



Memorandum

Date: 8/17/2021
Meeting of: City Council

File No. AM No. 21-127
Type: Consent Item

TO: Members of the City Council
FROM: Mayor Angela Birney
DEPARTMENT DIRECTOR CONTACT(S):

Planning and Community Development	Carol Helland	425-556-2107
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DEPARTMENT STAFF:

Planning and Community Development	Beverly Mesa-Zendt	Deputy Director
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TITLE:

Adoption of an Ordinance Amending the Redmond Comprehensive Plan and the Redmond Zoning Code to Allow Retail Marijuana Sales in New Land Use Designated Areas and Zoning Districts

- a. Ordinance No. 3053: An Ordinance of the City of Redmond, Washington, Amending the Redmond Comprehensive Plan and the Redmond Zoning Code to Allow for Retail Marijuana Sales in New Zoning Districts Citywide Providing for Severability and Establishing an Effective Date

OVERVIEW STATEMENT:

Staff is requesting approval of the recommendations of the Planning Commission transmitted and summarized at the City Council meeting on July 6, 2021.

☒ **Additional Background Information/Description of Proposal Attached**

REQUESTED ACTION:

☐ **Receive Information** ☐ **Provide Direction** ☒ **Approve**

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
Redmond Comprehensive Plan, Redmond Zoning Code RZC 21.76.070.J.
- **Required:**
Growth Management Act
- **Council Request:**
N/A
- **Other Key Facts:**
Annual Docket of Comprehensive Plan Amendments
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 *Public Safety Master Plan (withdrawn and requested placement on 2022 Docket)*
7. *Policy Amendments Related to American Disability Act (ADA) Accessibility (completed)*
8. *Policy Amendments related to Parks, Arts, Recreation, Conservation, and Culture (PARCC) Plan (completed)*
9. *Amendments related to Redmond Tree Canopy (completed)*
10. *Policy Amendments related to City Facilities (completed)*
11. *Amendments to the Comprehensive Plan to Expand the Overlake Mixed-Use and Overlake Urban Center Boundaries (withdrawn)*

RCW 36.70A.130 <<http://app.leg.wa.gov/RCW/default.aspx?cite=36.70A.130>> provides that comprehensive plan policies and development regulations shall be subject to continuing review and evaluation by the city that adopted them and that proposed policy 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.

Retail Marijuana Expansion Proposal Overview and Staff Analysis

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):

- Business Park,
- Manufacturing Park, and
- Industry.

The Planning Commission recommended that expansion of retail marijuana sales be limited to the following land use designated areas and zoning districts (Alternative 2):

- Business Park, and
- Manufacturing Overlay.

All amendments to the Comprehensive Plan must be evaluated against the Comprehensive Plan amendment criteria included in RZC 21.76.07. The Planning Commission considered the staff recommendation, along with public comments and input provided at the public hearing, in their report and recommendation to City Council. Recommended amendments are more fully provided in Exhibits A and B to the approving ordinance.

OUTCOMES:

Approval of amendments associated with this proposal will expand retail marijuana sales to new zoning districts in the city subject to the state-mandated restrictive buffers and other applicable state regulations.

With the final adoption of amendments on August 17, 2021, the City Council will close the 2021 Annual Docket of Comprehensive Plan amendments satisfying the requirement for continual review of the Comprehensive Plan, concurrent consideration of proposals, and public involvement requirements provided under RCW 36.70A.130. Additionally, the City has reviewed and considered the proposed amendments in accordance with the timeline and

review criteria established under RZC 21.76.070.J.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**
Public Involvement has taken place since April 2020.
- **Outreach Methods and Results:**
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). The Planning Commission closed the public hearing on June 16, 2021. Additional public outreach methods include:
 - Email to Retail Marijuana Sales Parties of Record;
 - Email to Code Clean-Up Parties of Record;
 - Posting on the City Comprehensive Plan Docket webpage;
 - Notice of the Public Hearing sent through city E-News; and
 - Notice of the Public Hearing sent through City Social Media
- **Feedback Summary:**
Written comment was provided by the applicant and a community member and is more fully summarized in Attachment B to the draft Planning Commission Report presented on July 6, 2021.

BUDGET IMPACT:

Total Cost:

Comprehensive planning is a component of the Planning and Community Development work program that is conducted by staff in the Long-Range Planning Division.

Approved in current biennial budget: ☒ Yes ☐ No ☐ N/A

Budget Offer Number:

000250 - Community/Economic Development

Budget Priority:

Vibrant and Connected

Other budget impacts or additional costs: ☐ Yes ☒ No ☐ N/A

If yes, explain:

N/A

Funding source(s):

General Fund

Budget/Funding Constraints:

N/A

☐ Additional budget details attached

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
6/8/2021	Committee of the Whole - Planning and Public Works	Provide Direction
7/6/2021	Business Meeting	Provide Direction

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
N/A	None Proposed at this Time	N/A

Time Constraints:

In accordance with RZC 21.76.070.J, the Annual Docket of Comprehensive Plan amendments must be adopted no later than August 31, 2021.

ANTICIPATED RESULT IF NOT APPROVED:

If the proposal is not approved, retail marijuana sales would continue to be permitted only in the zoning districts where the use has been identified as an allowable use under the current provisions of the Redmond Zoning Code.

ATTACHMENTS:

Attachment A: Adopting Ordinance

Exhibit A to Adopting Ordinance: Redmond Comprehensive Plan Amendments

Exhibit B to the Adopting Ordinance: Redmond Zoning Code Amendments