# CITY OF REDMOND ORDINANCE NO. 2739

ORDINANCE OF THE CITY OF ΑN REDMOND, ADOPTING WASHINGTON. THECOMMITTEE'S MARCH 19, 2014 RECOMMENDATION TO APPROVE THE MICROSOFT REDWEST SOUTH PARKING LONG-TERM TEMPORARY USE PERMIT ESTABLISHING AN EFFECTIVE DATE

WHEREAS, Microsoft herein referred to as applicant, submitted an application on January 31, 2014, to use an existing 341-stall parking lot on a twenty-nine acre site located at the northwest corner of NE  $51^{\rm st}$  Street and  $148^{\rm th}$  Avenue NE on a vacant lot to be used as employee parking until May 31, 2016; and

WHEREAS, a long-term temporary use permit is a Type V permit decision; and

WHEREAS, the Redmond Zoning Code authorizes the City Council to conduct an open record hearing for the long-term temporary use permit to consider public testimony and take action; and

WHEREAS, the Technical Committee is recommending that the City Council approve the Microsoft Redwest South Parking Lot Long-Term Temporary Use Permit (File No. LAND-2014-00150).

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DO ORDAIN AS FOLLOWS:

Findings, Conclusions, and Approval. After Section 1. carefully reviewing the record and considering the evidence and in the record and in the Technical Committee's arguments March 19, 2014 recommendation, the City Council hereby adopts findings, analysis, and conclusions in the Technical Committee's recommendation for the Microsoft Redwest Parking Lot Long-Term Temporary Use Permit (File No. LAND-2014-00150).

Section 2. Approval. The City Council hereby approves the Microsoft Redwest South Long-Term Temporary Use Permit, according to the Technical Committee's recommendation.

Section 3. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 4. Effective Date. This ordinance shall take effect five (5) days after passage and publication of an approved summary thereof consisting of the title, or as otherwise provided by law.

ADOPTED by the Redmond City Council this  $20^{\text{th}}$  day of May, 2014.

CITY OF REDMOND

JOHN MARCHIONE, MAYOR

ATTEST:

Michelle M. Hart, MMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:

JAMES HANEY, CITY ATTORNEY

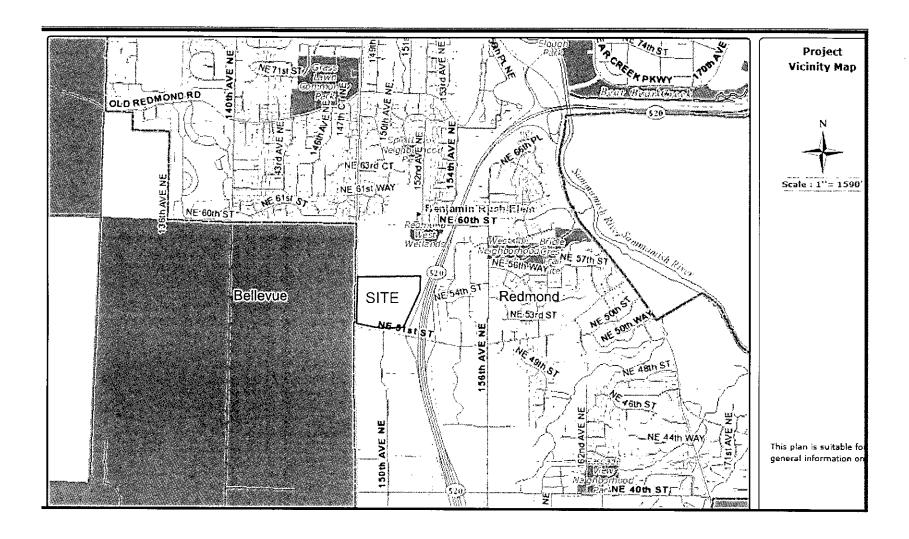
FILED WITH THE CITY CLERK: May 6, 2014
PASSED BY THE CITY COUNCIL: May 20, 2014
SIGNED BY THE MAYOR: May 23, 2014

