



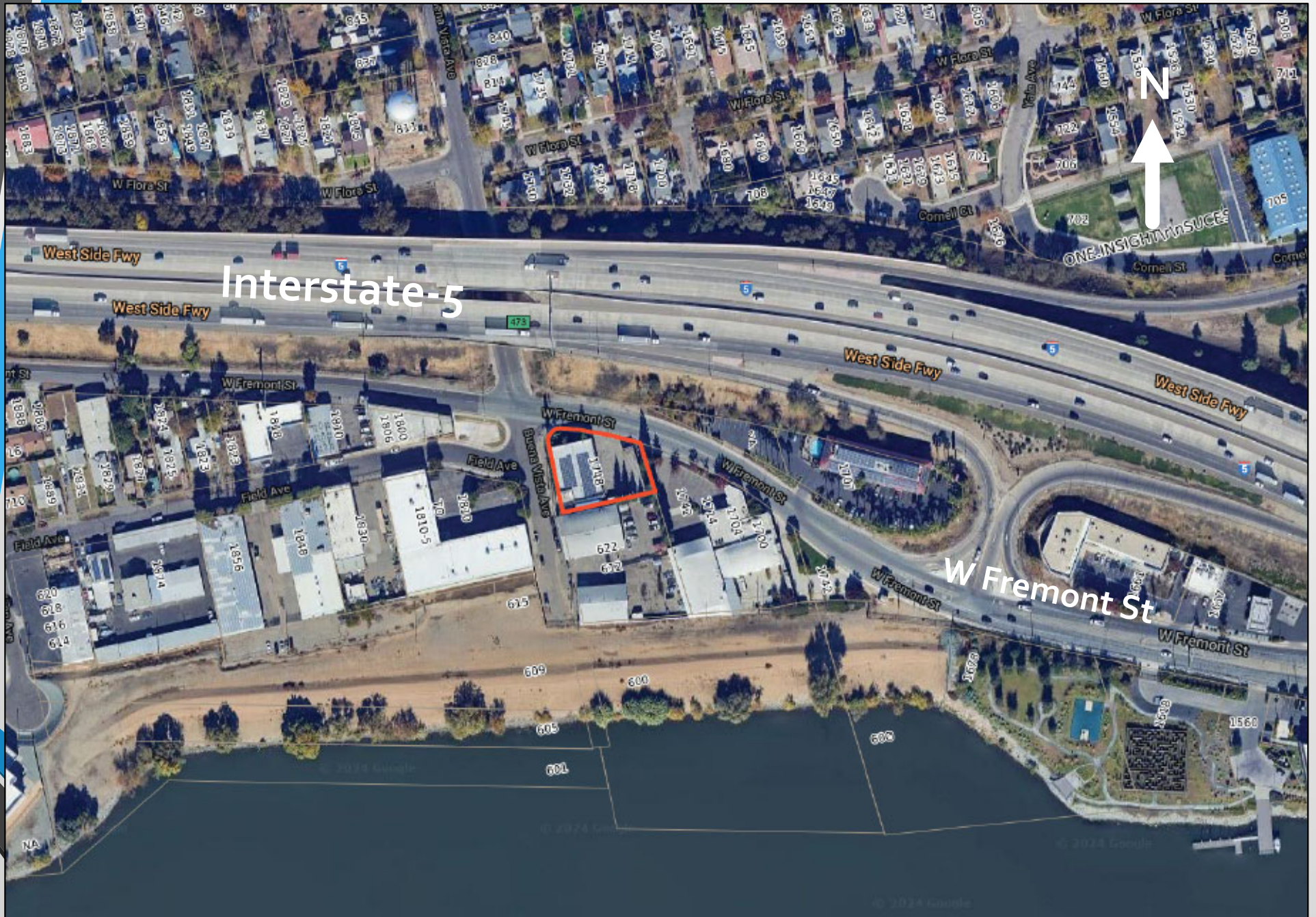
**APPEAL OF PLANNING COMMISSION APPROVAL
OF A COMMISSION USE PERMIT TO ESTABLISH A
CANNABIS RETAIL STOREFRONT IN AN EXISTING
BUILDING AT 1748 WEST FREMONT STREET
(APN 135-080-01) (APPLICATION NO. P23-0049)**

