

RESOLUTION NO. 256

A RESOLUTION, relating to zoning; and granting Special Use Petition No. 3 to authorize the use of the property therein described for a television signal reception tower and equipment building.

WHEREAS, Special Use Petition No. 1 was filed February 14, 1967, by Vista Television Cable, Inc., owners of the property therein described, requesting permission under Chapter 42 (Special Use) of Ordinance No. 310, to replace an existing wood pole and to construct and operate two steel television signal reception towers upon property within a RS-12 Use Zone District; and

WHEREAS, it has been determined that the proposed use is not a use otherwise permitted by Ordinance No. 310 and would qualify for consideration under the provisions set forth in Chapter 42 of Ordinance No. 310 as a special use; and

WHEREAS, a public hearing on said Petition was duly held before the Planning Commission on August 5, 1970, and its findings together with a recommendation that said Petition be granted was duly forwarded to the City Council; and

WHEREAS, the City Council has considered the request contained in said Petition and the recommendations of the Planning Commission and deems it in the best interests of the citizens of Redmond and for the public welfare and in keeping with the objectives of the Comprehensive Plan and Chapter 42 of Ordinance No. 310 that said Petition be granted, NOW,

THEREFORE,

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

Section 1. That Special Use Petition No. 3 is hereby granted and petitioners are hereby granted permission to replace an

existing wood pole and to construct and operate two steel television signal reception towers upon the following described real property, to wit:

The west 1½ acres (approximately 375 feet) of the north 2 acres of the portion of the north half of the south half of the northwest quarter of the northeast quarter lying westerly of King County Road No. 1547; together with the north 25 feet of that portion of the south half of the northwest quarter of the northeast quarter lying westerly of King County Road No. 1547; all in section 25, township 25 north, range 5 east, W.M.

Situated in the City of Redmond, King County, Washington.

and that a permit shall be issued for such use and purpose, subject, however, to the conditions and terms of this Resolution.

Section 2. All structural improvements shall be made under the supervision of the City Building Department and shall be limited to the following:

Two (2) steel antenna towers, with the total height not to exceed ninety (90) feet above ground level;

Together with a single-story equipment building, as an accessory structure to serve the needs of the television signal reception and distribution system itself, with no general office facilities or other use permitted, as authorized by Resolution No. 183;

with such structures to be located not less than fifty (50) feet from any property line of the above described property.

Provisions of the Redmond Building Code relating to commercial improvements shall be applied and followed to the extent possible, and the provisions of the Redmond Zoning Plan (Ordinance No. 310) relating to sight screening (Secs. 26.6.3 and 26.6.4), fences (Sec. 26.8.3), and parking (Chap. 24) shall be applied. A Building Permit, with the applicable permit fees paid, shall be required for any structural improvements. In supervising the construction of improvements, the Building Official shall give consideration to the protection of surrounding uses and the protection of the public peace and safety.

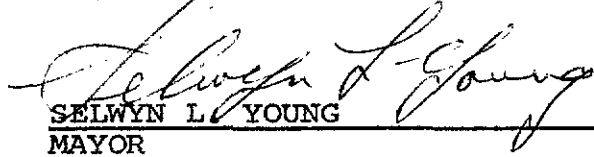
Section 3. No other use than that permitted by this Resolution, Resolution No. 183, and the existing zoning of the property shall be allowed, and the provisions of Sec. 42.3.2, Chap. 42, Ord. 310, shall be applied upon any abandonment of use. A Special Use Petition will be required for any enlargement or change in the use or structures authorized by this Resolution and Resolution No. 183.

Section 4. This Petition is granted upon the express condition that the petitioner shall file with the City Clerk a written acceptance of the terms and conditions of this Resolution within thirty (30) days after its adoption.

Section 5. This Resolution shall take effect immediately upon its passage and approval, subject to the written acceptance of the petitioner required under Section 4 hereof.

PASSED by the Council of the City of Redmond, Washington, at a regular meeting thereof, and APPROVED by the Mayor this 1st day of September, 1970.

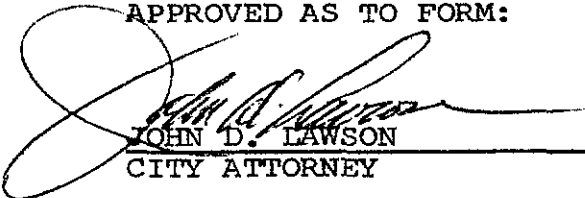
CITY OF REDMOND


SELWYN L. YOUNG
MAYOR

ATTEST:


ELEANOR J. HAYDEN
CITY CLERK

APPROVED AS TO FORM:


JOHN D. LAWSON
CITY ATTORNEY