

CITY OF REDMOND  
ORDINANCE NO. 2608 (AM)

AN ORDINANCE OF THE CITY OF REDMOND,  
WASHINGTON, MODIFYING AND ADOPTING THE  
HEARING EXAMINER'S MAY 31, 2011,  
RECOMMENDATION TO APPROVE WITH CONDITIONS THE  
REDMOND HIGH SCHOOL CONDITIONAL USE PERMIT  
(FILE L110091), AND ESTABLISHING AN EFFECTIVE  
DATE

---

WHEREAS, the Lake Washington School District, herein referred to as applicant, submitted a conditional use permit application to allow an expansion of the Redmond High School involving two new buildings, three new portable classroom structures, additional parking and other landscape and site improvements at 17272 NE 104<sup>th</sup> Street; and

WHEREAS, a conditional use permit is a Type IV permit decision; and

WHEREAS, the Redmond Community Development Guide authorizes the Hearing Examiner to conduct an open record hearing for the conditional use permit and make a recommendation with findings of fact, conclusions of law, and conditions of approval for the conditional use permit to the City Council for consideration; and

WHEREAS, on May 16, 2011, the Hearing Examiner conducted an open record hearing to receive and review the application record and to hear verbal testimony relative to the Conditional Use

Permit for the Redmond High School Expansion proposal (File L110091); and

WHEREAS, on May 31, 2011, the Hearing Examiner recommended approval of the Redmond High School Expansion Conditional Use Permit (File L110091) subject to conditions; and

WHEREAS, the Redmond City Council considered the Hearing Examiner's recommendation in a closed record proceeding on July 19, 2011, and determined to adopt the recommendation with the modifications as set forth in this ordinance.

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 Hearing Examiner's recommendation, the City Council hereby adopts the findings, analysis, and conclusions in the Hearing Examiner's recommendation for the Redmond High School Expansion proposal dated May 31, 2011, supplemented with the following:

1. The Hearing Examiner's Finding 16 indicates that Planning Staff recommended a condition of approval requiring the Lake Washington School District to develop an event parking management plan that incorporates off-site event parking by formalized agreement with area schools, churches, and potentially the adjacent public park. Condition 5(c) on page 16

of the Hearing Examiner's Findings, Conclusions, and Recommendation requires an event parking management plan but does not include the language concerning formalized off-site parking agreements. Condition 5(c) should be amended to include this language.

2. Event parking is not the only parking impact stemming the proposal. The parking demand study for the proposal and the testimony presented at the hearing indicate that off-site parking associated with the daily operation of the high school continues to impact the surrounding residential neighborhood. The proposal will reduce the existing on-site student parking spaces by 22, which will add to the severity of the current problem. In order to mitigate the parking impacts of the proposal, the parking management plan required by Condition 5(c) should include the same language concerning formal off-site parking agreements for daily parking as it will for event parking as provided above.

3. The Hearing Examiner's Finding 28 states the requirements for an updated transportation management program (TMP) that will minimize future parking and traffic impacts. Condition 5(b) on page 16 of the Hearing Examiner's Findings, Conclusions, and Recommendation requires development and approval of the updated TMP but does not contain the

requirements set forth in Finding 28. The condition should be amended to include the requirements.

Section 2.      Approval. The City Council hereby approves the Redmond High School Expansion proposal, subject to the conditions of approval identified in the Hearing Examiner's recommendation dated May 31, 2011, with the modifications to Conditions 5(b) and (c) attached to this ordinance as Exhibit 1.

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 26<sup>th</sup> day of JULY,  
2011.

CITY OF REDMOND

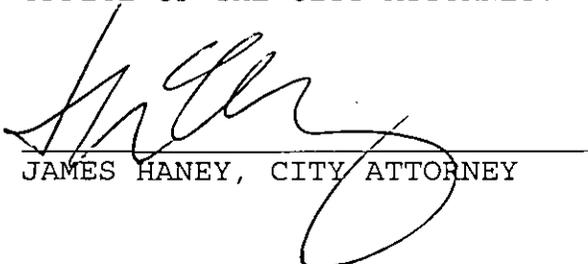
  
\_\_\_\_\_  
JOHN MARCHIONE, MAYOR

ATTEST:

  
\_\_\_\_\_  
MICHELLE M. MCGEHEE, CMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY:

  
\_\_\_\_\_  
JAMES HANEY, CITY ATTORNEY

FILED WITH THE CITY CLERK: July 13, 2011  
FIRST PRESENTATION: July 19, 2011  
POSTPONED TO: July 26, 2011  
AMENDED BY THE CITY COUNCIL: July 19, 2011 and July 26, 2011  
PASSED BY THE CITY COUNCIL: July 26, 2011  
SIGNED BY THE MAYOR: July 26, 2011  
PUBLISHED: August 1, 2011  
EFFECTIVE DATE: August 8, 2011  
ORDINANCE NO. 2608 (AM)

APPROVED (6-1): YES: Allen, Carson, Margeson, Myers, Stilin and Vache  
NO: Cole

EXHIBIT 1

Redmond High School Expansion -- Conditional Use Permit

Revised Conditions of Approval

**5(b) Transportation Management Program**

To mitigate future parking and traffic impacts, the Lake Washington School District shall update its Transportation Management Program (TMP) for the high school, establishing the goal and measurement that will be used to ensure that parking demand meets the on-site parking supply. The TMP shall include specific actions the District will take to actively implement and maintain a program to achieve this goal on a continuous basis. Actions may include options such as parking pricing, commuter clubs for both staff and students, or similar actions that support effective balance of parking demand and supply. The TMP shall also contain at least two contingency measures that shall be implemented if the goal is not met or maintained for two consecutive years. The TMP shall be approved by the City's Transportation Demand Management Division prior to the issuance of any building permits for the project.

**5(c) Event Parking Management Program**

The Lake Washington School District shall submit an Event Parking Management Plan for the purpose of reducing the impact of overflow event parking on adjacent residential neighborhoods. Such a plan shall seek to increase any available opportunities for event parking at off-site locations within the immediate vicinity of the high school through pursuing formalized agreements with area schools, churches, and potentially the adjacent City park property. The Plan shall also consider the provision of shuttle service from off-site locations to the high school for events, as well as other measures that will improve circulation and safety for vehicles and pedestrians traveling to the school for events. The Event Parking Management Plan shall be incorporated as an addendum to the required Transportation Management Program for the High School and approved by the Planning Department prior to the issuance of any building permits for the project.