

MEMORANDUM

To: Planning Commission

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

Date: June 16, 2021

Subject: Study Session : 2020-21 Annual Docket | Retail Marijuana Expansion

PURPOSE

The Planning Commission continued the June 9th public hearing for written comments to June 16th and closed the public hearing for oral comments. The Planning Commission will consider a recommendation to Council on amendments 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 Public Safety Master Plan (withdrawn and requested placement on 2022 Docket) (withdrawn)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)

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8. Amendments related to Redmond Tree Canopy (completed)
9. Policy Amendments related to City Facilities (completed)
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 Amendments to the Comprehensive Plan to Expand the Overlake Mixed Use and Overlake Urban Center Boundaries (withdrawn)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.

June 9, 2021 Meeting

At the June 9, 2021 Planning Commission meeting, the Planning Commission closed the public hearing for oral comments, continued the public hearing for written comments to July 16th, and requested additional information provided in the Issues Matrix (**Attachment A**). An additional Issues Matrix from March 23, 2016 has been attached (**Attachment B**) that provides additional information into some of the considerations that informed the 2016 Retail Marijuana Sales Amendments.

The Technical Committee Report and Recommendation can be found with the June 16, 2021 meeting materials at <https://www.redmond.gov/1527/PC-Meeting-Materials>

RETAIL MARIJUANA SALES EXPANSION PROPOSAL

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.

Attachment s

- A. 6-16-21 Issues Matrix
- B. 3-23-16 Issues Matrix (2016 amendments)