CITY OF REDMOND ORDINANCE NO. 2655

ORDINANCE OF THE ANCITY OF REDMOND, WASHINGTON, ADOPTING THE TECHNICAL COMMITTEE'S APRIL 27, 2012, RECOMMENDATION APPROVE WITH CONDITIONS THE REDMOND CENTRAL CONNECTOR PARKING LOT LONG-TERM TEMPORARY USE PROVIDING PERMIT AND SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, The City of Redmond, herein referred to as applicant, submitted an application on March 6, 2012, to develop a 92-stall parking lot in conjunction with the Redmond Central Connector Trail to be used until May 30, 2014; 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 Redmond Central Connector Parking Lot Long-Term Temporary Use Permit (File No. L120072), with conditions.

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

Section 1. Findings, Conclusions, and Conditions of Approval. After carefully reviewing the record and considering the evidence and arguments in the record and in the Technical Committee's April 27, 2012, recommendation, the City Council hereby adopts the findings, analysis, and conclusions in the Technical Committee's recommendation for the Redmond Central Connector Parking Lot Long-Term Temporary Use Permit (File No. L120072).

Section 2. Approval. The City Council hereby approves the Redmond Central Connector Parking Lot Long-Term Temporary Use Permit, subject to the conditions of approval identified in 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.

ADOPTED by the Redmond City Council this 15th day of May, 2012.

CITY OF REDMOND

JOHN MARCHIONE,

ATTEST:

(SEAL)

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY:

JAMES HANEY, CITY ATTORNEY

FILED WITH THE CITY CLERK: May 9, 2012

PASSED BY THE CITY COUNCIL: May 15, 2012

SIGNED BY THE MAYOR:

PUBLISHED:

EFFECTIVE DATE:

