

MEMORANDUM

To: Planning Commission

From: Beverly Mesa-Zendt, Deputy Director 425-556-2423
Planning and Community Development

Date: June 9, 2021

Subject: Public Hearing: 2020-21 Annual Docket | Retail Marijuana Expansion

PURPOSE

The Planning Commission will hold a public hearing and consider amending the Comprehensive Plan and the Redmond Zoning Code to allow retail marijuana sales in additional zoning districts in the city.

BACKGROUND

On June 16, 2020, the City Council adopted Ordinance No. 3002, establishing the scope of the proposed 2020-21 Comprehensive Plan amendment docket. The following items were recommended for review and consideration as amendments to the Comprehensive Plan.

1. General Wastewater Plan Update
2. Amendments to the Comprehensive Plan and Zoning Code to expand where retail marijuana sales are allowed
3. Affordable Workforce Housing Policy amendment to Housing Element
4. Affordable Commercial Policy amendment to the Economic Vitality Element
5. Land Use Designation Change and policy amendment for property in Education Hill Neighborhood
6. Public Safety Master Plan (withdrawn and requested placement on 2022 Docket) (withdrawn)
7. Policy Amendments Related to American Disability Act (ADA) Accessibility (completed)
Policy Amendments related to Parks, Arts, Recreation, Conservation, and Culture (PARCC) Plan (completed)
8. Amendments related to Redmond Tree Canopy (completed)
9. Policy Amendments related to City Facilities (completed)

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- 10. Amendments to the Comprehensive Plan to Expand the Overlake Mixed Use and Overlake Urban Center Boundaries (withdrawn)

RCW 36.70A.130 provides that comprehensive land-use plan and development regulations shall be subject to continuing review and evaluation by the city that adopted them and that proposed amendments may be considered by the city no more frequently than once every year so that the cumulative effect to the environment and to city plans and infrastructure can be ascertained.

RETAIL MARIJUANA SALES EXPANSION PROPOSAL AND STAFF ANALYSIS

The applicant, Jenny Carbon, is proposing a Comprehensive Plan amendment and the corresponding amendments to the Redmond Zoning Code necessary to allow retail marijuana sales in the following land-use designated areas and zoning districts (Alternative 1):

- 1. Business Park,
- 2. Manufacturing Park, and
- 3. Industry.

Staff is recommending that expansion of retail marijuana sales be limited to the following new zones (Alternative 2):

- 1. Business Park, and
- 2. Manufacturing Park Overlay.

All amendments to the Comprehensive Plan must be evaluated against the Comprehensive Plan amendment criteria identified in RZC 21.76.070. **Staff analysis is provided in Exhibit A to the Technical Committee Report.**

Based on the compliance review of the decision criteria set forth in RZC 21.76.070 Criteria for Evaluation and Action, staff recommends denial of Alternative 1 and **approval of Alternative 2 with no further conditions.**

TECHNICAL COMMITTEE RECOMMENDATION

On June 2, 2021 the Technical Committee reviewed Alternative 1 and found the amendments to be inconsistent with applicable review criteria and recommended denial. The Technical Committee reviewed Alternative 2 and found the amendments to be consistent with applicable review criteria and recommended approval with no additional conditions. **See Attachment A.**

ATTACHMENTS

Attachment A: Technical Committee Report

- Exhibit A to the Technical Committee Report: Staff Compliance Review and Analysis**
- Exhibit B to the Technical Committee Report: Proposed Comprehensive Plan Amendments**
- Exhibit C to the Technical Committee Report: Proposed Zoning Code Amendments**
- Exhibit D to the Technical Committee Report: SEPA Threshold Determination**