Agenda Item 16.2
City Council Meeting
January 21, 2025

Appeal

- PC Approval September 12, 2024
- Appealed by Shania Taylor on September 23, 2024 citing:
 - Concerns of overconcentration
 - Proximity to existing cannabis businesses
 - Lack of public necessity
 - Project impact on surrounding neighborhoods and businesses

Project Site



General Plan and Zoning Maps



General Plan:
Industrial (I)



Zoning:
Limited Industrial (LI)



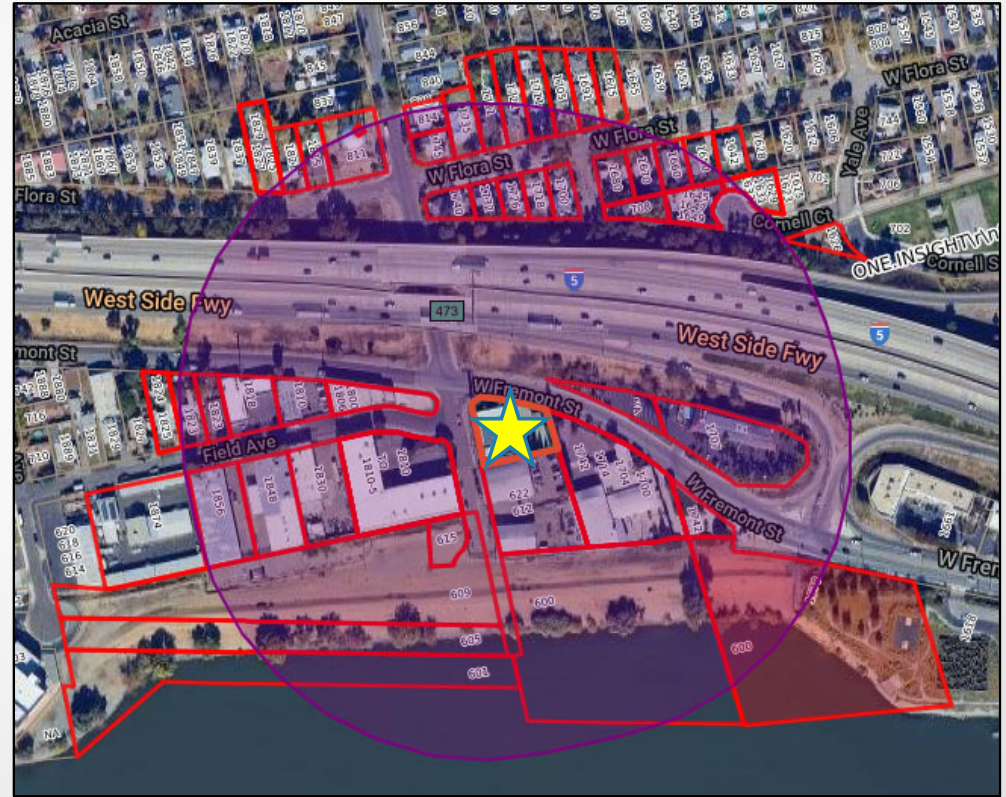
Proposed Use

- Retail Storefront Cannabis Business
- 25 Employees
- 5,925-sq. ft. existing building
 - 1,564 SF of sales floor
 - 4,358 SF of administrative, storage, etc.
- 15 Parking Spaces for guests (7 required)
- 24-hour on-site security
- Hours of Operation:
Storefront: Monday – Sunday, 7:00 a.m. to 8:00 p.m.

