



**LYNNWOOD**  
WASHINGTON

*A great deal more*

***Retail Sales of Cannabis***  
Planning Commission  
March 13, 2025

*Rebecca Samy, CFM, Principal Planner*  
*Karl Almgren, AICP, Community Planning Manager*  
*Zack Spencer, Planner & Brian Kirk, Planner*

# Retail Sale of Cannabis

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- September 23, 2024, City Council passed a motion directing the Planning Commission to:

“I move that the Lynnwood City Council directs the Planning Commission to conduct a thorough review of the current zoning limitations and restrictions pertaining to retail cannabis within city limits. The Planning Commission is further directed to develop a comprehensive set of recommendations that would amend the City’s zoning code and regulations to allow for the establishment of retail cannabis stores in designated zones. These recommendations should assume the end of the current ban on retail cannabis within the City of Lynnwood, and they must be presented to the City Council no later than March 31, 2025, for further consideration” (Councilmember Hurst)



# Washington State Liquor & Cannabis Board:

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## Cannabis Social Equity Program

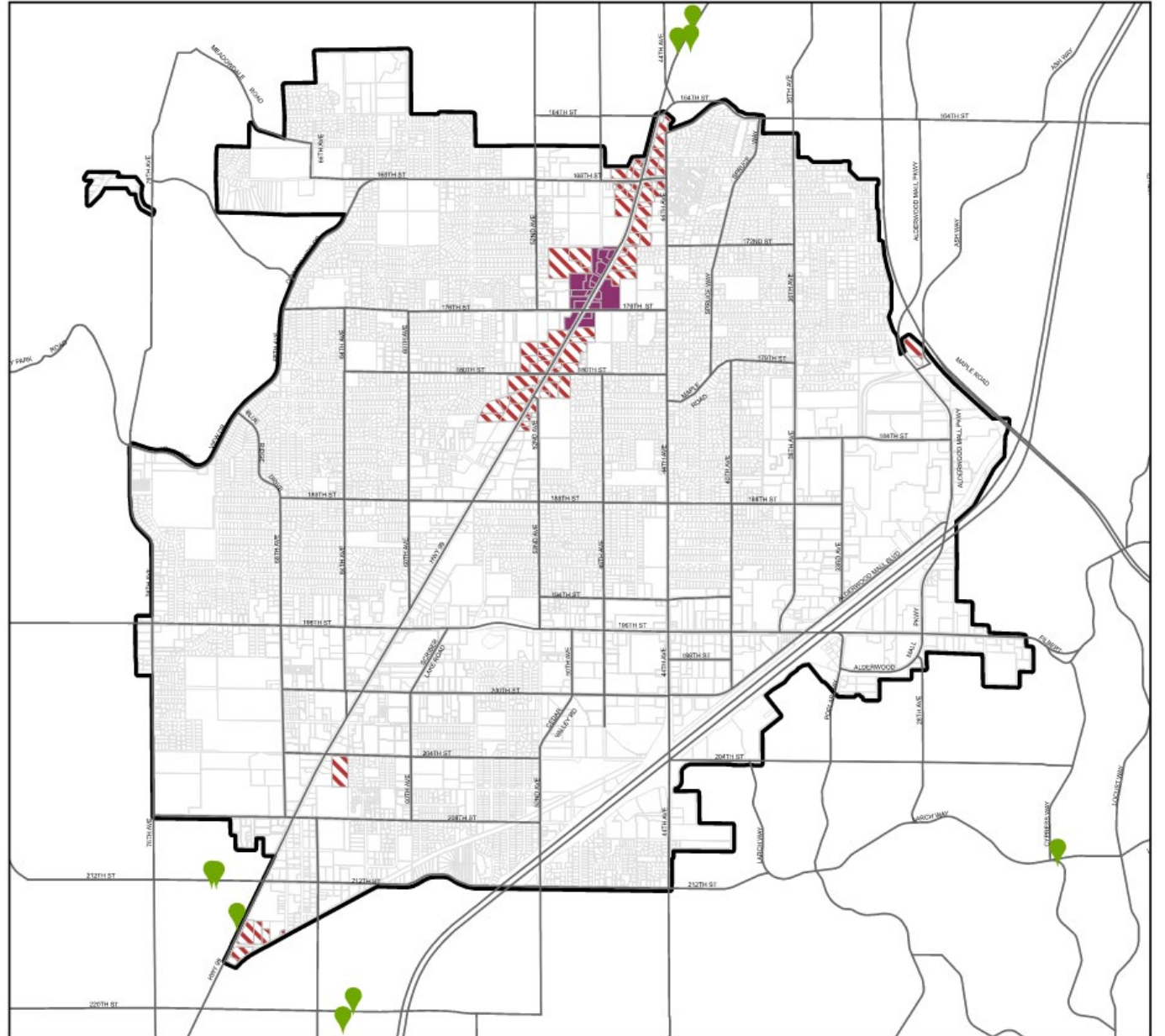
- Linda Thompson, Cannabis Manager
- Aaron Washington, Social Equity in Cannabis Program Manager
- Sarah Worley, Social Equity in Cannabis Case Manager



