



**APPEAL APPLICATION FORM**

(Staff Use Only)

File No: BLDG-2016-09802

Date Received: 03/02/17

Receipt No. 0467

To file a land use appeal, please complete the attached form and pay the applicable appeal fee by 5:00 p.m. on the last day of the appeal period.

Form submission and payment must be by **PERSONAL DELIVERY** at City Hall 2<sup>nd</sup> Floor Customer Service Center c/o Office of the City Clerk-Hearing Examiner, 15670 NE 85<sup>th</sup> Street. Contact the Office of the Hearing Examiner with process questions at 425-556-2191.

**Standing to Appeal:**

- **Appeal to the Hearing Examiner of an Administrative, Technical Committee or Design Review Board Decision (Type I or II)** - the project applicant, owner, or any person who submitted written comments (party of record) prior to the date the decision was issued may appeal the decision. The written appeal and the applicable fee must be received by the City of Redmond's Office of the Hearing Examiner no later than 5:00 p.m. on the 14<sup>th</sup> calendar day following the date of the decision.
- **Appeal to the City Council of a Hearing Examiner decision on an appeal (Type I or II)** - the project applicant, owner, City staff, or any party who appealed the department director's or Technical Committee's decision to the Hearing Examiner. The written appeal and the applicable appeal fee must be received by the City of Redmond's Office of the Hearing Examiner no later than 5:00 p.m. 10 business days following the expiration of the Hearing Examiner's reconsideration period.
- **Appeal to the City Council of a Hearing Examiner (or Landmarks and Heritage Commission) decision on an application (Type III)** - the project applicant, owner, City staff, or any person who established themselves as a party of record prior to or at the public hearing. The written appeal and the applicable appeal fee must be received by the City of Redmond's Office of the Hearing Examiner no later than 5:00 p.m. 10 business days following the expiration of the Hearing Examiner's (or Landmarks and Heritage Commission's) reconsideration period.

Should the appellant prevail in the appeal, the appeal application fee will be refunded (City of Redmond Resolution No. 1459). The appeal application fee will not be refunded for appeals that are withdrawn or dismissed.

City Council decisions may be appealed to Superior Court by filing a land use petition which meets the requirements set forth in RCW Chapter 36.70C. The petition must be filed and served upon all necessary parties as set forth in State law and within the 21-day time period as set forth in RCW Section 36.70C.040. Requirements for fully exhausting City administrative appeal opportunities must be fulfilled.

**Please continue to page 2 to select your appeal type.**

**Please check the applicable appeal:**

- Appeal to the Hearing Examiner of a SEPA decision RZC 21.70.190(E). *(Please be sure to understand the type of SEPA appeal you are filing, and if a further appeal to the underlying action is needed.)*
- Appeal to the Hearing Examiner of an Administrative, Technical Committee or Design Review Board Decision (Type I or II) RZC 21.76.060(I)
- Appeal to the City Council of a Hearing Examiner decision on an appeal (Type I or II) RZC 21.76.060(M)
- Appeal to the City Council of a Hearing Examiner (or Landmarks and Heritage Commission) decision on an application (Type III) RZC 21.76.060(M)

**Section A. General Information**

Name of Appellant: WPDC Cleveland LLC (contact through counsel)  
Address: 1420 Fifth Avenue, Suite 3400  
City: Seattle State: WA Zip: 98101  
Email: alaing@schwabe.com  
Phone: (home) \_\_\_\_\_ (work) 206.407.1553 (cell) 206.450.0950

Name of project that is being appealed: Origins Cannalis  
File number of project that is being appealed: BLDG-2016-09802 / BPLN-2016-02092  
Date of decision on project that is being appealed: February 17, 2017  
Expiration date of appeal period: March 3, 2017

What is your relationship to the project?  
 Party of Record     Project Applicant     Government Agency

Pursuant to the Redmond Zoning Code, only certain individuals have standing to appeal a decision on application or appeal (See page 1 above). Below, please provide a statement describing your standing to appeal, and reference all applicable City Code citations.

See attached letter dated February 28, 2017.

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**Section B.    Basis for Appeal**

Please fill out items 1-4 below. Reference all applicable City Code citations and attach additional sheets if necessary.

1. Please state the facts demonstrating how you are adversely affected by the decision:

*See attached letter.*

2. Please provide a concise statement identifying each alleged error of fact, law, or procedure, and how the decision has failed to meet the applicable decision criteria:

*See attached letter.*

**If appealing a Hearing Examiner decision:** Please provide the findings of fact or conclusions (as outlined in the Hearing Examiner's decision) which are being appealed:

*N/A*

3. Please state the specific relief requested:

See attached letter.

4. Please provide any other information reasonably necessary to make a decision on the appeal:

See attached letter.

