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From: Jenny Carbon <jenny@thegrassisalways.com>

Sent: Wednesday, April 8, 2020 3:38 PM

To: Planning Commission <planningcommission@redmond.gov>

Cc: Judy Fani <jfani@redmond.gov>; Shauna Mindt <shauna@thegrassisalways.com>

Subject: AG comments for Planning Commission

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Hello Redmond City Planners,

Thank you again for your consideration in expanding zoning for marijuana retail stores. When reading over the issues matrix we were surprised by the conclusion not to recommend the NC-1 and NC-2 areas as well as BP and MF. The existing strip mall in NC-2 contains a PCC Market, gym, Starbucks as well as Papa John's pizza, & other retail that attract people from many distant neighborhoods and towns for shopping. NC-1 is undeveloped but could potentially house a retail development in the future that would be suitable for retail.

It has recently been brought to our attention that a neighboring store is using a court case to substantiate their claim that zoning should be measured from lease line to lease line rather than property line to property line as Redmond has always done. The city is proceeding to allow this store to retrofit a bldg. claiming it is enough evidence to ensure interpretations of the law have now been made different and therefore as long as the lease-hold fits our zoning rules that they may locate there by subdividing the property. In the past, Redmond has created elaborate maps, identifying available properties in each area. Will the city be doing that this time? If so, are we going to use the 3 year interpretation of the law or we are going to use this new ruling & redo all of the maps? Until we know how many available properties there are I don't think we should excluded any areas, especially those who already have similar retail businesses.

We have discussed the need for dispersion of stores and have identified areas such as the Overlake and Redmond Ridge neighborhoods that do not have convenient access to cannabis stores. What can we do to allow for more zoning in specific areas of Redmond? What will we do if the state decides to issue more licenses to Redmond? Are we fostering an environment where cannabis can thrive? As I write this we are in the middle of the covid-19 pandemic, cannabis retail is considered an essential business and we have become front-line workers for our community. It seems to me we should be doing everything we can to ensure there will be adequate zoning for these stores long into the future.

Thank you for your time and attention to these issues. We appreciate your consideration.

Sincerely,

Jenny Carbon