# General Commercial & Hwy 99 HMU: 1,000-foot Buffer

Highway 99 Mixed-Use (HMU)

General Commercial (CG)

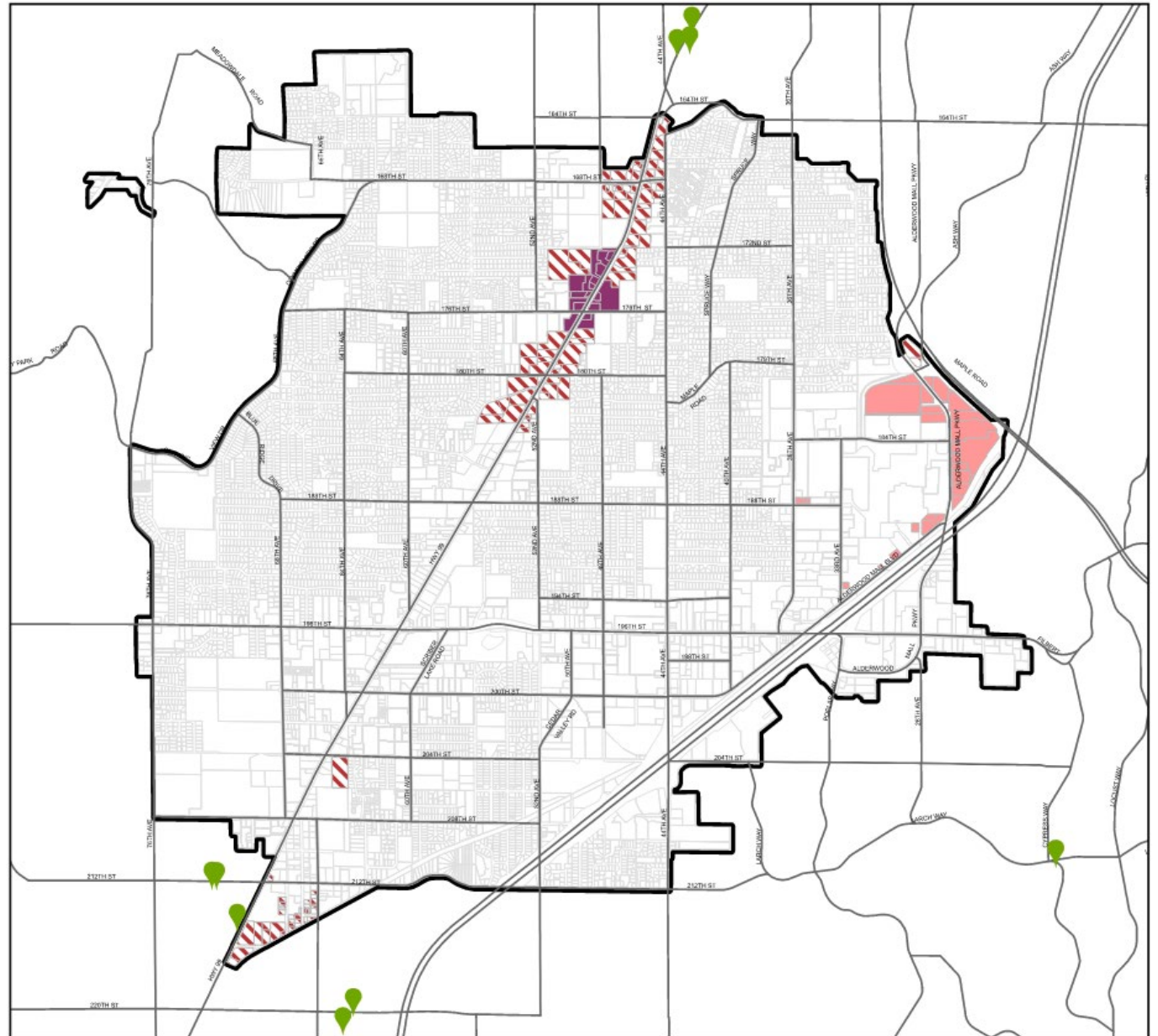


# Gen Commercial, Hwy 99 HMU, & Alderwood: 300-foot buffer

Highway 99 Mixed-Use (HMU)

Alderwood (A)

General Commercial (CG)

