

NON-CODE

**CITY OF REDMOND
ORDINANCE NO. 2739**

AN ORDINANCE OF THE CITY OF REDMOND,
WASHINGTON, ADOPTING THE TECHNICAL
COMMITTEE'S MARCH 19, 2014 RECOMMENDATION TO
APPROVE THE MICROSOFT REDWEST SOUTH PARKING
LOT LONG-TERM TEMPORARY USE PERMIT AND
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 51st Street and 148th 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:

Section 1. Findings, Conclusions, and Approval. After carefully reviewing the record and considering the evidence and arguments in the record and in the Technical Committee's March 19, 2014 recommendation, the City Council hereby adopts the findings, analysis, and conclusions in the Technical Committee's recommendation for the Microsoft Redwest South 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 20th 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
PUBLISHED:	May 26, 2014
EFFECTIVE DATE:	May 31, 2014
ORDINANCE NO.	2739

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



NE 55th Street

148th Avenue NE

NE 51st Street

Microsoft Redwest Road

State Route 520

Existing Wetland

Gravel Access Road

Existing 341 Stall Parking Lot

Existing Pond

Existing Wetland

Limits of Wetland Buffer

Existing Tree In Planter

Existing Pond

Existing Wetland

14' Wide Gravel Access Road

Existing Wetland

Gravel Access Road

14' Wide Gravel Access Road

Existing Wetland

No Utilities Will Be Modified
As Part of This Application

No Trees Will Be Removed
As Part of This Application



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 51st Street and 148th 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 148th 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 148th 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 148th Avenue NE and NE 51st Street and includes vegetative screening around the parking lot.