**Do not use this form if you are appealing a decision on a:**

- Shoreline Permit (must be appealed to the State Shoreline Hearings Board *RZC 21.68.200(C)(6)(b)*)
- Shoreline Variance or a Shoreline Conditional Use Permit (must be appealed to the State Shoreline Hearings Board *RZC 21.68.200(C)(6)(c)*)
- Hearing Examiner decision on a SEPA appeal (not an appealable action as successive appeals are not allowed *RZC 21.70.190(D)*)
- City Council approval or denial (must be appealed to Superior Court *RZC 21.76.060.Q*)

# **ATTACHMENT 1**

March 2, 2017

**Aaron M. Laing**  
Admitted in Washington  
T: 206-407-1553  
alaing@schwabe.com

**BY HAND DELIVERY**

City Hall, 2nd Floor  
Customer Service Center  
c/o Office of the Hearing Examiner/City  
Clerk  
15670 NE 85th Street  
Redmond, WA 98073

**RE: Appeal of Origins Cannabis Type I Permit -- BLDG-2016-09802 and BPLN-2016-02092**

Dear Hearing Examiner:

Pursuant to Redmond Zoning Code (RZC) Chapter 21.76, we write on behalf of WPDC Cleveland LLC (“WP”) and hereby appeal the City of Redmond’s February 17, 2017 Type I administrative decision to issue building permit number BLDG-2016-09802 and all related ancillary approvals, including without limitation the change of occupancy permit under City sub-plan number BPLN-2016-02092 (collectively, the “Decision”), for the Origins Cannabis project to be located at 16390 Cleveland Street, Redmond, WA 98052, King County tax parcel number 719880-0085 (the “Project Site”). For reference, a true and correct copy of a February 27, 2017 screen shot of the City’s online permit E-Track Portal for the Decision is provided as **Attachment 1** hereto.

Along with the City’s standard Type I appeal form and appeal fee, per RZC 21.76.060.I.2., appellant WP provides the following information:

**Standing / Right to Appeal & Background Facts**

WP owns the adjacent abutting parcel to the Project Site, which parcel is located at 16330 Cleveland Street, Redmond, WA 98052, King County tax parcel number 719880-0086 (the “WP Property”). The WP Property and the Project Site are in the City’s Downtown – Old Town (“OT”) zone, per RZC 21.10.020 & .030. The WP Property is developed with a retail building and associated surface parking, and it is occupied by the locally-owned Prime Steakhouse restaurant.

The Project Site is occupied by an abandoned warehouse with no existing onsite parking spaces. Although King County records (see **Attachment 2**) state that the present use is “warehouse,”

there is no evidence that the building on the Project Site has been occupied or used for any purpose since at least 2002 and likely earlier.

Per RZC 21.10.030.D. (Table 21.10.030C), “warehouse” use is not a permitted use in the OT zone, and the building and Project Site do not conform to current land use or building code requirements, making both the building and site non-conforming, per the definitions in RZC Chapter 21.78.

On June 18, 2016, City Ordinance No. 2836 became effective and created a new land use, “marijuana retail sales.” “Marijuana retail sales” is a permitted use in the OT zone and is a separate and distinct use from “General Sales or Services,” as shown in both in the OT Allowed Uses and Basic Development Standards ((Table 21.10.030C)) and per RZC Chapter 21.41, Marijuana-Related Uses. Per the building permit application, it also appears that the usable interior space of the abandoned warehouse on the Project Site will be increased from approximately 2,800 square feet to approximately 3,300 square feet—a nearly 20% increase in usable building square footage.

RZC 21.76.020.D.2. states, in part, that “Review and approval of one or more land use permits is generally required for any . . . exterior modification to a building or site, . . . expansion or exterior remodeling of structures. . . . Other actions requiring a land use permit include interior tenant improvements that propose additional square footage . . . .” As acknowledged on the face of the application submittals, the project will add square footage and additional permits will be required to address fenestration and ingress / egress requirements as the building does not meet code. RZC 21.76.020.H.4.a. provides: “All land use permits required by the RZC must be obtained *before* any building or construction permit may be issued.” (Emphasis added.) RZC 21.76.020.E. further provides that “RZC Article II, *Design Standards*, shall be required for all applications requiring a building permit for exterior modifications . . . .” It appears that the applicant, with assistance from the City, is piecemealing the permit process, possibly with the intent to (and certainly with the result of) avoid(ing) heightened public notice and review requirements.

The proposed change of land use to a marijuana retail sales establishment will generate new and additional vehicular traffic and demand for customer and employee parking, delivery parking and other impacts. Per RZC 21.10.030.D. (Table 21.10.030C), a marijuana retail sales establishment of this size must provide at least two (2.0) and up to five (5.0) parking spaces per one thousand (1,000) square feet of gross floor area, with a minimum of at least seven (7) onsite parking spaces. RZC 21.40.020.D. (Table 21.10.020), short- and long-term bicycle parking spaces are also required. The proposed Origins Cannabis project will have no onsite vehicular or bicycle parking spaces.