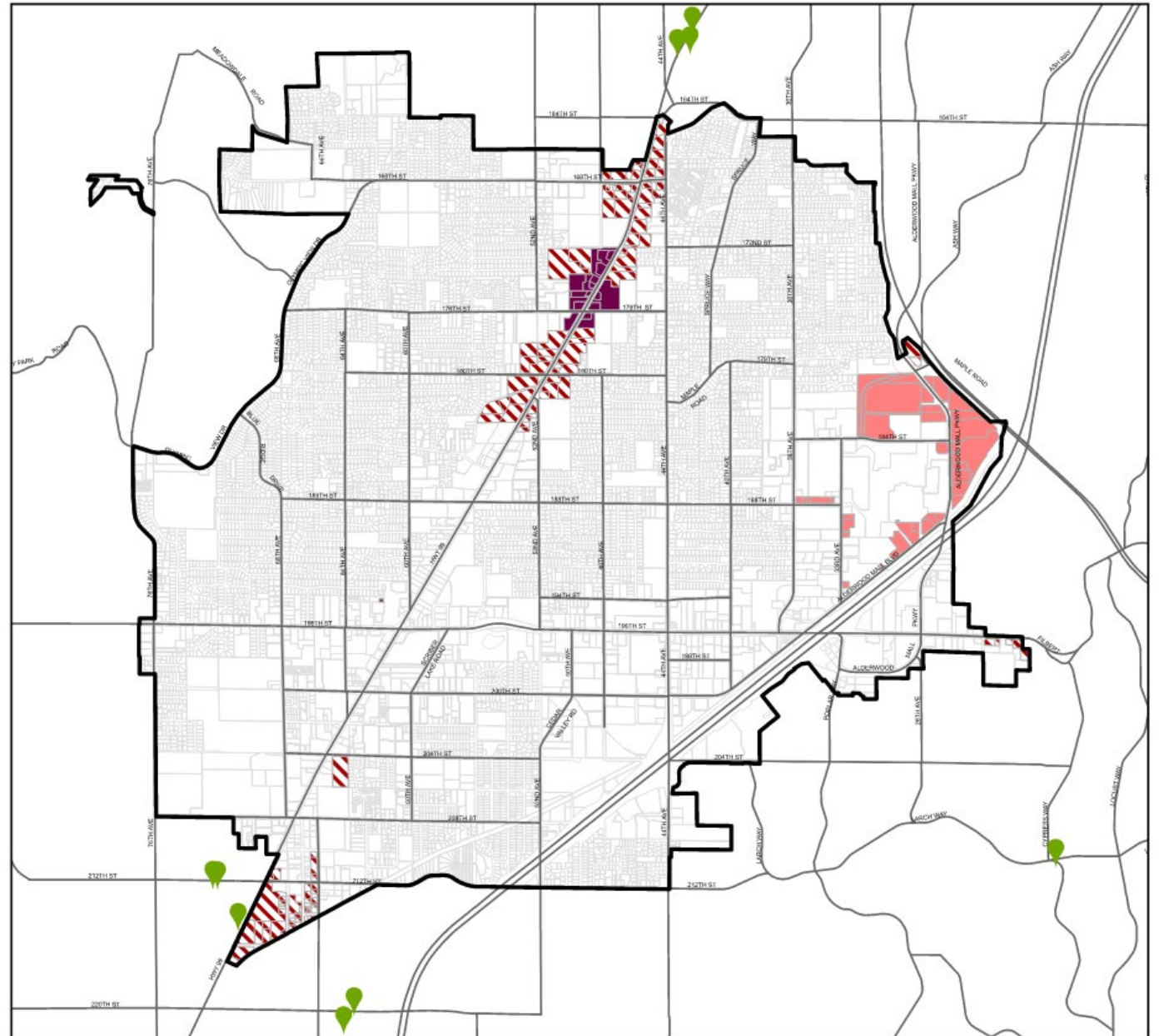


# Gen Commercial, Hwy 99 HMU, & Alderwood: 100-foot buffer

Highway 99 Mixed-Use (HMU)

Alderwood (A)

General Commercial (CG)