Neighborhood Context Map

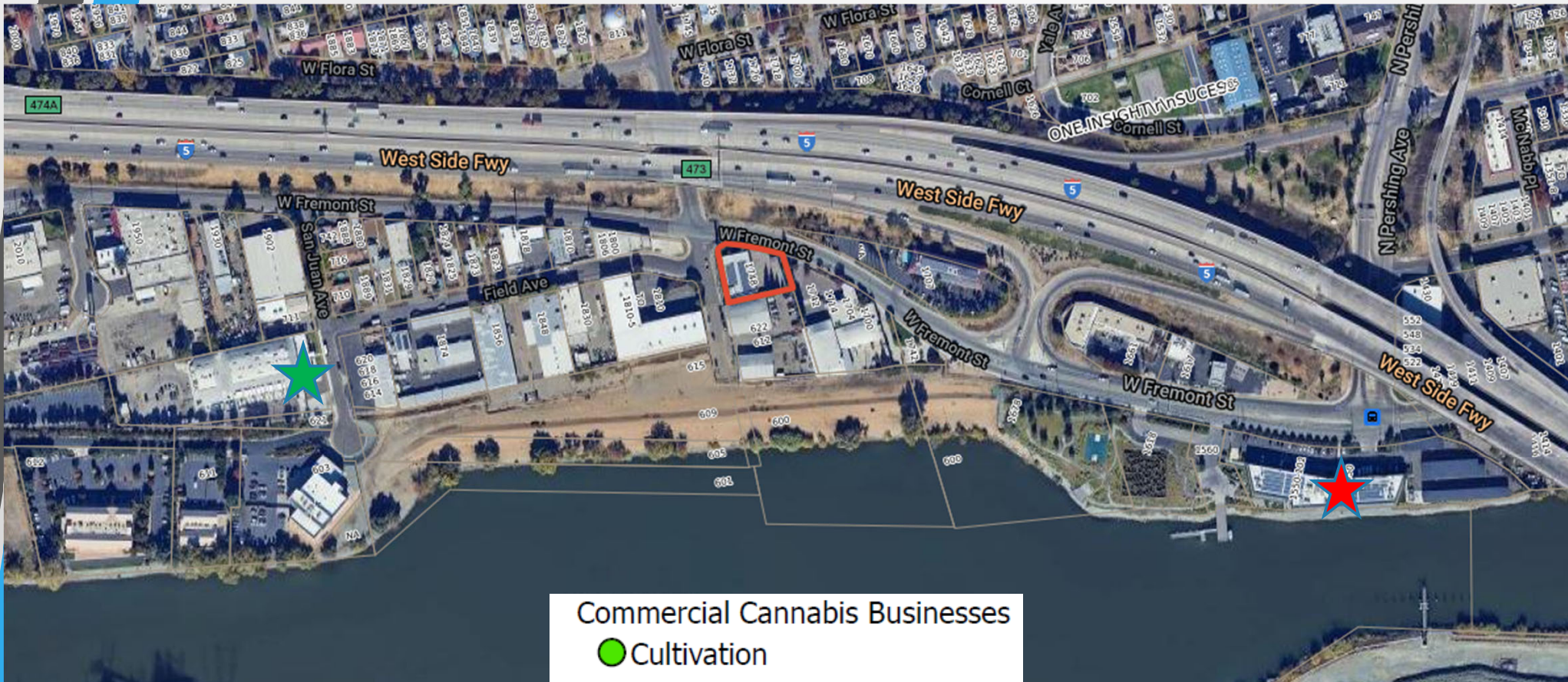


300' Map



600' Map

Existing Cannabis Business Locations



Commercial Cannabis Businesses

- Cultivation
- Delivery & Storefront
- Retail Delivery
- Retail Storefront
- Delivery/Cultivation

Microbusinesses

- RDC

Staff Analysis

- Meets all location requirements (SMC 16.80.195)
 - 300 feet of an existing residential zone or use
 - 600' of a school, youth facility, daycare, religious facility, etc.
 - 1,000' of an existing cannabis retailer, operator, or microbusiness
- Meets development standards for parking, site access, etc.
- All Use Permit findings made in the affirmative

Staff Analysis – Appeal Specific

- *Concerns of overconcentration*
 - Meets all codified requirements designed to prevent overconcentration
- *Proximity to existing cannabis businesses*
 - Meets all codified requirements and exceeds minimum separation distances from sensitive uses and other cannabis businesses
- *Lack of public necessity*
 - Meets General Plan goals to provide for orderly, well-planned, and balanced development; considered a company/industry that offers high-quality jobs with competitive wages; and expands opportunities for local enterprise, entrepreneurship, and gainful employment.
- *Project impact on surrounding neighborhoods and businesses*
 - Attracts employment and generates taxes to support the local economy
 - Won't endanger, jeopardize, or constitute a hazard to the public convenience, health interest, safety, or general welfare of persons residing or working in the neighborhood

Staff Recommendation

Adopt Resolution:

- Deny the appeal and affirm the Planning Commission's approval of a Commission Use Permit to allow the establishment of a proposed cannabis retail storefront business within an existing building, in accordance with the findings and subject to the conditions found in the proposed resolution.