

Dear Members of the Carson City Planning Commission:

I am writing to encourage you to deny the request by Green Thumb Industries to expand the zones within the City in which they, or any other pot dispensary, can operate. The imposing of restrictions on the industry by ordinance was done with the intent of confining this type of use to appropriate geographical locations mimicking those originally imposed on the medical marijuana outlets.

During the hearings held earlier this year, representatives of the existing dispensaries in town argued against the application by Qualcan to lift the cap on the number of city-permitted dispensaries, insisting, in part, that the demand for pot in Carson City had already been met and that the addition of yet another dispensary would simply over-saturate the market making the business less profitable for everyone. I, therefore, find it ironic that the same operator who argued against the expansion of dispensaries because of the potential for diminishing returns, is now asking the City to amend its zoning ordinance to permit the use of a fourth license to set up shop in another part of town.

The applicant argues that our code is too restrictive and is creating a hardship for them since they need to show progress toward establishment of a second storefront by February 2023 in order to retain their state license. **This is not the City's problem** especially given the concessions already made to the industry as a whole despite opposition from many Carson City residents. This is the type of "slippery slope" others have warned about in the past. One request for an exception invariably leads to another. In 2017, it was a request to allow the retail sale of recreational pot. In August of this year, it was a request to lift the cap on the number of dispensaries. Today, the request is for less restrictive zoning. In the future it may well be a request for consumption lounges. These demands will simply never end until we draw that proverbial "line in the sand" and simply say "enough is enough".

Respectfully,

Shelly

Shelly Aldean
2614 Bohr Road
Carson City, NV 89706

P.S. I sincerely appreciate your forbearance in taking action on this matter until members of the public have had sufficient time to weigh in.

From: [Robin](#)
To: [Planning Department](#)
Subject: Requested Zoning Change Meeting
Date: Wednesday, November 9, 2022 12:02:39 PM

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Dear Carson City Planning Commission Members:

I am writing regarding the request from Green Thumb Industries to change the existing zoning to accommodate yet another marijuana dispensary in Carson City in previously prohibited areas. I was present at the Board of Supervisors meeting in which Mr. Adler argued against additional locations because the Carson City market was saturated. How can they justify the need for another dispensary when they admitted there is no economic benefit to anyone?

Their argument that our zoning is too restrictive and that it creates a hardship is manipulative and completely irrelevant. The changes they are requesting offer no benefit to the community and will set a dangerous precedent. We have every right to control development in our city to ensure that it reflects the best interests and desires of the entire community. We are depending on you to hold firm and deny their request.

Thank you for delaying your decision and giving the public a better opportunity to provide input.

Robin Stevenson
1821 Chaise Drive
Carson City, NV 89703

From: [Derrick Miles](#)
To: [Planning Department](#)
Subject: Public Comment for 6.D ZA-2022-0403
Date: Sunday, November 13, 2022 8:56:59 PM

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

My name is Derrick Miles and I am a cannabis advocate, consumer, and worker in Carson City.

I appreciate the Commission for seeking public comment on this matter. I previously submitted public comments in regard to increasing the cannabis dispensary limit. While in favor of increasing the limit overall, my disagreement with previous items was with the applicant's proposed location, to which I addressed zoning issues.

I pleaded with the Planning Commission and Board of Supervisors to reexamine the zoning restrictions that created accessibility issues; even asking to table the proposal until amendments to zoning could be discussed further.

It's now too late to heed my words on the dispensary just blocks from the existing one, but there's still time to determine more suitable locations for what will be the final dispensary in Carson for the foreseeable future.

My hope is to see a retail cannabis space added more centrally or northern to our region that effectively and equitably increases cannabis accessibility for our community. Upon reading into the amendments as proposed, I believe this will do just that. I am in favor and would ask the Planning Commission to approve Option 1.

The restrictions currently in place seemingly exist to control legal cannabis sales by limiting dispensaries to specific areas; but in reality legal cannabis transactions are available in nearly every corner of Carson via delivery. All it's effectively done is reduce brick and mortar availability to license holders and kept consumers placated with forced congestion.

For the majority, a dispensary visit is an entirely more helpful and informative experience to ensure the products they're receiving meet their needs, compared to trying to select from vast menu items to be sent to them. Delivery and even curbside are conveniences to be enjoyed but most prefer stopping by in-person for all that it entails.

I urge the Planning Commission or staff to submit a public record request to the Cannabis Compliance Board; specifically for all medical/retail deliveries to Carson City's by zip code. These record requests take time but this data will prove beyond a doubt how widespread cannabis sales are in Carson and can help to discern just where consumers needs are not being

met.

GTI's proposal appears to do right by many in our community that may have difficulty in accessing cannabis where currently allowed, whether it be for mobility issues, lack of transportation, gas prices, or any myriad of reasons. With this passage they should be able to find a suitable location for their Essence license in a region of Carson that fills inadequacies in accessibility for its cannabis consumers.

Derrick Miles
Carson City

Carson City Planning Commission

Carson City Planning Division
108 E. Proctor St.
Carson City, Nevada 89701

November 13, 2022

Re: Agenda item regarding expansion of marijuana retailing locations

Dear Commission members:

First, let me offer my thanks for your time and efforts on the planning commission. It seems from reading news reports that you just get grief and complaints for all your hard work. Believe me, your knowledge, skills, experience, and most of all your dedication to helping us residents of Carson City really are appreciated. Without your careful analyses and attentiveness to our community needs, and informed recommendations to the Board of Supervisors, many detrimental actions, perhaps well-intended, would fall through the cracks. I would like to also thank the staff in the Planning Division who work hard to do the right things. (At least they get paid for it!)

My name is Fred Dugger. I moved to Carson City in 1970, and spent my professional life working here. My wife, Juli, graduated from Carson High, and taught there for twenty five years. We love Carson City, and wish only the best for it and its many fine residents.

I believe you have an agenda item requesting an expansion for possible locations of retail marijuana stores. I gather from the news that our current stores are owned by a Chicago company, and that they want the freedom to locate any or all of their Carson City establishments to more "favorable" locations. This just doesn't pass the smell test.

First, let's not confuse medical marijuana (can be helpful) with recreational pot. Calling pot shops dispensaries really muddles things. I have never read that the local needs for medical marijuana are not being well met with our existing two locations. What is being requested is the capability of locating these recreational pot stores to high traffic, i.e., more profitable locations. Just what we need: show our tourists that we have lots of pot available to all! And, of course, since they will be more visible, maybe our other (maybe younger) residents might experiment. Not for sure, but maybe. And when, or if, lounges become a thing, what better than having them very visible.

The next thing that really bothers me is that the folks in Chicago seem to feel that since Carson City is a small town, they can simply ask for a change which will help their bottom line, and we country hicks will just nod our heads, and say why not.

So that's my two cents. Thanks for taking the time to read this, and again, very many thanks for your service to Carson City!

Yours,

Fred Dugger