ORDINANCE NO. 2655

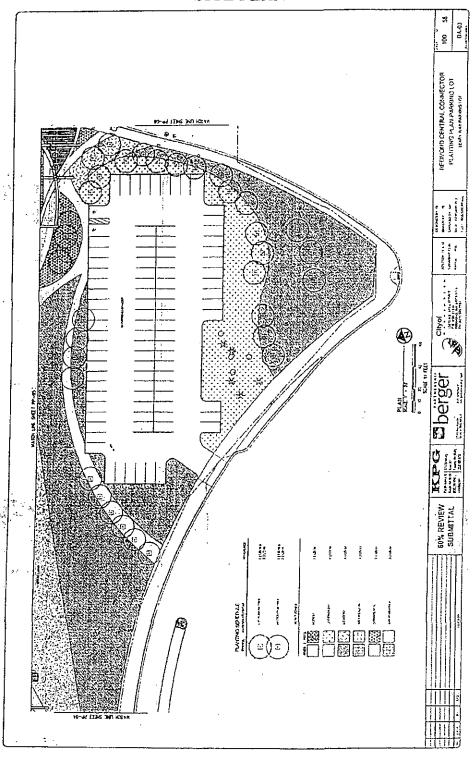
May 15, 2012

May 21, 2012

May 26, 2012

ADOPTED 7-0: Allen, Carson, Flynn, Margeson, Myers, Stilin and Vache

SITE PLAN



NOTICE OF APPLICATION AND AFFIDAVIT OF POSTING

	CITY OF REDMOND NOTI	CE OF APPLICATION
FILE NUMBER:	1.120072 PERMIT TYPE: Planning Type V, Long	Temi Temporary Use
PROJECT NAME:	REDMOND CENTRAL CONN-PKG LOT HALEY MIKE, 15670 NE 85TH ST. REDMOND WA	0v057
PROPONENT: NOTICE OF APPLI	CATION DATE: 03/16/2012	, 70002
COMMENTS DUE	DATE: 04/06/2012 (if date ends on a weekend or holida	y, comments are due on the next business day thereafter)
PROJECT DESCRI	PTION: KING LOT WITH APPROXIMATELY 90 STALES IN	COMMENCES OF RESERVED THE REPORTORIST METERAL
CONSTRUCT A PAR		CONTORCTOR WITH THE REDRIGHD CENTRAL
	ON: FORMER BUSE RAILROAD CORRIDOR DOWN	NOW
	APPLICABLE: 16255 CLEVELAND ST RED	
SIZE OF SUBJECT ZONING: CC3	AREA IN ACRES: 0 SQ, FT: CC4 CC5	
	PLAN DESIGNATION:	
APPLICATION DAT		
NOTICE OF COMP	LETENESS DATE: 03/07/2012	
A Public Hearing is r	equired, however a date has yet to be determined. A f	ublic Hearing Notice will be sent in the fature.
REQUIRED PERMI	TS:	·
Fempurary Use Permit		
REQUIRED PERMI	TS, NOY PART OF THIS APPLICATION:	
None		
REQUIRED STUDIE	SS:	
Stormwater Report		·
		•
EXISTING ENVIRO SEPA Checktist	NMENTAL DOCUMENTS, RELEVANT TO THIS :	APPLICATION:
CONSISTENT WITH	COMPREHENSIVE PLAN: Y (Y-Yes, N-No)	
	•	D
APPLICABLE DEVI	LOPMENT REGULATIONS: Redinand Community	Development Guide
applicant to address on like to become a puriy may be appealed accord project plannet at the G City of Redmond Plans	numeris as early in the design process as possible. In ad- of record on this proposal should provide their name and ding to the City appeal provisions specified in Section 20 fity of Reduxand Planning Department. Submit written o	connects early in the process is encouraged to allow staff and/or the litton, persons who want to be informed of future actions or would address to the project planner. The found decision on this proposal F. Administration and Procedures. For more information call the outprents or name and address to be added as a purty of record to the E85th Street. P.O. Box 97010, Mail Stop 2SPL, Redmond, WA be reached at , or e-mail.
Project Name: REDN	IOND CENTRAL CONN-PKG LOT	File Number: L120072
Name and Address (p	slease print):	
Comments (allach ad	ditional sheets if necessary):	
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		all and regarded a physician page of the Color of the Col



Notice of Application Certification of Public Notice

CITY OF REDMOND

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

CERTIFICATE OF MAILING

I hereby certify that to the best of my knowledge a Notice of Application for
Redmond Connector Parking Lot File number: DEV120006/1.120072 was sent to the Applicant and to
the attached mailing list copy, by first class mail, on or before March 16, 2012.

Name (print)	Cibiru Meerscheidt	
Signature	Grin New- 3-16-12	
Date	3-16-12	
CERTIFICATE OF P	OSTING / /	
I, the undersigned, o	certify that on $3/16/12$. I posted copies of the attached
Notice of Application	a atr	
	2	Location(s) on or near the site
		City Hall
		Library
Name (print)	Gagy Lel	
Signature	Sty-fin	·
Date	1/3/10/12	

O'Gloria M'Notices - Certificate of Posting/Notice of Application

DETERMINATION OF NONSIGNIFICANCE



Notice of Application Certification of Public Notice

CITY OF REDMOND

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

CERTIFICATE OF MAILING

I hereby certify that to the best of my knowledge a Notice of Application for Redmond Connector Parking Lot File number: <u>DEV120006/L120072</u> was sent to the Applicant and to the attached mailing list copy, by first class mail, on or before <u>March 16, 2012</u>.

Name (print)	Chorja Meerscheidt	
Signature	Down New	
Date	3-16-12	
CERTIFICATE OF POSTIN	JG Z	
I, the undersigned, certify	that on 2//6/12	, I posted copies of the attached
Notice of Application at:	, ,	
·		Location(s) on or near the site
	<	City Hall
		Library
Name (print)	Jary Lol	
Signature	J. f.	
Date	V 3/10/12	

O \Gloria M \Notices - Certificate of Posting\Notice of Application

placed next to the applicable comment period provision. There is no comment period for this DNS. Please see below for appeal provisions. X _ This DNS is issued under 197-11-340(2), and the lead agency will not make a decision on this proposal for 14 days from the date below. Comments can be submitted to the project Planner, Gary Lee at 425-556-2418, via fax at 425-556-2400, via e-mail at glee@redmond.gov, or in person at the Development Services Center located at 15670 NE 85th Street, Redmond, WA 98052. Comments mus be submitted by 04/24/2012. Responsible Official: Robert G. Odle, Planning Director Responsible Official: William J. Campbell, Public Works Director Address: 15670 N.E. 85th Street, P.O. Box 97010, Redmond, WA 98073-9710 Appeal Period You may appeal this determination to the City of Redmond Planning Department, Redmond City Hall. 15670 N.E. 85th Street, P.O. Box 97010, Redmond, WA 98073-9710, no later than 5:00 p.m. on 05/09/2012, by submitting a completed City of Redmond Appeal Application Form available on the City's website at www.redmond.gov or at City Hall. You should be prepared to make specific factual objections.

