



2021 ANNUAL DOCKET OF COMPREHENSIVE PLAN AMENDMENTS

June 2, 2021

Project File Number:	LAND-2021-00275
Proposal Name:	Retail Marijuana Expansion
Applicant:	Jenny Carbon Always Greener
Staff Contacts:	Beverly Mesa-Zendt AICP

TECHNICAL COMMITTEE COMPLIANCE REVIEW AND RECOMMENDATION

Technical Committee shall make a recommendation to the Planning Commission for all Type VI reviews (RZC 21.76.060.E). The Technical Committee’s recommendation shall be based on the decision criteria set forth in the Redmond Zoning Code. Review Criteria:

- A. RZC 21.76.070 Criteria for Evaluation and Action.
- B. RZC 21.76.AE Zoning Code Amendment -Text

REDMOND COMPREHENSIVE PLAN AMENDMENT SUMMARY

Alternative 1- The applicant is proposing expanding retail marijuana sales to the following land-use designated areas.

- Business Park
- Manufacturing Park
- Industry

Alternative 2: A second alternative, provided by staff, limits expansion to the following land-use designated areas.

- Business Park
- Manufacturing Park Overlay

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 no 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: 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.	Meets	Meets

REDMOND ZONING CODE TEXT AMENDMENT SUMMARY

Alternative 1- The applicant is proposing expanding retail marijuana sales to the following zoning districts.

- Business Park zones
- Manufacturing Park zone
- Industry zone

Alternative 2: A second alternative, provided by staff, limits expansion to the following zoning districts.

- Business Park zones
- Manufacturing Park Overlay zone

RZC 21.76.070 AE - TEXT AMENDMENT CRITERIA	Alternative 1 MEETS/ DOES NOT MEET	Alternative 2 MEETS/ DOES NOT MEET
All amendments to the RZC processed under this section shall be in conformance with the Comprehensive Plan.	Amendments to the Comprehensive Plan would be required to allow Marijuana Retail Sales in BP, MP and I Zoning Districts	Amendments would be required to the Comprehensive Plan to allow Marijuana Retail Sales in BP and MP Overlay Zoning Districts

STATE ENVIRONMENTAL POLICY ACT (SEPA)

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). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. 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.

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.
 - A. Staff recommends denial of Alternative 1.
 - B. Staff recommends approval of Alternative 2 with no further conditions.

TECHNICAL COMMITTEE RECOMMENDATION

The Technical Committee has reviewed **Alternative 1** and finds the amendments to be **inconsistent** with applicable review criteria and therefore recommends denial.

The Technical Committee has reviewed **Alternative 2** and finds the amendments to be **consistent** with applicable review criteria and therefore recommends approval with no additional conditions.

Applicable review criteria

- A. RZC 21.76.070 Criteria for Evaluation and Action.
- B. RZC 21.76.AE Zoning Code Amendment -Text

REVIEWED AND APPROVED BY

Carol Helland,
Planning and Community Development Director

Dave Juarez,
Public Works Director

Attachments

- A. Staff Compliance Review and Analysis
- B. Proposed Comp Plan Amendments
- C. Proposed Zoning Code Amendments
- D. SEPA Threshold Determination

