

CITY OF REDMOND, WASHINGTON

RESOLUTION NO. 289

A RESOLUTION, relating to zoning and granting Conditional Use Petition No. 16 for an expansion of an existing nursing home in an area zoned as Multiple Family Residential No. 2 (RM-2) within the City of Redmond, Washington.

WHEREAS, Conditional Use Petition No. 16 was filed January 7, 1972, by Cascade Vista Convalescent Center, requesting permission to use the property therein described for structures and outdoor areas devoted to an expansion of an existing nursing home to provide additional facilities for intermediary care; and

WHEREAS, the Planning Commission duly held a public hearing on said Petition on February 2, 1972, and thereafter recommended to the City Council that the Petition be granted subject to certain conditions, restrictions and performance standards and the City Council has concurred and approved the recommendations of the Planning Commission and Planning Director, Now, Therefore,

THE CITY COUNCIL OF THE CITY OF REDMOND DO RESOLVE AS FOLLOWS:

Section 1. Approval granted. Conditional Use Petition No. 16 filed January 7, 1972, by Cascade Vista Convalescent Center, to use the following-described property for the expansion of an existing nursing home to provide for a 175-bed intermediate care facility as a conditional use under the Redmond Zoning Plan in an area zoned and classified as Multiple Family Residential No. 2 (RM-2) is hereby granted and approved, subject to the conditions and provisions of this resolution.

Section 2. Property description. The real property included in C.U.P. #16 is described as follows:

That portion of the southeast quarter of the southwest quarter of Section 2, Township 25 North, Range 5 E.W.M., in King County, Washington, and of the northeast quarter of the northwest quarter of Section 11, Township 25 North, Range 5 E.W.M., lying easterly of Willows Road, north-easterly of Redmond Way, southwesterly of the Northern Pacific Railroad right of way and north-westerly of the following described line:  
Beginning at the northwest corner of said Section 11; thence south 88°06'37" east along the section line common to Sections 2 and 11 a distance of 1873.72 feet; thence south 46°23'23" west 158.22 feet to the northeasterly margin of Redmond Way and the true point of beginning of this line; thence north 46°23'23" east 400.25 feet to the southwesterly margin of the Northern Pacific Railroad right of way and the terminus of said line.

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

Section 3. General description of authorized use. The general description of the facilities and use authorized is as follows:

The conditional use concerns a proposed expansion of an existing nursing home and convalescent center by the addition of a 175-bed intermediary care

facility. The present structure is located on the east side of the Redmond-Kirkland Highway at 7900 Redmond-Kirkland Highway and lies between the highway and the Sammamish River. The proposed addition lies to the north of the present structure.

Section 4. Conditions of approval. The approval hereby given shall be subject to compliance with the following conditions, restrictions and performance standards:

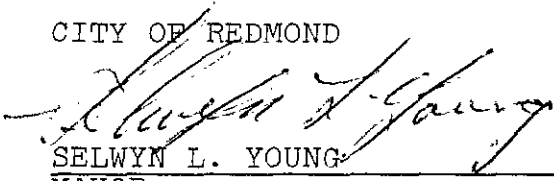
1. The site plan concept filed with Conditional Use Petition No. 16 shall be followed subject to necessary modifications to meet compliance with city standards regarding parking and circulation.
2. Provision shall be made for the dedication of an adequate street right-of-way at the north end of the property, to be deeded when required by the City for such purposes.
3. The slopes and lawn areas shall be landscaped with some trees being included in the scheme.
4. Final plans concerning traffic circulation, slope stabilization, site planning and utility provisions shall be subject to the approval of the Planning Department and Department of Public Works. All structures, parking areas, and utility connections shall comply in all respects with the applicable building and construction codes of the City.

Section 5. Duration of approval. This Resolution shall take effect immediately upon its passage and the conditional use herein approved shall continue in force subject to the provisions of Chapter 17.68 of the Redmond Municipal Code and continued compliance with the requirements and conditions of this Resolution.

Section 6. Approval subject to review. 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 17.68 of the Redmond Municipal Code 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 7th day of March, 1972.

CITY OF REDMOND

  
SELWYN L. YOUNG  
MAYOR

ATTEST:

  
ELEANOR J. HAYDEN  
CITY CLERK

APPROVED AS TO FORM:

  
JOHN D. LAWSON  
CITY ATTORNEY