As shown in **Attachment 3** (true and correct copies of the City’s marijuana retail site and buffer maps from the City’s website), the Project Site is enveloped by multiple regulatory buffers that preclude siting a marijuana retail establishment on or even near the proposed location. The Project Site is located within 1,000 feet of one or more existing City public parks, playgrounds and/or schools, including but not limited to the City’s Downtown Park playground two blocks

away east along Cleveland Street, the Lake Washington School District headquarters two blocks south of the Project Site and Redmond Elementary School/Old Redmond Schoolhouse campus northeast of the Project Site.

Per **Attachment 3** and on information and belief, the Project Site is also located within 100 feet of one or more existing recreation centers and child care centers, including the Redmond Old Firehouse Teen Center.

Despite being an abutting, neighboring property owner, WP was not provided any notice of the Origins Cannabis project and only learned of it when demolition on the Project Site commenced approximately one week after the Decision issued. On information and belief, the City's failure and/or refusal to provide WP notice of the Origins Cannabis project application prior to issuance of the Decision was done deliberately and/or in bad faith with the intent to deprive WP of the opportunity to review and comment on the application. Regardless of the City's reasons for not providing such notice, WP has been deprived of its due process rights to notice and comment on the application.

In sum, WP is and will be adversely affected by the Decision for the following reasons: lack of notice of the application; the lack of an opportunity to comment; trespass by Origins Cannabis employees, customers, delivery personnel and owners, invitees, and/or licensees on the WP Property and the associated added cost of monitoring and enforcing its property rights; unlawful use of the WP Property's parking spaces by Origins Cannabis employees, customers, delivery personnel and owners, invitees, and/or licensees and the associated added cost of monitoring and enforcing its property rights; and/or interference with WP's and/or the Prime Steakhouse's guests', invitees' and licensees' quiet use and enjoyment of the WP Property by Origins Cannabis employees, customers, delivery personnel and owners, invitees, and/or licensees and the associated added cost of monitoring and enforcing its property rights.

WP is further harmed by the unlawful siting of a retail marijuana establishment on the Project Site, which is located within buffers for schools, parks, playgrounds, child care centers and recreation centers required by state law and City regulations (*see, e.g.*, WAC 314-55-050 and RZC 21.41.040).

### **Errors of Procedure, Fact and Law**

WP incorporates the facts set forth above as if fully-set forth below, for purposes of meeting the factual specificity requirements of the City's code and appeal form. The City's Decision is in error because:

- 1) the City failed to provide WP any notice or opportunity to comment on the Origins Cannabis project prior to issuing the Decision, which violates City notice requirements under RZC 21.76.020, .050, .060, & .080 and as required by RCW 36.70B.110, Washington common law and state and federal constitutional due process clauses;

- 2) the City failed to require compliance with the procedural and substantive requirements of RZC 21.76.020.D.2., RZC 21.76.020.H.4.a., and / or RZC 21.76.020.E. in allowing for the piecemealing of the permit process, allowing for the occupancy of a marijuana retail sale use in a building that does not comply with the building code, and approving a change of use with increased usable floor area on a non-conforming site in a non-conforming structure;
- 3) the City failed to follow the criteria and requirements of RZC 21.40.010.C.1.a., Nonconforming Parking, and the parking requirements in RZC 21.10.030.D. (Table 21.10.030C), because the proposed marijuana retail sales establishment is a change in land use and such change in use requires provision of onsite parking spaces and none is provided;
- 4) the City failed to follow the criteria and requirements of RZC 21.40.010.C.1.a.-b., Nonconforming Parking, and the parking requirements in RZC 21.10.030.D. (Table 21.10.030C), because the proposed marijuana retail sales establishment will result in an enlargement of the leasable floor area and such enlargement requires provision of onsite parking spaces and none is provided;
- 5) the City failed to follow the criteria and requirements of RZC 21.40.010.C.1.c., Nonconforming Parking, and the parking requirements in RZC 21.10.030.D. (Table 21.10.030C), because the proposed marijuana retail sales establishment will result in a change in land use and such change in use requires provision of at least the code minimum number of onsite parking spaces and bicycle parking and none is provided;
- 6) the City failed to follow the criteria and requirements of RZC 21.40.010.C.1.c., Nonconforming Parking, and the parking requirements in RZC 21.10.030.D. (Table 21.10.030C), because the proposed marijuana retail sales establishment will result in an enlargement of the leasable floor area and such enlargement requires provision of at least the code minimum number of onsite parking spaces and bicycle parking and none is provided;
- 7) the City failed to follow the criteria and requirements of RZC 21.40.010.C.1.e., Nonconforming Parking, and the parking requirements in RZC 21.10.030.D. (Table 21.10.030C), because the prior use, warehouse, was abandoned and/or terminated and the proposed marijuana retail sales establishment requires provision of at least the code minimum number of onsite parking spaces and bicycle parking and none is provided;
- 8) the City failed to follow the criteria and requirements of RZC 21.40.010.E.8., Off-Street Loading Space, because the proposed marijuana retail sales establishment requires provision of off-street parking facilities for service vehicles and none is provided;

