

Memorandum

To: Planning Commission

From: Jason Rogers, Senior Planner, 425-556-2414, jrogers@redmond.gov

Date: January 15, 2016

Subject: **Comprehensive Plan and Zoning Code Amendments for Retail Marijuana**

Introduction

The Planning Commission will begin discussion of proposed Comprehensive Plan and Zoning Code amendments for retail marijuana on January 20, 2016. This is a privately-initiated amendment requested by The Grass is Always Greener, LLC. The applicant originally requested an amendment to the Zoning Code to allow retail marijuana stores in Redmond. No specific amendment was identified by the applicant at the time of application in Spring 2014, however it was anticipated the applicant would work with staff to identify a detailed proposed amendment. At that time, marijuana uses were required by state law to be a minimum of 1,000 feet from sensitive land uses and as a result of this minimum together with Redmond's zoning for retail uses there were no locations for retail marijuana. As a consequence, this application was docketed as Zoning Code and associated Comprehensive Plan amendments. The Planning Commission previously recommended that this amendment be added to the docket for consideration, and the City Council placed this amendment on the docket for 2014-2015. It has been carried over to the 2015-2016 docket.

The Technical Committee recommended amendments would revise policy LU-62 regarding the Manufacturing Park zone, and make several changes to the Zoning Code which would create a zoning overlay in a portion of the Manufacturing Park zone in the Sammamish Valley Neighborhood, allow retail marijuana stores in this area, set development standards for retail marijuana, and other related changes.

The Technical Committee Report includes the background, policy basis, factors, analysis, and alternatives considered for this proposal.

Preparation for January 20 Study Session

Please review the Technical Committee Report and exhibits that was distributed last week and identify any questions or discussion issues. The exhibits include proposed text changes to the Land Use Element of the Comprehensive Plan and specific amendments to the Zoning Code. A map showing all uses requiring a buffer for marijuana uses is available on the City's website, www.redmond.gov/marijuana. Please contact Jason Rogers with any questions as you review the Technical Committee report.

Review Schedule

The January 20, 2016 study session is for the purpose of staff overview of the proposed amendment, the Technical Committee's recommendation and analysis, and initial Planning Commission issue

identification and discussion in preparation for a public hearing and study session on January 27, 2016. At the end of the January 27, 2016 meeting the Planning Commission may be ready to make a recommendation on this proposal. City Council review and action would follow afterward.