used parks. My store and Ms. Carbon's store are now just down the street on Redmond way on the same property, sharing a parking lot. I don't think this is what Redmond had in mind for it's four stores.

I ask that you please consider the long-term big picture and open up zoning as much as possible and that includes the NC-1 and NC-2 zones in addition to MP and BP.

Unfortunately, this will probably not be our only Stay Home Stay Healthy order. As an Essential Business we ask for the City's help and cooperation in making sure that all Redmond residents have convenient and safe access.

Thank you for your consideration,
Shauna Mindt