

APPEAL APPLICATION FORM

(Staff Use Only)	
File No:	BLDG-2016-09802
Date Received:	03/02/17
Receipt No.	0667

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 2nd Floor Customer Service Center c/o Office of the City Clerk-Hearing Examiner, 15670 NE 85th 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 14th 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 The appeal application fee will not be refunded for appeals that are withdrawn or dismissed.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.

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

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 CONSTRUCTIO 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

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Remaining SubPlans

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Type	WorkClass
No records to display.	

Displaying items 0 - 0 of 0

File Name	
APPROVED ARCHITECTURAL SITE COPY - BLDG-2016-09802.pdf	View
WSEC ENVELOPE - BLDG-2016-09802.pdf	View
WSEC LIGHTING SUMMARY - BLDG-2016-09802.pdf	View
APPROVED SITE COPY_BLDG-2016-09802_STRUCT PLANS_021417.pdf	View
APPROVED SITE COPY_BLDG-2016-09802_STRUCT SUPPORT DOCS_021417.pdf	View

1

Displaying items 1 - 7 of 7

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

Displaying items 0 - 0 of 0

[Home](#) [Permits](#) [Plans](#) [Inspections](#) [Business Licenses](#) [Citizen Request](#) [Quick Links](#)Subscribe / Follow On: [f](#) [t](#)[\[Log On \]](#) / [\[Register \]](#)**Plan Number: BPLN-2016-02092****Plan Details**

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

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.	

Displaying items 0 - 0 of 0	

Displaying items 0 - 0 of 0	

Attachment Details

File Name	
No records to display.	
Displaying items 0 - 0 of 0	

Pending Meetings

Type	Description
No records to display.	
Displaying items 0 - 0 of 0	

Scheduled Meetings

Type	Start Time
No records to display.	
Displaying items 0 - 0 of 0	

Pending Hearings

Type	Description
No records to display.	
Displaying items 0 - 0 of 0	

Scheduled Hearings

Type	Start Time
No records to display.	
Displaying items 0 - 0 of 0	

Submittals

Submittal Type	Status	Version	Received Date	Due Date	Completed Date
No records to display.					
Displaying items 0 - 0 of 0					

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,
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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 T&GW POR LOTS 1 & 2 BLOCK 6 SD ADD PER KC COURT CASE# 09-2-03962-3SEA REC# 20100609000937

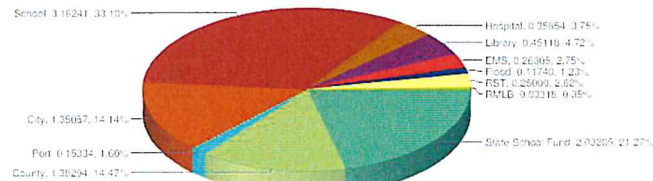
BUILDING 1

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](#)

[Recorder's Office](#)

[Scanned images of surveys and other map documents](#)

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[Scanned images of plats](#)

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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Updated: March 17, 2016

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Jail inmate look up
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Public records
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Information for...

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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.