# CG, Hwy 99 HMU, CC, & Alderwood: 300-foot buffer

**City Center (CC)**

**Highway 99 Mixed-Use (HMU)**

**Alderwood (A)**

**General Commercial (CG)**



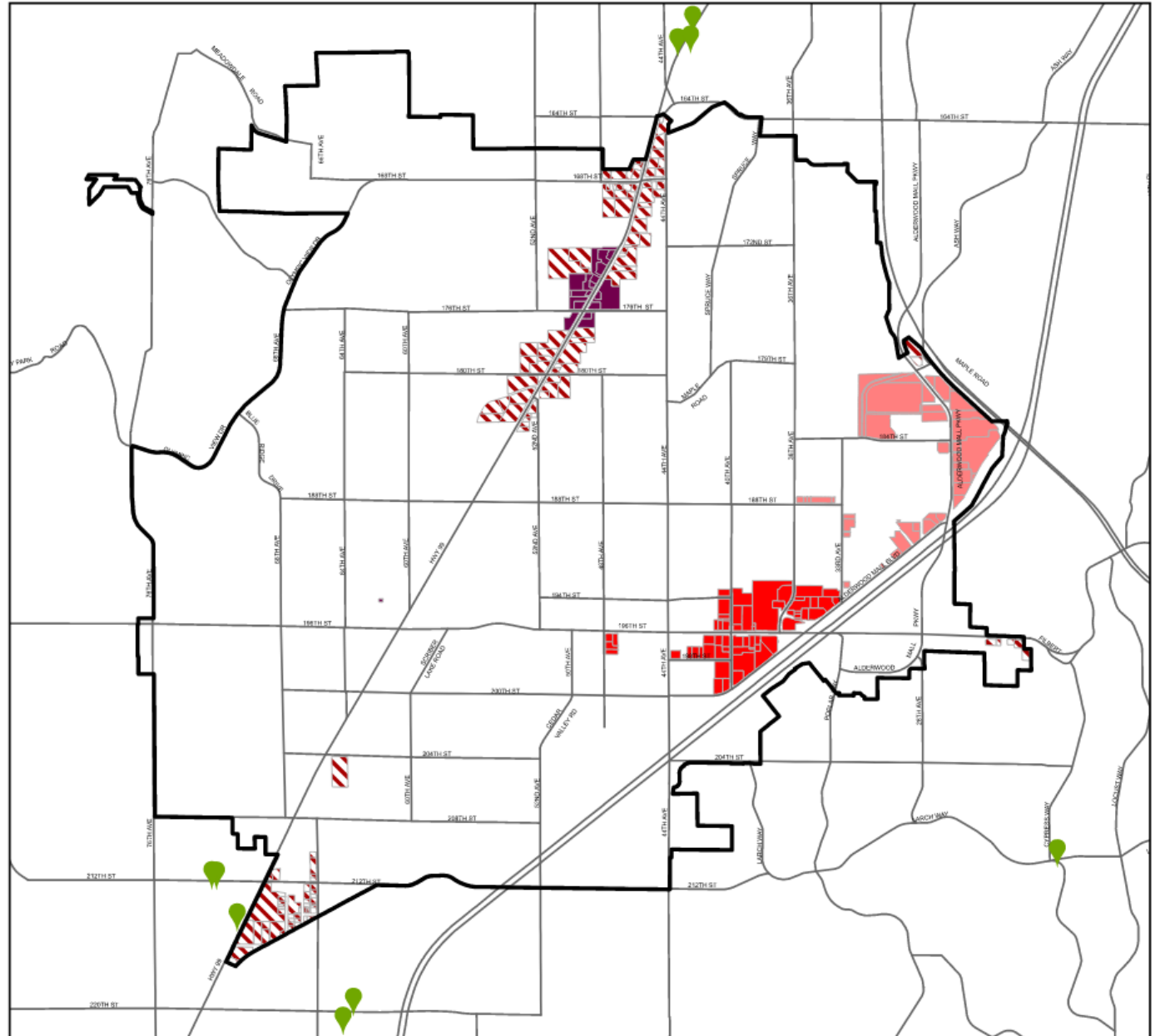
# CG, Hwy 99 HMU, CC, & Alderwood: 100-foot buffer

City Center (CC)

Highway 99 Mixed-Use (HMU)

