

Issues Matrix for Public Hearing on Retail Marijuana Sales Expansion

June 16, 2021

Question / From	Staff Response								
<p>Could we restrict marijuana retail stores to one per zone - applicable to new zones ?</p> <p>Commissioner East</p>	<p>Through the state agency rulemaking process the Liquor and Cannabis Board limited the number of retail store licenses for cities in King County. https://lcb.wa.gov/publications/Marijuana/MJ_Retail_Allocation_3-8-16.pdf</p> <p>Redmond currently has four licenses:</p> <table border="1" data-bbox="435 556 1265 758"> <tr> <td>ALWAYS GREENER DOWNTOWN</td> <td>15937 REDMOND WAY STE B</td> </tr> <tr> <td>HASHTAG CANNABIS</td> <td>7829 LEARY WAY NE</td> </tr> <tr> <td>ORIGINS</td> <td>16390 CLEVELAND ST</td> </tr> <tr> <td>THE GRASS IS ALWAYS GREENER</td> <td>15935 REDMOND WAY</td> </tr> </table> <p>The Planning Commission’s issues matrix associated with the 2016 Retail Marijuana sales amendments, attached here as Attachment A, offers some of the insight into the original discussion regarding limitations and separation of retail stores. It was noted at that meeting that separation becomes less critical when the total number of licenses are limited by the Liquor and Cannabis Board.</p> <p>Additionally, there are other federally imposed challenges for siting retail marijuana sales and a significant body of literature available on this topic. Some challenges are identified in the article published by the American Bar Association at the link below. https://www.americanbar.org/groups/litigation/committees/real-estate-condemnation-trust/practice/2019/quick-guide-leasing-marijuana-related-business/</p> <p>City of Bellevue 20.20.535 Marijuana uses. The City of Bellevue provides the following language in their Land Use Code. https://bellevue.municipal.codes/LUC/20.20.535</p> <p>With the exception contained in this section, no more than one marijuana retailer shall be permitted within each of the following subareas: Crossroads, Downtown, Eastgate, Wilburton, and Factoria; and no more than two marijuana retailers shall be permitted within the BelRed subarea; except that up to one additional marijuana retailer shall be permitted in excess of the subarea limits provided above if located within either the Medical Institution (MI) or BelRed Medical Office-1 (BR-MO-1) districts of the BelRed and Wilburton subareas. The number of marijuana retailers allowed pursuant to this section shall total no more than six city-wide.</p> <p>Staff understands that this language was part of the original zoning language drafted before siting of any retail marijuana stores had occurred in Bellevue.</p>	ALWAYS GREENER DOWNTOWN	15937 REDMOND WAY STE B	HASHTAG CANNABIS	7829 LEARY WAY NE	ORIGINS	16390 CLEVELAND ST	THE GRASS IS ALWAYS GREENER	15935 REDMOND WAY
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	Staff recommends not limiting the number per district. Given the required and adopted restrictive buffers and limitations on licensing, staff does not recommend any additional restrictions at this time.																			
<p>What zones currently allow retail marijuana sales?</p> <p>ALL</p>	<table border="0"> <tr> <td>1. OT - Old Town</td> <td>6. TR - Trestle</td> <td>12. OV-3 - Overlake Mixed Use</td> </tr> <tr> <td>2. AP - Anderson Park</td> <td>7. SMT - Sammamish Trail</td> <td>13. OV-4 - Overlake Mixed Use</td> </tr> <tr> <td>3. TWNC - Town Center</td> <td>8. TSQ - Town Square</td> <td>14. OV-5 - Overlake Mixed Use</td> </tr> <tr> <td>4. BC - Bear Creek</td> <td>9. RVBD - River Bend</td> <td>15. GC - General Commercial</td> </tr> <tr> <td>5. VV - Valley View</td> <td>10. OV-1- Overlake Mixed Use</td> <td>16. RR - Regional Retail Design District</td> </tr> <tr> <td></td> <td>11. OV-2 - Overlake Mixed Use</td> <td></td> </tr> </table>		1. OT - Old Town	6. TR - Trestle	12. OV-3 - Overlake Mixed Use	2. AP - Anderson Park	7. SMT - Sammamish Trail	13. OV-4 - Overlake Mixed Use	3. TWNC - Town Center	8. TSQ - Town Square	14. OV-5 - Overlake Mixed Use	4. BC - Bear Creek	9. RVBD - River Bend	15. GC - General Commercial	5. VV - Valley View	10. OV-1- Overlake Mixed Use	16. RR - Regional Retail Design District		11. OV-2 - Overlake Mixed Use	
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<p>What are all the uses allowed in MP?</p> <p>Ch. 21.14 Commercial Regulations Redmond Zoning Code (municipal.codes)</p> <p>ALL</p>	<p>Comprehensive Plan 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.</p>	<p>Zoning Code</p> <ol style="list-style-type: none"> 1. Automobile sales, service, or rental establishment 2. Real estate services- limited to mini-warehouses 3. repair and rental of goods, 4. Membership wholesale/retail warehouses only, 5. Research and development services 6. Corporate headquarters and regional offices associated with manufacturing or wholesale trade uses 7. Restaurant or cafeteria - multi-tenant building or a single building in a multibuilding, multi-tenant complex. 8. Caterer 9. Food Service Contractor 10. Animal Kennel or Shelter 																		
<p>What are all the uses allowed in I</p> <p>Ch. 21.14 Commercial Regulations Redmond Zoning Code (municipal.codes)</p>	<p>See above, 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</p>	<ol style="list-style-type: none"> 1. Repair Only - automobile, sales and service except that sales may occupy up to 25 percent of the combined gross floor area 2. Research and Development Services 3. Restaurant or cafeteria - in lunit-tenant building or part of multi-tenant complex (capacity 50 people) 																		

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