

CITY OF REDMOND, WASHINGTON

RESOLUTION NO. 187

A RESOLUTION, granting Conditional Use Petition No. 7 to construct and operate a pitch and putt golf course in an area zoned as Agriculture (A).

WHEREAS, Conditional Use Petition No. 7 was filed June 22, 1967 by Frank Yoshitake, requesting permission to use the property therein described for a pitch and putt golf course; and

WHEREAS, the Planning Commission duly held a public hearing on said Petition on August 2, 1967 and thereafter recommended to the City Council that the Petition be granted and the City Council has duly considered the Petition and the recommendations of the Planning Commission and deems it in the public interest and for the public welfare that the Petition be granted, Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, as follows:

Section 1. That Conditional Use Petition No. 7, filed June 22, 1967, by Frank Yoshitake, to use the following described property for pitch and putt golf course as a conditional use under the Redmond Zoning Plan adopted under Ordinance No. 310 is hereby granted and approved, subject to the conditions of this Resolution. The subject property is described as follows:

(A) That portion of Government lots 3 and 4, Section 6, Township 25 north, Range 6 east, W.M., in King County, Washington described as follows:

Beginning at a point on the north line of said section, 1203 feet east of the northwest corner thereof; thence east 284 feet, more or less, to a point 1106 feet west of the north quarter corner of said section 6; thence south 7°04' east (magnetic) 463.5 feet; thence north 66° east (magnetic) 325 feet, more or less, to the westerly boundary of Redmond-Bear Creek Road Survey No. 1067F; thence southwesterly along said westerly boundary 770 feet, more or less, to a point from which the true point of beginning bears north 23°12' west (magnetic); thence north 23°12' west (magnetic) 1150 feet, more or less, to the point of beginning (which point is marked by an iron pipe); EXCEPT that portion thereof condemned in United States District Court Cause No. 4174 for Military Reservation.

(B) That portion of Government lot 3 in section 6, Township 25 north, Range 6 east, W.M., in King County, Washington,

described as follows:

Beginning at the quarter corner of the north side of said section 6; thence west along section line, 710 feet to the true point of beginning; thence south 18°15' west 347.4 feet along County road; thence west parallel to section line 396 feet; thence north 18°15' east 347.4 feet; thence east 396 feet to the true point of beginning; EXCEPT right of way for Redmond-Bear Creek Road heretofore conveyed to King County by auditor's file No. 2492513; AND EXCEPT that portion thereof described as follows: Beginning at the intersection of the north line of said northwest quarter with the westerly line of said Redmond-Bear Creek Road; thence north 86°50'42" west, along the north line of said section 6, a distance of 319 feet; thence south 1°09'44" west 29 feet; thence easterly to a point on the westerly line of said Redmond-Bear Creek Road, which bears south 18°15' 00" west 15 feet from the point of beginning; thence north 18°15'00" east 15 feet to the point of beginning; AND EXCEPT portion described as follows: Beginning at the southeast corner of the above described excepted portion; thence westerly along the southerly line of said excepted portion 130 feet; thence southerly at right angles to said southerly line 130 feet; thence easterly parallel with the southerly line of said excepted portion to the westerly line of the said Redmond-Bear Creek Road; thence north 18°15' east along said westerly line to the point of beginning.

(C) East 345 feet of the west 1203 feet of Government lot 4, Section 6, Township 25 north, Range 6 east, W.M., in King County, Washington, EXCEPT the north 100 feet and EXCEPT the south 660 feet thereof condemned by the United States of America by United States District Court No. 4174.

Section 2. That the conditional use herein granted shall be subject to the following requirements and conditions:


- a. Sightscreening shall be required along all property lines by horticultural plantings in accordance with Section 26.6.3 of Ordinance No. 310.
- b. Adequate off-street parking to serve the needs of patrons of the golf course shall be required in accordance with Ordinance No. 310. A parking layout drawing, showing parking by patrons, shall be submitted for approval by the Planning Director. The parking facility shall be installed in accordance with the approved layout and design prior to occupancy permission being granted.
- c. Adequate rest room facilities for patron use shall be installed separately from the existing residence. Plans shall be submitted for approval and the facilities shall be constructed prior to occupancy permission being granted.

- d. Use shall be restricted to daylight hours. No outdoor illumination of the course itself shall be permitted.
- e. All structures shall conform in all respects to the requirements of the building and construction codes of the City of Redmond.

Section 3. The conditional use hereby granted shall be subject to review by the City Council in the event any of the requirements of this Resolution or Chapter 41 of Ordinance No. 310 are not met or in the event the underlying zoning should be rezoned to a land use district not permitting such conditional use. The City Council, in its discretion, may revoke or modify the conditional use herein granted upon such review, after giving the owners and users of the subject property an opportunity to be heard.

PASSED by the Council of the City of Redmond, Washington at a regular meeting thereof, and APPROVED by the Mayor this 22nd day of August, 1967.

CITY OF REDMOND


MAYOR

ATTEST:


ACTING CITY CLERK

APPROVED AS TO FORM:


CITY ATTORNEY