

Exhibit A to Attachment B: Staff Compliance Review and Analysis | Retail Marijuana Expansion

RZC 21.76.070 COMPREHENSIVE PLAN AMENDMENT CRITERIA		Meets/ Does Not Meet Staff Review and Analysis Alternative 1	Meets/ Does Not Meet Staff Review and Analysis Alternative 2		
1	Consistency with the Growth Management Act (GMA), the State of Washington Department of Commerce Procedural Criteria, and the King County Countywide Planning Policies (CPPs);	<b>Meets</b>	<ul style="list-style-type: none"> <li>Proposal is in compliance with RCW 36.70A.130-Comprehensive plans–Review procedures and schedules–Amendments and other applicable provisions.</li> <li>Proposal is in compliance with RCW 36.70A.106 which requires notification of Department of Commerce of “intent to adopt” an updated plan or regulations.</li> <li>Proposal is in compliance with applicable provisions of the King Countywide Planning Policies</li> </ul>		
2	Consistency with the Comprehensive Plan policies and the designation criteria;	<b>Meets</b>  <b>Alternative 1 Does Not Meet</b>	<p>LU-61 Business Park Designation – would require an amendment to allow retail sales but is not inconsistent with purpose and allowed uses in the Business Park Designation.</p> <p>LU-62 Manufacturing Park Designation and Industry Designation sections would require an amendment. Retail sales are inconsistent with the purpose and allowed uses as provided below:</p> <p><i>LU-62 Purpose</i>  <i>...Provide locations for existing and future manufacturing and industrial uses, particularly those that require significant areas for storage of materials and equipment (both indoors and outdoors). Provide for manufacturing and other uses that are better suited for locations outside of the Downtown or Overlake due to site requirements, noise impacts, transportation needs or other considerations.... Examples of allowed uses in the Industry zone include those allowed in the Manufacturing Park zone and those existing industrial uses, including outside manufacturing and mineral resource processing, whose continuing operations are unlikely to harm groundwater resources and Evans Creek.</i></p> <p><i>LU-62 Allowed Uses</i>  <i>Manufacturing Park and Industry. Provide areas primarily for uses, such as manufacturing; research and development; light industry; wholesale, assembly and distribution businesses; and essential public facilities. Limit office and other secondary uses to those that support these primary uses. Consider allowing other limited supportive uses, including but not limited to day care centers, retail vehicle fuel sales and technical colleges.</i></p>	<b>Alternative 2 Meets</b>	<p>LU-62 Alternative 2 does not propose the addition of retail marijuana sales to Manufacturing Park or Industry land use designated areas.</p> <p>The addition of retail marijuana sales to Manufacturing Overlay is consistent with the following language from LU-62  <i>Allowed Uses</i>  <i>... . Allow a broader range of commercial uses within the Manufacturing Park Overlay in Southeast Redmond as shown on the Redmond Zoning Map</i></p>
3	If the purpose of the amendment is to change the allowed use in an area, the need for the land uses that would be allowed by the Comprehensive Plan amendment and whether the amendment would result in the loss of the capacity to meet other needed land uses, especially whether the proposed amendment complies with the policy on no net loss of housing capacity;	<b>Meets</b>  <b>Alternative 1 Partially Meets</b>	<p>Business Park Designation  Retail marijuana sales meets a retail need of the community, the addition of this use will not impair the city’s capacity to meet other uses in the Business Park Land Use Designated allowed uses and results in no net loss of housing capacity.</p> <p>Although retail marijuana sales address a need in the community, the addition of this use introduces a retail component not currently allowed in MP and I and inconsistent with how this designation has been implemented through the zoning purpose statements.</p> <p>Expanding retail uses to this zone could introduce conflicts between exiting allowed uses which have greater off-site impacts and larger site requirements. Retail sales have the potential to redirect retail activity to</p>	<b>Alternative 2 Meets</b>	<p>Alternative 2 does not propose introducing retail sales into areas reserved for manufacturing or industrial uses.</p>