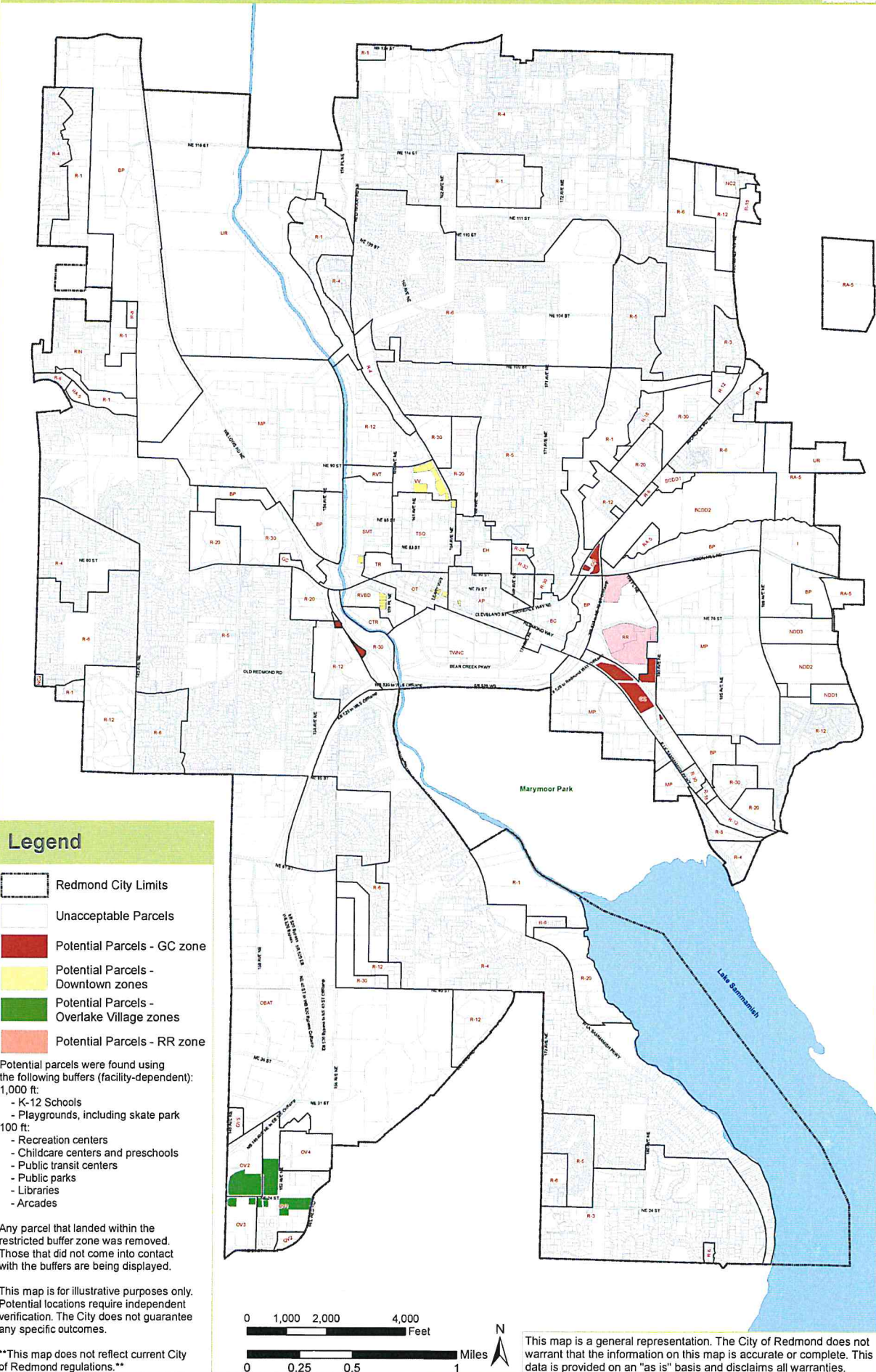
Home	Apply:	Find:	Get Involved:	Request:
Traffic Cameras	Boards and Commissions	Bid Info	City Council	eAlert Subscriptions
Communications	Business Licenses	City Buildings	Donations	Inspections
Development Resources	Jobs	City Codes and Documents	Events	Junk Mail Reduction (KC site)
GIS Maps	Permits	Maps	Volunteering	Police Public Records
Recreation Classes	Pet Licenses	Parks		Rental Facilities
Online Services		Trails		Utility Services
Employment	Report:	Public hearings	Other City Sites:	
Staff Directory	Code Violation	Recreational Classes	Budget.Redmond.gov (Budget Data)	A-Z Directory
Main Calendar	Issues and Complaints	Redmond Facts	Data.Redmond.gov (Open Data Index)	Search Help
	Website Feedback	Utility Billing	Land.Redmond.gov (E-Track Portal)	Site Map
How to Pay:			RedmondDerbyDays.com	Website Policies
Utility Bills			RedmondLights.com	



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Potential Retail Marijuana Store Sites

Using state sensitive-uses list.



Uses in Redmond Requiring a Buffer from Marijuana Stores

For Illustrative Purposes Only

