



Annual Docket of Comprehensive Plan Amendments | Retail Marijuana Expansion

Planning Commission Public Hearing
June 10, 2021

20-21 Annual Docket of Comprehensive Plan Amendments



- General Wastewater Plan
- **Retail Marijuana BP, MP, and I**
- Economic Vitality Element - Affordable Commercial Space
- Housing Element - Affordable Housing
- Land Use Designation Change SF Urban to MF Urban

Retail Marijuana

1. Alternative 1-
Applicant Proposal: BP,
MP, and I
2. Alternative 2 – Staff
Proposal: BP and MP
Overlay



Retail MJ | BP

Comprehensive Plan LU-61 Business Park Designation

Purpose: Provide for attractively designed and efficiently used areas for **business and manufacturing employment opportunities** that complement commercial activities typically found in the Downtown, involve limited outdoor storage and include a high level of amenities.

Allowed Uses: Encourage a mix of compatible uses to internalize vehicle trips and provide needed support services within close proximity to business park uses. **Examples of compatible uses include business services that directly support surrounding businesses and limited retail and service activities,** such as **retail marijuana sales,** restaurants and fitness centers, that serve employees and residents in the immediate areas.

Allowed Uses

Comp Plan

Business Park Support Services;

Restaurants;

Fitness Centers;

Limited Retail

RZC General Sales and Service

Convenience Store;

Finance and Insurance;

Professional Services

Retail MJ | MP

Comprehensive Plan LU-62 Manufacturing Park Designation

Purpose: Provide locations for **existing and future manufacturing and industrial uses**, particularly those that require significant areas for storage of materials and equipment (both indoors

Allowed Uses:...Consider allowing other limited supportive uses, including but not limited to day care centers, retail vehicle fuel sales, **retail marijuana sales**, and technical colleges.

Examples of allowed uses in the Industry zone include those allowed in the Manufacturing Park zone and those industrial uses, including outside manufacturing and mineral resource processing, whose continuing operations are unlikely to harm groundwater resources and Evans Creek.

Allowed Uses

Comprehensive Plan

Manufacturing; research and

development;

Light industry;

Day Care;

Retail Vehicle Fuel Sales;

Limit office and other secondary uses to those that support these primary uses.

RZC General Sales and Service

Repair and Rental of Goods;

Membership Wholesale;

Retail Warehouses;

Auto Rental/Sales/Service

Retail MJ | MP Overlay

Comprehensive Plan LU-62 Manufacturing Park Designation

Allowed Uses. *Implement this designation through two zones: 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. Allow a broader range of commercial uses within the Manufacturing Park Overlay in Southeast Redmond as shown on the Redmond Zoning Map.*

Allowed Uses

Comprehensive Plan

Broader Range of Commercial Uses

RZC General Sales and Service

Health and Personal Care

Professional Services

Administrative Services

Finance and Insurance

Consumer Goods Sales or Service

Retail MJ | I

Comprehensive Plan LU-62 Manufacturing Park Designation

Purpose: *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)....***

Allowed Uses: *...Consider allowing other limited supportive uses, including but not limited to day care centers, retail vehicle fuel sales, **retail marijuana sales**, and technical colleges.*

...Examples of allowed uses in the Industry zone include those allowed in the Manufacturing Park zone *and those industrial uses, including outside manufacturing and mineral resource processing, whose continuing operations are unlikely to harm groundwater resources and Evans Creek.*

Allowed Uses

Comprehensive Plan

Existing Industrial Uses

Outside Manufacturing

Mineral Resource Processing

Uses allowed in the MP Zone

. **RZC/General Sales and Service**

Auto sales, service, and rental;

Research and Development;

Professional Services;

Restaurant or cafeteria in multi-tenant building;

Caterer

Technical Committee Review Criteria

RZC 21.76.070 COMPREHENSIVE PLAN AMENDMENT CRITERIA

(Full staff analysis attached as Attachment A)

		Alternative 1 MEETS/ DOES NOT MEET	Alternative 2 MEETS/ DOES NOT MEET
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);	Meets	Meets
2	Consistency with the Comprehensive Plan policies and the designation criteria;	Does Not Meet	Meets
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 net loss of housing capacity;	Partially Meets	Meets
4	Consistency with the preferred growth and development pattern of the Land Use Element of the Comprehensive Plan;	Does Not Meet	Meets
5	The capability of the land, including the prevalence of critical areas;	Meets	Meets
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	Meets
7	The proposed amendment addresses significantly changed conditions. In making this determination the following shall be considered: <ul style="list-style-type: none"> i. Unanticipated consequences of an adopted policy, or ii. Changed conditions on the subject property or its surrounding area, or, iii. Changes related to the pertinent plan map or text; and 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. 	Not Applicable	Not Applicable



STATE ENVIRONMENTAL POLICY ACT (SEPA) DETERMINATION OF NON-SIGNIFICANCE

For more information about this project visit www.redmond.gov/landuseapps

PROJECT INFORMATION

PROJECT NAME: Marijuana Retail Zone

SEPA FILE NUMBER: SEPA-2021-00391

PROJECT DESCRIPTION:
Comprehensive Plan Amendment - Modify Marijuana
Retail Zoning: Option A (Applicant Proposal)

PROJECT LOCATION: Citywide

SITE ADDRESS:

APPLICANT: Jenny Carbon

LEAD AGENCY: City of Redmond

The lead agency for this proposal has determined that the requirements of environmental analysis, protection, and mitigation measures have been adequately addressed through the City's regulations and Comprehensive Plan together with applicable State and Federal laws.