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	<p>areas reserved for more intensive uses that require larger affordable sites.</p> <p>If retail marijuana sales are introduced to Manufacturing Park designated areas, language should be specific to permit only retail marijuana sales to avoid proliferation and encroachment or more retail uses in this area reserved for industrial and manufacturing related uses. Introducing uses to this zone that are not typically found in LI and MP zones will potentially reduce the limited amount of land available for true industrial and manufacturing uses.</p> <p>This approach necessitates a distinction between marijuana sales and other retail sales - a distinction that could be supported by mandatory state buffering requirements that are unique to retail marijuana uses.</p> <p>Additionally, the following language should be added to ensure that Industrial land use designated areas, where off site impacts are significant and where uses are most incompatible with retail sales, should be added.</p> <p><i>.... Examples of allowed uses in the Industry zone include those allowed in the Manufacturing Park zone that are subordinate to and support existing industrial uses, including outside manufacturing and mineral resource processing, whose continuing operations are unlikely to harm groundwater resources and Evans Creek.</i></p>		
<p>4 Consistency with the preferred growth and development pattern of the Land Use Element of the Comprehensive Plan;</p>	<p><b>Meets</b></p> <p>FW-13 Ensure that the land use pattern in Redmond meets preferred land use objectives.</p> <p>Allowing retail sales in the MP, MP Overlay, and I land use designation mapped areas would be consistent with the following preferred growth pattern policies.</p> <ul style="list-style-type: none"> <li>• Provides for the transition of the Marymoor Local Center to be a location that includes housing, services and a diversity of employment opportunities.</li> <li>• Provides opportunities to meet daily shopping or service needs close to residences and workplaces.</li> </ul> <p><b>Does Not Meet</b></p> <p>Allowing retail sales in the MP and I land use designation areas would be inconsistent with the following preferred growth pattern policies.</p> <ul style="list-style-type: none"> <li>• Focuses and promotes office, housing and retail development in the Downtown and Overlake Urban Centers;</li> <li>• Retains and encourages research and development, high technology and manufacturing uses in portions of Overlake, Downtown, Willows and Southeast Redmond;</li> </ul>	<p><b>Meets</b></p>	<p>Allowing retail sales in the MP Overlay is consistent with the following applicable preferred growth pattern policies.</p> <ul style="list-style-type: none"> <li>• Retains and encourages research and development, high technology and manufacturing uses in portions of Overlake,</li> <li>• Provides for industrial uses in suitable areas such as Southeast Redmond;</li> </ul>

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		<ul style="list-style-type: none"> <li>Provides for industrial uses in suitable areas such as Southeast Redmond;</li> </ul>	
5	The capability of the land, including the prevalence of critical areas;	Meets	The introduction of this use does not introduce a greater level of intensity already contemplated for these designated areas. Individual projects will be reviewed for consistency with development regulations and critical areas regulations.
6	The capacity of public facilities and whether public facilities and services can be provided cost-effectively at the intensity allowed by the designation;	Meets	The introduction of this use does not introduce a greater level of intensity already contemplated for these designated areas. Any impacts to infrastructure (transportation, water, wastewater) that could arise, would be addressed through the development review process.
7	<p>The proposed amendment addresses significantly changed conditions. In making this determination the following shall be considered:</p> <ul style="list-style-type: none"> <li>i. Unanticipated consequences of an adopted policy, or</li> <li>ii. Changed conditions on the subject property or its surrounding area, or,</li> <li>iii. Changes related to the pertinent plan map or text; and</li> <li>iv. Where such change of conditions creates conflicts in the Comprehensive Plan of a magnitude that would need to be addressed for the Comprehensive Plan to function as an integrated whole.</li> </ul>	Not Applicable	The current land use designations provide a range of appropriate uses and development consistent with the preferred growth pattern and the designation criteria. Development has been consistent with the existing designation criteria and preferred growth pattern.