For more information about the project or SEPA procedures, please contact the project Planner,

Gary Lee, at 425-556-2418 or via e-mail glec@redmond.gov.

Date of DNS issuance: 04/10/2012

Comment Period: Depending upon the proposal, a comment period may not be required. An "X" is

Ordinance No. 2655 AM No. 12-084

NOTICE OF PUBLIC HEARING

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REDMOND CENTRAL CONNECTOR PARKING LOT; File Number L120072

The City of Redmond City Council will hold a Public Hearing in the City Hall Council Chambers, 15670 NE 85th Street, Redmond, Washington on May 15, 2012 at 8:00 p.m. or as soon thereafter as possible, on:

-SUBJECT:

The City of Redmond proposes to construct a parking lot with approximately 92 parking stalls in conjunction with the construction of the Redmond Central Connector Trail. The parking lot will be a long-term temporary use, thus requiring a public hearing and the approval of a Long-Term Temporary Use Permit by the City Council.

SITE LOCATION:

The Redmond Central Connector Trail Parking Lot is proposed to be constructed at the northwest corner of Leary Way and Bear Creek Parkway.

APPLICANT:

City of Redmond

REQUESTED ACTION:

City Council adoption of an ordinance approving the Long Term Temporary Use Permit.

All persons are invited to comment in person at the hearing, of to submit written comments prior to the hearing, by mailing them to the Planning Department at City Hall, P.O. Box 97010, Redmond, Washington, 98073-9710. Written comments may also be sent to the project Planner, Gary Lee, via fax at (425) 556-2400, or via email at glee@redmond.gov or dropped off in person at the Development Services Center located in City Hall at 15670 NE 85th Street.

The project planner, Gary Lee, may be reached at (425) 556-2418 or glee@redmond.gov for more information.

A copy of the proposal is available from the Planning Department, 4th Floor of City Hall. If you are hearing or visually impaired, please notify the Planning Department at (425) 556-2440 one week in advance of the hearing in order to be provided assistance.

LEGAL NOTICE: April 23, 2012

TECHNICAL COMMITTEE FINDINGS

I. DESCISION CRITERIA, RZC 21.46.030(A)

The Technical Committee has reviewed the decision criteria for temporary use and provides the following determinations:

A. The temporary use will not impair the normal, safe, and effective operation of a permanent use on the same site. The proposal conforms to this requirement. At this time there is no other use on the site. The temporary parking lot will be most likely be demolished (or significantly reduced in size) when a more permanent development/use is proposed for the site in the future.

A deferral of the payment of water and sewer connection fees, until the development of a building or facility needing these utilities, is recommended for this development as there will be no connections to these utilities for this temporary parking lot.

A waiver of the interior parking lot landscaping requirement for parking lot trees is recommended as the parking lot perimeter landscaping will have more than double the amount of trees surrounding the parking lot to meet the intent of the parking lot landscaping standards.

- B. 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 proposal conforms to this requirement. The proposed parking lot will not have any significant adverse impacts on the above criteria. The parking lot is being provided to avoid negative impacts of parking demand generated by the new trail, Downtown Park, and other foreseen community events.
- C. The temporary use will not be materially detrimental to the surrounding uses in terms of traffic, noise, and other external effects. The proposal conforms to this requirement. The proposed parking lot will not be a generator of traffic, noise or other external effects, by itself.