Additionally, the lead agency has determined that the proposal does not have a probable significant adverse impact on the environment as described under SEPA.

An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. **This information is available to the public on request.**

CITY CONTACT INFORMATION

PROJECT PLANNER NAME: Niomi Montes De Oca

PHONE NUMBER: 425-556-2499

EMAIL: nmontesdeocca@redmond.gov

IMPORTANT DATES

COMMENT PERIOD

Depending upon the proposal, a comment period may not be required. An "X" is placed next to the applicable comment period provision.

There is no comment period for this DNS. Please see below for appeal provisions.

X This DNS is issued under WAC 197-11-340(2), and the lead agency will not make a decision on this proposal for 14 days from the date below. Comments can be submitted to the Project Planner, via phone, fax (425)556-2400, email or in person at the Development Services Center located at 15670 NE 85th Street, Redmond, WA 98052. **Comments must be submitted by 05/24/2021.**

APPEAL PERIOD

You may appeal this determination to the City of Redmond Office of the City Clerk, Redmond City Hall, 15670 NE 85th Street, P.O. Box 97010, Redmond, WA 98073-9710, **no later than 5:00 p.m. on 06/08/2021**, by submitting a completed City of Redmond Appeal Application Form available on the City's website at www.redmond.gov or at City Hall. You should be prepared to make specific factual objections.


DATE OF DNS ISSUANCE: May 10, 2021

For more information about the project or SEPA procedures, please contact the project planner.

RESPONSIBLE OFFICIAL: Carol V. Helland
Planning Director

SIGNATURE: 

RESPONSIBLE OFFICIAL: Dave Juarez
Public Works Director

SIGNATURE: 

Address: 15670 NE 85th Street Redmond, WA 98052

SEPA

- A Determination of Non-significance was issued on May 10, 2021
- In accordance with WAC 197-11-340(2) an opportunity for comment and appeal period was provided from May 10, 2021 until June 8, 2021.
- One comment was received from the Tulalip Tribe indicating interest but indicating that they had not comments

Public Notice

- Notification of the Public Hearing was posted in the Seattle Times
- Parties of Interest were notified of proposed changes and the public hearing date
- The public hearing was published in the city E-News and on city social media.
- Information was posted on the City Comprehensive Plan webpage

Docket Item	Stakeholder Groups	Parties of Record for Annual Code Clean-Up	Property Owners within 500'	Topic Specific Parties of Record	City Comprehensive Docket webpage & City Topics Under Review Page (started 4-15-21)	Seattle Times Published three weeks before public hearing	City E-News Begins 5-24	City Social Media Begins 5/24 - general messaging reminder messages before Public Hearings
General Sewer Plan	✓	✓			✓	✓	✓	✓
Retail Marijuana Expansion		✓		5-5-21 ✓	✓	✓	✓	✓
Education Hill Neighborhood -Text and Map Amendment			✓ 5-23-21		✓	✓	✓	✓
Housing Element - Affordable Housing Amendment		✓			✓	✓	✓	✓
Economic Vitality Element-Affordable Commercial		✓			✓	✓	✓	✓

Staff Recommendation

Based on the compliance review of the following decision criteria set forth in the Redmond Zoning Code.

- *RZC 21.76.070 Criteria for Evaluation and Action.* (More fully provided in Attachment A)

A. Staff recommends denial of Alternative 1.

B. Staff recommends approval of Alternative 2 with no further conditions.

Technical Committee Recommendation - June 2, 2021

Alternative 1: BP, MP, and I

Alternative 2: BP and MP Overlay

*The Technical Committee has reviewed the proposed amendments identified as Alternative 1 and finds the amendments to be **inconsistent** with the review criteria identified below.*

*The Technical Committee has reviewed the proposed amendments identified as Alternative 2 and finds the amendments to be **consistent** with the review criteria identified below with no further conditions.*

Other Considerations

Should the Technical Committee recommend allowing the use in Manufacturing Park, staff recommends the following:

1. Specifically limit the extension of retail sales to marijuana retail sales;
2. Do not extend retail marijuana sales to Industry land use designation or zone: most existing and allowed uses are incompatible with retail sales; and
3. Include the following amendments to LU-62 Manufacturing Park/Industry Designation

Consider allowing other limited supportive uses, including but not limited to day care centers, retail vehicle fuel sales, retail marijuana sales, and technical colleges.

Examples of allowed uses in the Industry zone include those allowed in the Manufacturing Park zone that support and are subordinate to ~~and those existing~~ industrial uses, including outside manufacturing and mineral resource processing, whose continuing operations are unlikely to harm groundwater resources and Evans Creek.

Planning Commission Recommendation

- A. Planning Commission can recommend approval of Alternative 1.
- B. Planning Commission can recommend approval of Alternative 2.
- C. Planning Commission can recommend something that combines the two recommendations but may not expand the proposal.



Thank You



Any Questions?

Beverly Mesa-Zendt AICP