- 9) the City failed to follow the criteria and requirements of RZC 21.41.040.C.&D. and WAC 314-55.050(10)&(11) (marijuana retail sales establishment buffer requirements), because the approval of a marijuana retail establishment is within the required buffers for one or more parks, playgrounds, schools, recreation centers and/or childcare centers, as detailed above;
- 10) the City failed to follow the criteria and requirements of RZC 21.76.100.F.7. for the alteration and/or expansion of a nonconforming use, because the warehouse use of the building on the Project Site was changed and/or abandoned and/or terminated for at least twelve (12) months, the proposed new use of marijuana retail sales is a change of use, and therefore all rights to any parking nonconformities have been terminated, which requires the new use to provide code-compliant onsite parking and loading spaces;
- 11) the City failed to follow the criteria and requirements of RZC 21.76.100.F.9.a.&b. for the alteration or expansion of a nonconforming structure in conjunction with a change of use as the proposed marijuana retail sales establishment will increase the parking nonconformity as the use requires more onsite parking than a warehouse use and/or the value of the improvements equal or exceed the value of the existing structure, including but not limited to future improvements to be undertaken from the date of the Decision forward for three years;
- 12) the City failed to follow the criteria and requirements of RZC 21.76.090.E., Revocation of Permits, for failing and/or refusing to revoke or otherwise rescind the Decision despite actual knowledge of facts that demonstrate the Decision was issued in error and/or obtained by misrepresentation of material fact, including without limitation the location of the Project Site within the City and state required buffers for marijuana retail sales establishments and/or the prior/existing use of the Project Site; and
- 13) the City failed to follow the criteria and requirements of RZC Chapter 21.76.070.B., Criteria Applicable to All Land Use Permits, because the approval of a marijuana retail establishment is inconsistent with the City's development regulations cited above as well as RZC 21.41.040.C.&D. (buffer requirements) for the change in use from abandoned warehouse to retail marijuana establishment.

### **Relief Requested**

WP respectfully requests that the Hearing Examiner reverse the Decision to approve the Origin Cannabis project and deny the applications for a building permit and change of use.

### **Other Information**

WP reserves the right to amend this appeal, including the City's alleged errors, to conform with

City Hall, 2nd Floor  
March 2, 2017  
Page 6

additional facts obtained through a request for public records pursuant to RCW Chapter 42.56, the Public Records Act, to be presented to the City upon filing of this appeal. WP reserves the right to introduce additional information through testimony, documents, photographs and other such means as allowed under the adopted City of Redmond Hearing Examiner Rules of Procedure ("ROP"). Per ROP VII.A, we respectfully request a prehearing conference to be held at a mutually agreeable time and date.

By separate communication, we will notify the Washington State Liquor and Cannabis Board of this appeal and request that the Board terminate the Origins Cannabis license.

Thank you for your thoughtful consideration of this matter.

Very truly yours,

SCHWABE, WILLIAMSON & WYATT, P.C.



Aaron M. Laing

AAL:jan  
Attachments

PDX\117569\155625\AAL\20166233.1

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## Permit Number: BLDG-2016-09802



### Permit Details

|  |                                       |                                    |
|--|---------------------------------------|------------------------------------|
| Type: <b>Change of Occupancy</b>       | IVR Number: <b>144776</b>             | Application Date: <b>12/9/2016</b> |
| Work Class: <b>To Commercial</b>       | Project Name: <b>Origins Cannabis</b> | Issued Date: <b>2/17/2017</b>      |
| Status: <b>Issued</b>                  | District: <b>Downtown</b>             | Expiration Date: <b>11/2/2017</b>  |
| Description: <b>TI - Change of ...</b> | Square Feet: <b>3268.00</b>           | Finalized Date: <b>None</b>        |
|  | Valuation: <b>21500.0000</b>          |                                    |

### Primary Address Details

Parcel : **7198800085**  
 Address : **16390 CLEVELAND ST**  
**REDMOND, WA 98052**  
 United States



### Contact Details

| Type       | Company                | First Name | Last Name | Title        |
|------------|------------------------|------------|-----------|--------------|
| Contractor | WAYNE CONSTRUCTION LLC |            |           | Construction |
| Owner      | Rain City Development  |            |           |              |

1      Displaying items 1 - 5 of 5

### Existing Inspections

| Type                   | Status | Request Date | Scheduled Date | Inspector |
|------------------------|--------|--------------|----------------|-----------|
| No records to display. |        |              |                |           |