CONDITIONS OF APPROVAL

II. GENERAL CONDITIONS, RZC 21.46.030 (B)

The Technical Committee finds that the proposal complies or, with conditions, is capable of complying with the General Conditions under RZC 21.46.030 (B). Details follow:

- A. A temporary use conducted in a parking facility shall not occupy or remove from availability more than 25 percent of the spaces required for the permanent use. Not applicable
- B. Each site occupied by a temporary use must provide or have available sufficient parking and vehicular maneuvering area for customers. Such parking need not comply with RZC 21.40.010(G) "PARKING" but must provide safe and efficient interior circulation and ingress and egress to and from public right- of-ways. Not Applicable. This temporary use is a parking lot.
- C. The temporary use shall comply with all applicable standards of the Seattle-King County Health Department. Not applicable.
- D. No temporary use shall occupy or use public parks in any manner unless specifically approved by the Parks Department. Not applicable.
- E. All temporary uses shall obtain, prior to occupancy of the site, all applicable City of Redmond permits, licenses, and other approvals (i.e., Business License, Building Permit, Administrative Approvals, etc.). This project complies with this requirement.
- F. The applicant for temporary use shall supply written authorization from the owner of the property on which the temporary use is located. This project conforms to this requirement. The applicant (City of Redmond) is also the owner of the property.
- G. Each site occupied by a temporary use shall be left free of debris, litter, or other evidence of the temporary use upon completion or removal of the use. This project shall be required to conform to this condition.
- H. All materials, structures and products related to the temporary use must be removed from the premises between days of operation on the site, provided that materials, structures and products related to the temporary use may be left on site overnight between consecutive days of operation. By virtue of having been in consistent operation prior to the existence of this ordinance the open air craft and farmer's market operation, commonly known as the Saturday Market, shall be allowed to store structures on-site between weekend activity of the Market. However, such structures must be reviewed by the Director annually and permission to leave them in place between market sessions may be denied if they become a visual blight, safety, or health problem. They shall be removed at the end of the permit period. Not applicable. This is a parking lot.

 Additional conditions may be established as necessary to ensure land use compatibility and to minimize potential impacts on nearby uses. These include, but are not limited to, time and frequency of operation, temporary arrangements for parking and traffic circulation, requirement for screening or enclosure, and guarantees for site restoration and cleanup following temporary uses. No additional conditions are recommended.

SITE SPECIFIC CONDITIONS OF APPROVAL

I. Planning

Review: Gary Lee, Senior Planner

Phone: 425/556-2418 Email: glee@redmond.gov

- A. Landscape Screening and Parking Lot Landscaping Requirements
 - 1. The requirement of interior parking lot trees is waived with the installation of trees as generally shown in Exhibit A.
- II. Public Works Water and Sewer

Reviewer: Jim Streit Phone: 425/556-2844

Email: jstreit@redmond.gov

- A. Water and Sewer Connection Fees: Water and Sewer connection fees typically required of new development is deferred until the development of a building or facility needing service from these utilities is constructed. This temporary parking lot will not be connecting to these utilities.
- III. Public Works Transportation and Engineering

Reviewer: Kurt Seemann, Senior Engineer

Phone: 425/556-2881

Email: kseemann@redmond.gov

A. Access requirements: The access to the parking lot shall be through the existing driveway as shown. No additional access points will be allowed.

EXHIBIT 6 Page 2 of 3

IV. Public Works - Stormwater/Clearing and Grading

Reviewer: Lisa Rigg, P.E., Senior Engineer

Phone:

425/556-2758

Email:

lrigg@redmond.gov

A. Water Quantity Control

- 1. Stormwater from the improvements will be directed to a trunkline constructed by the City of Redmond that will convey the 50-year storm flow to the Sammamish River. The applicant shall pay a fee-in-lieu of detention for all new impervious areas.
- 2. The applicant will construct all necessary conveyance on-site and to connect to the City storm system. (Code Authority: RMC 15.24.080(2) (d))

B. Water Quality Control

1. Quality control for pollution generating areas will be provided by a regional facility constructed off-site by the City of Redmond. No on-site treatment is required; instead the applicant shall pay a fee-in-lieu of water quality to the City.

(Code Authority: RMC 15.24.080(2) (d))

C. Regional Capital Facilities Charge: A Regional Capital Facilities Charge applies to this project, located in the Downtown Sub-basin. In addition, the project is subject to the Citywide Capital Facilities Charge. Please see the Public Works Development Fee sheet for current fee information.

(Code Authority: RMC 13.20.045 (Downtown))