SIGNED BY THE MAYOR: May 23, 2014 PUBLISHED: May 26, 2014

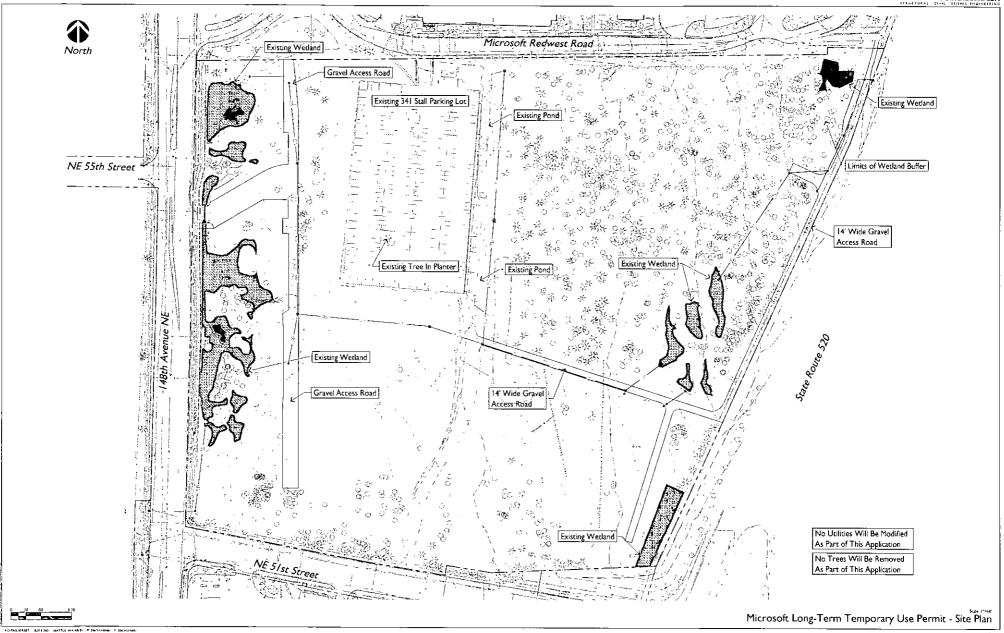
EFFECTIVE DATE: May 31, 2014

ORDINANCE NO. 2739

YES: Allen, Carson, Flynn, Margeson, Myers, Shutz, Stilin



#### **COUGHLIN PORTER LUNDEEN**



# ATTACHMENT D

## TECHNICAL COMMITTEE FINDINGS

The Redmond Zoning Code contains requirements that must be met in order for the City Council to grant approval of a Long-Term Temporary Use Permit. The Technical Committee finds that the Microsoft application for a Long-Term Temporary Use Permit to use an existing parking lot on the site at the intersection of NE 51<sup>st</sup> Street and 148<sup>th</sup> Avenue NE complies with the following criteria.

## **RZC 21.46.030** Decision Criteria

1.) The temporary use will not impair the normal, safe, and effective operation of a permanent use on the same site.

The site is currently vacant except for the existing parking lot. The parking lot is accessible using the Microsoft Redmond West Campus entrance off of 148<sup>th</sup> Avenue NE. No additional traffic trips will be generated, as the parking lot is currently in use and will not be expanded in size. Continued use of the parking lot will not impair the normal, safe, and effective operation of the Redmond West Campus adjacent to the site.

2.) The temporary use will not significantly impact public health, safety or convenience, or create traffic hazards or congestion, or otherwise interrupt or interfere with the normal conduct or uses and activities in the vicinity.

The parking lot will not significantly impact public health, safety or convenience. The parking lot is currently used by employees of the Redmond West Campus for parking. No additional traffic trips will be generated from continued use of the parking lot, therefore, no additional traffic congestion will occur at the 148<sup>th</sup> Avenue NE intersection with the Redmond West campus road.

3.) The temporary use will not be materially detrimental to the surrounding uses in terms of traffic, noise, and other external effects.

The temporary parking use will not be materially detrimental to the uses in the general vicinity. The use has been present on the site for the last 7 ½ years. The parking lot is set back from 148<sup>th</sup> Avenue NE and NE 51<sup>st</sup> Street and includes vegetative screening around the parking lot.