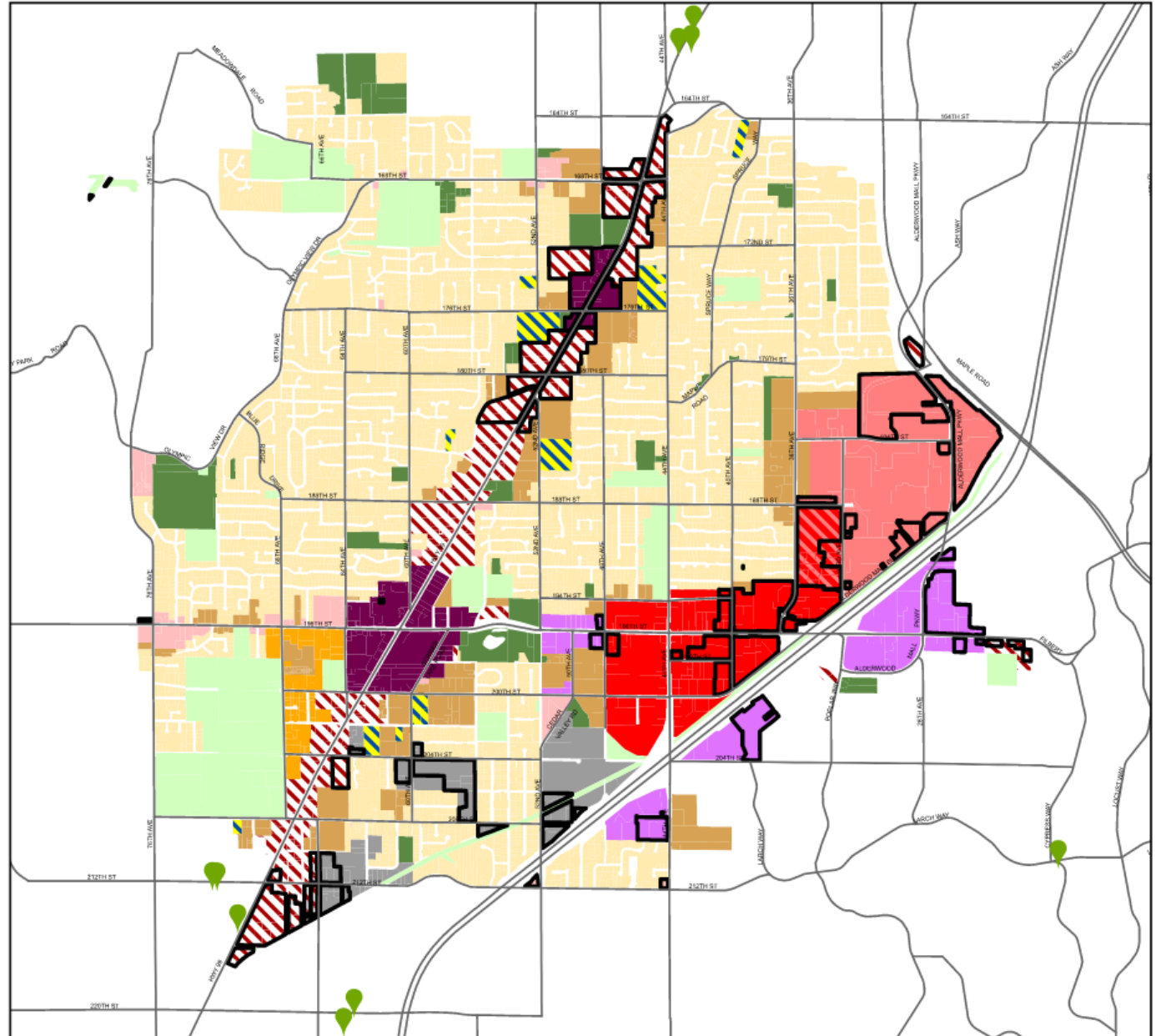
Alderwood (A)

General Commercial (CG)





# All Zones: 100-foot buffer



# Constructing a Draft Motion:

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Motion to recommend development of an ordinance to allow retail cannabis in the following zones:

- Highway 99 Mixed-Use (HMU)
- General Commercial (CG)
- Alderwood (A)
- City Center (CC)

With a buffer of \_\_\_ from all entities identified in RCW 69.50.331(8) except for elementary and secondary schools, and playgrounds:

- 1,000-feet
- 300-feet
- 100-foot
- XXX-foot

Subject to the following conditions:

- Provide a minimum \_\_\_\_-ft buffer for restricted entities which are allowed a reduced buffer.
- Provide a minimum \_\_\_-ft buffer for restricted entities which area allowed a reduced buffer when the retail cannabis establish is located in \_\_\_\_\_ Zone.
- Require security bollards placed on 6-ft spacing between building facades and parking lots.
- Require security bollards placed on 6-ft spacing between building entrances and parking lots.
- Require landscaping, parking, and other standards required for retail uses in the underlying zone.
- Other



# Example Draft Motion:

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Motion to recommend development of an ordinance to allow retail cannabis in the following zones Highway 99 Mixed Use Zone, General Commercial, Alderwood, and City Center subject to the following conditions:

1. Provide a minimum 300-ft buffer for restricted entities which are allowed a reduced buffer.
2. Require security bollards placed on 6-ft spacing between building entrances and parking lots.
3. Require landscaping, parking, and other standards required for retail uses in the underlying zone.

## *Staff Does Not Recommend:*

- Regulating building color
- Additional restrictions on advertisement
- Varying buffers by zone from restricted entities