1      Displaying items 0 - 0 of 0

### Remaining Inspections

| Type                     | Status | Date | Reinspection |
|--------------------------|--------|------|--------------|
| BLDG Other               |        |      | No           |
| BLDG Floor Framing       |        |      | No           |
| BLDG Exterior Shear Wall |        |      | No           |
| BLDG Fire Safing         |        |      | No           |

1 2      Displaying items 1 - 10 of 18

### Existing SubPermits

| Permit Number          | Type | WorkClass | Status |
|------------------------|------|-----------|--------|
| No records to display. |      |           |        |

1      Displaying items 0 - 0 of 0

### Remaining SubPermits

| Type              | WorkClass            |
|-------------------|----------------------|
| Apply Side Sewer  | Connection           |
| Apply Water Meter | Install - Commercial |

1      Displaying items 1 - 2 of 2

### Existing SubPlans

| Type                   | WorkClass |
|------------------------|-----------|
| No records to display. |           |

### Remaining SubPlans

| Type                   | WorkClass |
|------------------------|-----------|
| No records to display. |           |

| Plan Number                     | Type                | WorkClass     | Status   |
|---------------------------------|---------------------|---------------|----------|
| <a href="#">BPLN-2016-02092</a> | Change of Occupancy | To Commercial | Approved |

1      Displaying items 1 - 1 of 1

| Type                   | WorkClass |
|------------------------|-----------|
| No records to display. |           |

Displaying items 0 - 0 of 0

**Attachment Details**

| File Name   |                      |
|---|----------------------|
| APPROVED ARCHITECTURAL SITE COPY - BLDG-2016-09802.pdf            | <a href="#">View</a> |
| WSEC ENVELOPE - BLDG-2016-09802.pdf                               | <a href="#">View</a> |
| WSEC LIGHTING SUMMARY - BLDG-2016-09802.pdf                       | <a href="#">View</a> |
| APPROVED SITE COPY_BLDG-2016-09802_STRUCT PLANS_021417.pdf        | <a href="#">View</a> |
| APPROVED SITE COPY_BLDG-2016-09802_STRUCT SUPPORT DOCS_021417.pdf | <a href="#">View</a> |

1      Displaying items 1 - 7 of 7

**Submittals**

| Submittal Type         | Status | Version | Received Date | Due Date | Completed Date |
|------------------------|--------|---------|---------------|----------|----------------|
| No records to display. |        |         |               |          |                |

Displaying items 0 - 0 of 0

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## Plan Number: BPLN-2016-02092



### Plan Details

|  |                              |   |
|--|------------------------------|---|
| Type: <b>Change of Occupancy</b>       | District: <b>Downtown</b>    | Apply Date: <b>12/9/2016</b>            |
| Work Class: <b>To Commercial</b>       | Square Feet: <b>3268.00</b>  | Expire Date: <b>8/29/2017</b>           |
| Status: <b>Approved</b>                | Valuation: <b>21500.0000</b> | Complete Date: <b>2/15/2017</b>         |
| Description: <b>TI - Change of ...</b> |                              | Approval Expire Date: <b>10/31/2017</b> |

### Primary Address Details

Parcel : 7198800085  
 Address : 16390 CLEVELAND ST  
 REDMOND, WA 98052  
 United States



### Contact Details

| Type  | Company                   | First Name | Last Name | Title |
|-------|---------------------------|------------|-----------|-------|
| Owner | Rain City Development LLC |            |           |       |

1      Displaying items 1 - 4 of 4

### Existing Inspections

| Type                   | Status | Request Date | Scheduled Date | Inspector |
|------------------------|--------|--------------|----------------|-----------|
| No records to display. |        |              |                |           |

Displaying items 0 - 0 of 0

### Remaining Inspections

| Type                   | Status | Date | Reinspection |
|------------------------|--------|------|--------------|
| No records to display. |        |      |              |

Displaying items 0 - 0 of 0

### Existing SubPlans

| Plan Number            | Type | WorkClass | Status |
|------------------------|------|-----------|--------|
| No records to display. |      |           |        |

Displaying items 0 - 0 of 0

### Remaining SubPlans

| Type                   | WorkClass |
|------------------------|-----------|
| No records to display. |           |

Displaying items 0 - 0 of 0

### Existing SubPermits

| Permit Number          | Type | WorkClass | Status |
|------------------------|------|-----------|--------|
| No records to display. |      |           |        |

### Remaining SubPermits

| Type                   | WorkClass |
|------------------------|-----------|
| No records to display. |           |



# **ATTACHMENT 2**

**King County Department of Assessments**

Fair, Equitable, and Understandable Property Valuations

You're in **Assessor** >> [Look up Property Info](#) >> [eReal Property](#)

**Department of Assessments**

500 Fourth Avenue, Suite ADM-AS-0708, Seattle, WA 98104

Office Hours: Mon - Fri 8:30 a.m. to 4:30 p.m.

