

CITY OF REDMOND, WASHINGTON

RESOLUTION NO. 207

A RESOLUTION, granting Conditional Use Petition No. 10 to construct and operate a church complex in an area zoned as Single Family Residential RS-12.

WHEREAS, Conditional Use Petition No. 10, filed October 22, 1968 by Sherwood Forest Baptist Church, requests permission to use the property therein described for a church complex as a conditional use within an area zoned and classified as Single Family Residential RS-12 land use district; and

WHEREAS, the Planning Commission duly held a public hearing on said petition on November 6, 1968 and thereafter recommended to the City Council that the Petition be granted subject to certain conditions, 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. 10, filed October 22, 1968 by Sherwood Forest Baptist Church, to use the following described property for a church complex as a conditional use under the Redmond Zoning Plan adopted under Ordinance No. 310 within an area zoned and classified as Single Family Residential RS-12 land use district is hereby granted and approved, subject to the conditions of this Resolution. The subject property is described as follows:

In section 25, township 25 north, range 5 east W.M.:
The north 525.42 feet of that portion of the northeast quarter of said section 25 lying south of the north 30 feet of said northeast quarter of section 25 and lying westerly of the right of way of 173rd Avenue N.E., LESS the west 114 feet of the north 270 feet of said north 525.42 feet of the portion described above. Situated in the City of Redmond, King County, Washington.

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

1. The setback from street property lines for all buildings, both in the first phase and in succeeding phases shall be not less than 30 feet.
2. No parking provisions shall be placed less than 20 feet from any street property line.
3. The maximum building height shall be 25 feet, except for a spire.
4. There shall be sight screening, either by fence or by horticultural plantings along all interior property lines.
5. All potential sight obstructions to vehicular traffic shall comply as a minimum with the sight clearance requirements of Ordinance No. 310.
6. The church building and related complex shall have a water

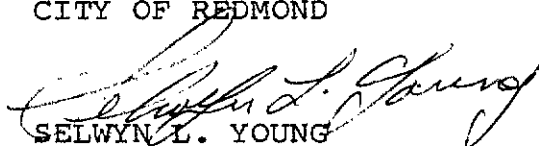
service metered separately from the water service to a house presently on the northend of the property.

7. The north ten feet of the property described in section 1 of this Resolution (adjoining N.E. 24th Street on the south) shall be dedicated to the City of Redmond for road purposes.

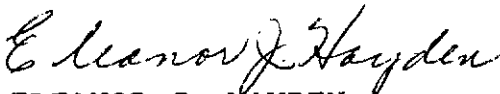
Section 3. The conditional use hereby granted shall be subject to review by the City Council in the event any of the requirements of this Resolution or Chapter 41 of Ordinance No. 310 are not met.. The City Council, in its discretion, may revoke or modify the conditional use herein granted upon such 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 19 day of November, 1968.

CITY OF REDMOND


SELWYN L. YOUNG
MAYOR

ATTEST:


ELEANOR J. HAYDEN
CITY CLERK

APPROVED AS TO FORM:


JOHN D. LAWSON
CITY ATTORNEY