



PLANNING COMMISSION RECOMMENDATION TO CITY COUNCIL

June 30, 2021

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

FINDINGS OF FACT

Public Hearing and Notice

a. Planning Commission Study Sessions and Public Hearing Dates

- i. The Planning Commission study sessions were held on the following dates.
 - April 14, 2021
 - May 12, 2021
- ii. The City of Redmond Planning Commission held a public hearing on the proposed amendments on June 9, 2021 and continued the hearing until June 16, 2021 (for written comments). Written testimony is provided in Attachment B. The Planning Commission closed the public hearing on June 16, 2021.

b. Notice and Public Involvement

The public hearing notice was published in the Seattle Times on May 19, 2021 in accordance with RZC 21.76.080 Review Procedures. Notice was also provided by including the hearing schedule in Planning Commission agendas and extended agendas, distributed by email to various members of the public and various agencies. Additional public outreach included:

- i. Email to Retail Marijuana Sales Parties of Record;
- ii. Email to Code Clean-Up Parties of Record;
- iii. Posting on the City Comprehensive Plan Docket webpage;
- iv. Notice of the Public Hearing sent through city E-News; and
- v. Notice of the Public Hearing sent through City Social Media.

Redmond Comprehensive Plan Amendment Summary and Criteria Evaluation

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: <ol 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

Redmond Zoning Code Text Amendment Summary and Criteria Evaluation

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

Recommended Conclusions of the Technical Committee

On June 2, 2021 the Technical Committee reviewed **Alternative 1 amendments** to the Comprehensive Plan and the Zoning Code, identified in Attachments B and C to the Technical Committee report, and found the amendments to be **inconsistent** with applicable review criteria and therefore **recommended denial**.

On June 2, 2021 the Technical Committee reviewed **Alternative 2 amendments** to the Comprehensive Plan and the Zoning Code, identified in Attachments B and C to the Technical Committee report, and found the amendments to be **consistent** with applicable review criteria and therefore recommended **approval**.

RECOMMENDED CONCLUSIONS

The Planning Commission has reviewed :

- A. Planning Commission Issues Matrix (**Attachment A**)
- B. Public Comments (**Attachment B**)
- C. Technical Committee Report (**Attachment C**)
- D. Applicable criteria for approval: RZC 21.76.070 Criteria for Evaluation and Action, and RZC 21.76.AE Zoning Code Amendment -Text- Compliance Review and Analysis (**Attachment A to the Technical Committee Report**)
- E. Proposed Amendments to the Comprehensive Plan and to the Zoning Code (**Attachments B and C to the Technical Committee Report**)

Recommendation

The Planning Commission finds **Alternative 1 amendments** to the Comprehensive Plan and the Redmond Zoning Code, identified in **Attachments B and C to the Technical Committee Report** , to be **inconsistent** with applicable review criteria and therefore **recommends denial**.

The Planning Commission finds **Alternative 2 amendments** to the Comprehensive Plan and the Redmond Zoning Code, identified in Attachments B and C to the Technical Committee report, to be **consistent with applicable review criteria and** therefore **recommended approval**

Carol Helland
Planning and Community Development Director

Sherri Nichols
Planning Commission Chair

Attachments

- A. Planning Commission Issues Matrix
- B. Public Comment Matrix
- C. Technical Committee Report
- D. Public Hearing Notice