TEL: 206-295-7300  
FAX: 206-295-5107  
TTY: 206-295-7858

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**PARCEL**

|               |   |
|---------------|---|
| Parcel Number | 719880-0085   |
| Name          | ANDORRA VENTURES LLC  |
| Site Address  | 16390 CLEVELAND ST 98052  |
| Legal         | REDMOND TOWN OF S 60 FT TGSW POR LOTS 1 & 2 BLOCK 6 SD ADD PER KC COURT CASE# 09-2-03962-3SEA REC# 20100609000937 |

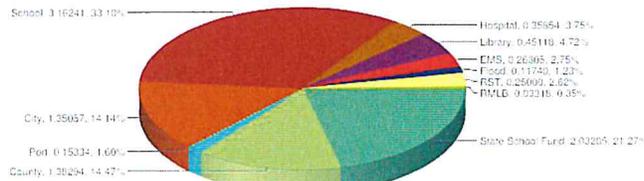
**BUILDING 1**

|                             |           |
|-----------------------------|-----------|
| Year Built                  | 1956      |
| Building Net Square Footage | 2760      |
| Construction Class          | MASONRY   |
| Building Quality            | LOW COST  |
| Lot Size                    | 3140      |
| Present Use                 | Warehouse |
| Views                       | No        |
| Waterfront                  |           |



**TOTAL LEVY RATE DISTRIBUTION**

Tax Year: 2017 Levy Code: 2020 Total Levy Rate: \$9.55466 Total Senior Rate: \$6.15735



41.01% Voter Approved

[Click here to see levy distribution comparison by year.](#)

**TAX ROLL HISTORY**

| Valued Year | Tax Year | Appraised Land Value (\$) | Appraised Imps Value (\$) | Appraised Total (\$) | Taxable Land Value (\$) | Taxable Imps Value (\$) | Taxable Total (\$) |
|-------------|----------|---------------------------|---------------------------|----------------------|-------------------------|-------------------------|--------------------|
| 2016        | 2017     | 329,700                   | 23,500                    | 353,200              | 329,700                 | 23,500                  | 353,200            |
| 2015        | 2016     | 292,900                   | 23,500                    | 316,400              | 292,900                 | 23,500                  | 316,400            |
| 2014        | 2015     | 273,400                   | 23,000                    | 296,400              | 273,400                 | 23,000                  | 296,400            |
| 2013        | 2014     | 237,100                   | 22,300                    | 259,400              | 237,100                 | 22,300                  | 259,400            |
| 2012        | 2013     | 237,100                   | 21,800                    | 258,900              | 237,100                 | 21,800                  | 258,900            |
| 2011        | 2012     | 265,000                   | 21,600                    | 286,600              | 265,000                 | 21,600                  | 286,600            |
| 2010        | 2011     | 265,000                   | 19,700                    | 284,700              | 265,000                 | 19,700                  | 284,700            |
| 2009        | 2010     | 265,000                   | 20,500                    | 285,500              | 265,000                 | 20,500                  | 285,500            |
| 2008        | 2009     | 259,400                   | 19,400                    | 278,800              | 259,400                 | 19,400                  | 278,800            |
| 2007        | 2008     | 209,200                   | 18,500                    | 227,700              | 209,200                 | 18,500                  | 227,700            |
| 2006        | 2007     | 170,000                   | 16,600                    | 186,600              | 170,000                 | 16,600                  | 186,600            |
| 2005        | 2006     | 140,000                   | 1,000                     | 141,000              | 140,000                 | 1,000                   | 141,000            |
| 2004        | 2005     | 125,500                   | 1,000                     | 126,500              | 125,500                 | 1,000                   | 126,500            |
| 2003        | 2004     | 125,500                   | 1,000                     | 126,500              | 125,500                 | 1,000                   | 126,500            |
| 2002        | 2003     | 117,100                   | 1,000                     | 118,100              | 117,100                 | 1,000                   | 118,100            |
| 2001        | 2002     | 100,400                   | 1,000                     | 101,400              | 100,400                 | 1,000                   | 101,400            |
| 2000        | 2001     | 44,600                    | 26,200                    | 70,800               | 44,600                  | 26,200                  | 70,800             |

**Reference Links:**

[King County Taxing Districts Codes and Levies \(.PDF\)](#)

[King County Tax Links](#)

[Property Tax Advisor](#)

[Washington State Department of Revenue \(External link\)](#)

[Washington State Board of Tax Appeals \(External link\)](#)

[Board of Appeals/Equalization](#)

[Districts Report](#)

[iMap](#)

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|      |      |        |        |        |        |        |        |
|------|------|--------|--------|--------|--------|--------|--------|
| 1999 | 2000 | 44,600 | 17,000 | 61,600 | 44,600 | 17,000 | 61,600 |
| 1998 | 1999 | 44,600 | 16,600 | 61,200 | 44,600 | 16,600 | 61,200 |
| 1997 | 1998 | 0      | 0      | 0      | 39,000 | 18,000 | 57,000 |
| 1996 | 1997 | 0      | 0      | 0      | 39,000 | 18,000 | 57,000 |
| 1994 | 1995 | 0      | 0      | 0      | 39,000 | 18,000 | 57,000 |
| 1992 | 1993 | 0      | 0      | 0      | 33,500 | 32,300 | 65,800 |
| 1990 | 1991 | 0      | 0      | 0      | 33,500 | 32,300 | 65,800 |
| 1989 | 1989 | 0      | 0      | 0      | 33,500 | 32,300 | 65,800 |
| 1986 | 1987 | 0      | 0      | 0      | 30,100 | 35,700 | 65,800 |
| 1984 | 1985 | 0      | 0      | 0      | 27,900 | 33,100 | 61,000 |
| 1982 | 1983 | 0      | 0      | 0      | 16,900 | 29,500 | 46,400 |

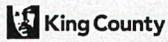
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# **ATTACHMENT 3**



## Marijuana Stores - Zoning Regulations

### Amendments to Regulations for Retail Marijuana

The Redmond City Council adopted [Ordinance 2836](#) at its June 7, 2016, meeting. This ordinance changes regulations for retail marijuana store in Redmond as follows:

- Allow retail marijuana stores in the retail and mixed use residential/office Downtown zones (Old Town, Anderson Park, Town Center, Bear Creek, Valley View, Trestle, Sammamish Trail, Town Square, and River Bend zones); Overlake Village zones; General Commercial zone, and Regional Retail zone.
- Set associated development standards such as height, floor area, and parking standards similar to other retail uses. These requirements vary by zone.
- Reduce discretionary buffers from sensitive uses as defined by the state to 100 feet.
- Buffers from schools and playground would remain at 1,000 feet as mandated by state law.
- No separation between stores is required
- No local limit on the number of stores; the state license limit is 4.

A copy of the final ordinance is available on the [2016 City Ordinances](#) page. The ordinance took effect on June 18, 2016.

### Maps

The City has prepared several maps to highlight important information regarding zoning for retail marijuana stores.

The following map shows potential parcels for retail marijuana uses based on the City Council's direction. The map is color-coded to show different zones. **This map is subject to change; while the City Council adopted an ordinance which took effect on June 18, 2016, the map has not yet been updated.**

[Acceptable Parcels Map](#) (updated 5/20/2016)

The following map shows the various sensitive uses requiring a buffer in Redmond, as well as the buffer around those uses. Red buffers are the 1,000 foot buffers around schools and playgrounds, while blue buffers are the 100 foot buffers around other sensitive uses. **This map is subject to ongoing change as uses such as daycares come and go, or as the status of other uses changes (e.g. a park becoming a playground).**

[Marijuana - Buffers from Sensitive Uses](#)

### Background

Initiative 502 was approved by the voters at the November 6, 2012, general election. I-502 legalized the possession of up to one ounce of marijuana by adults over 21 years of age and provided for a legal recreational marijuana market including producers (growers), processors, and retailers. I-502 placed the responsibility and authority for regulating this new market in the state Liquor Control Board (LCB). The Liquor Control Board adopted rules governing retail marijuana in late 2013.

The City of Redmond originally adopted zoning regulations for retail marijuana in early 2014. Retail marijuana stores are allowed in areas zoned for retail uses in Redmond. However, the 1,000-foot buffers around schools, parks, daycares, and transit centers effectively prohibit retail marijuana stores in Redmond.

Recent changes in state law allow cities to reduce the required minimum distance between retail marijuana stores and daycares, recreation centers, libraries, parks, transit centers, and game arcades down to a minimum of 100 feet. Distances between retail marijuana stores and schools

and playgrounds must remain 1,000 feet.

Furthermore, the state Liquor and Cannabis Board has increased the limit on the number of retail store licenses per community that it issues. Previously, Redmond was limited to two retail store licenses. The new limit for Redmond will be four retail store licenses.

After a public review process, the Redmond City Council adopted ordinance 2836 on June 7, 2016, which amended Redmond's regulations for retail marijuana stores.



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**Other City Sites:**

- Budget.Redmond.gov (Budget Data)
- Data.Redmond.gov (Open Data Index)
- Land.Redmond.gov (E-Track Portal)
- RedmondDerbyDays.com
- RedmondLights.com

**Request:**

- eAlert Subscriptions
- Inspections
- Junk Mail Reduction (KC site)
- Police Public Records
- Rental Facilities
- Utility Services

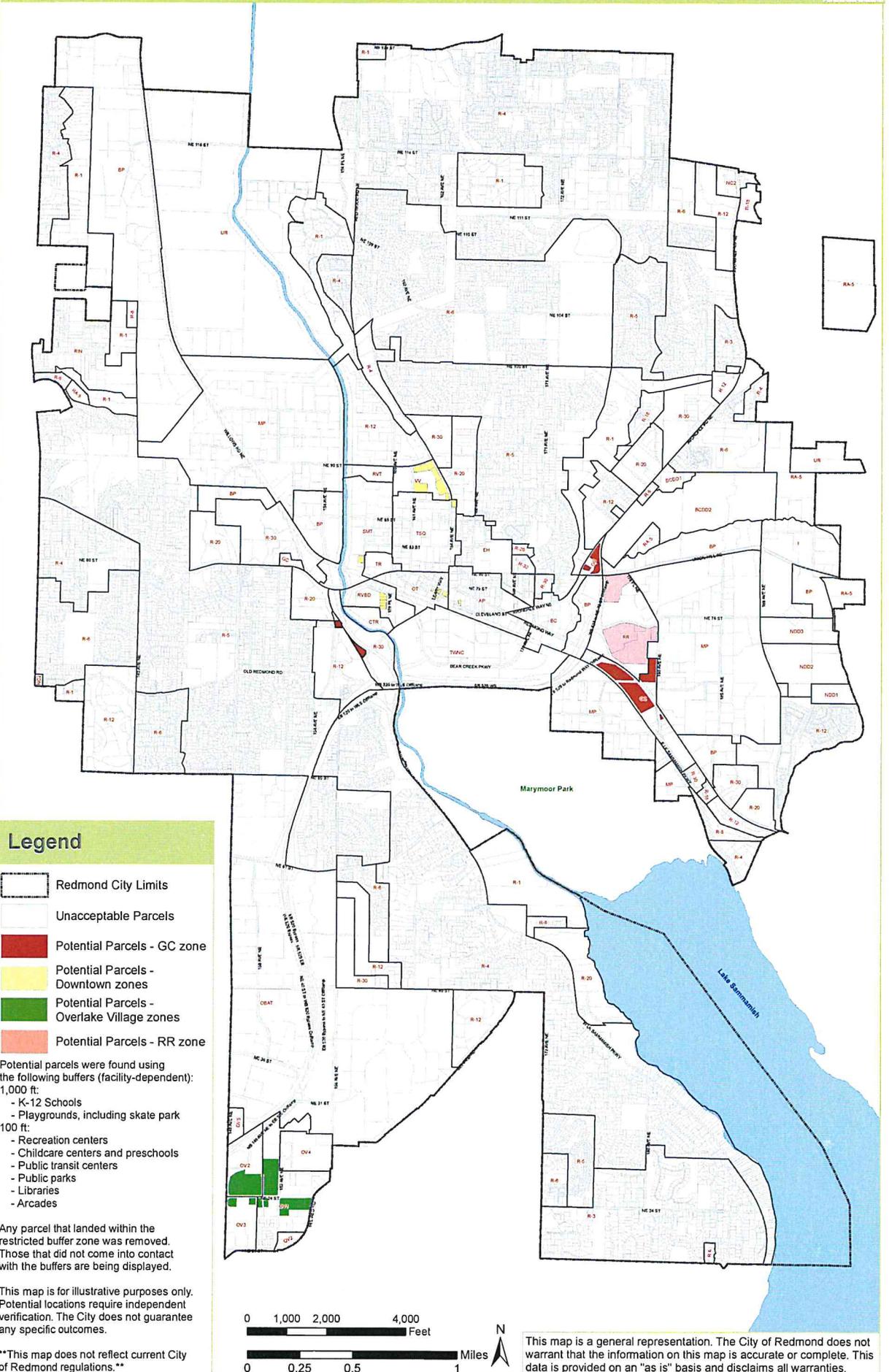
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- Website Policies



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# Potential Retail Marijuana Store Sites

Using state sensitive-uses list.



## Legend

- Redmond City Limits
- Unacceptable Parcels
- Potential Parcels - GC zone
- Potential Parcels - Downtown zones
- Potential Parcels - Overlake Village zones
- Potential Parcels - RR zone

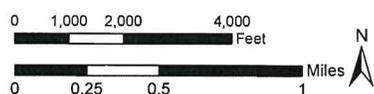
Potential parcels were found using the following buffers (facility-dependent):

- 1,000 ft:
  - K-12 Schools
  - Playgrounds, including skate park
- 100 ft:
  - Recreation centers
  - Childcare centers and preschools
  - Public transit centers
  - Public parks
  - Libraries
  - Arcades

Any parcel that landed within the restricted buffer zone was removed. Those that did not come into contact with the buffers are being displayed.

This map is for illustrative purposes only. Potential locations require independent verification. The City does not guarantee any specific outcomes.

\*\*This map does not reflect current City of Redmond regulations.\*\*



This map is a general representation. The City of Redmond does not warrant that the information on this map is accurate or complete. This data is provided on an "as is" basis and disclaims all warranties.

# Uses in Redmond Requiring a Buffer from Marijuana Stores

For Illustrative Purposes Only

