

CITY OF REDMOND, WASHINGTON

RESOLUTION NO. 382

A RESOLUTION, relating to zoning and granting Conditional Use Petition No. 23 for an electrical substation (Evergreen Substation) in an area zoned as Single-Family Residential 9600 (RS 9.6).

WHEREAS, Conditional Use Petition No. 23 was filed on September 10, 1975, by Puget Sound Power & Light Company, requesting permission to use the property therein described for an electrical power substation; and

WHEREAS, the Planning Commission duly held a public hearing on said Petition on October 8, 1975, and thereafter recommended to the City Council that the Petition be granted subject to certain conditions and the City Council has considered the Petition and has determined the same should be granted, subject to conditions as stated herein; Now, Therefore,

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

Section 1. Approval granted. Conditional Use Petition No. 23, filed September 10, 1975, by Puget Sound Power & Light Company, to use the following described property for an electrical power substation as a conditional use under Title 17 of the Redmond Municipal Code in an area zoned and classified as Single-Family Residential 9600 (RS 9.6) 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. No. 23 is described as follows:

The west 165 feet of the south two acres of the east one-half of the southwest quarter of the southeast quarter of the southeast quarter of section 14, township 25 north, range 5 east, W.M., in King County, Washington, EXCEPT the south 30 feet for roads.

Situate 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 site for the facility is approximately .89 acres in size and is located on the north side of N.E. 40th Street between 158th Avenue N.E. and 162nd Avenue N.E. The facility to be constructed is an electrical power substation to maintain and improve electrical service in the area which lies near the Evergreen East site, a proposed major shopping center. At present the area is relatively undeveloped and adequate screening and landscaping measures will be necessary to insure a harmonious relationship with residential uses which may develop in the immediate area.

Section 4. Approval of plans and specifications. The facility approved under Conditional Use Petition No. 23 shall be developed in accordance with the plans, specifications and drawings received in connection with the Petition consisting of the following, provided the Director of Planning may authorize and approve minor modifications therein:

Site and Landscape Plan - PSP&L Drawing #D-2619
Site Plan - PSP&L Drawing #D-2605 (Sheet 1)
Site Details - PSP&L Drawing #D-2605 (Sheet 2)
Plot Plan - PSP&L Drawing #D-2615
Substation Assembly - PSP&L Drawing #2617
Fence Details as filed October 13, 1975.

Section 5. Conditions of approval. The approval hereby given shall be subject to compliance with the following conditions, restrictions and performance standards:

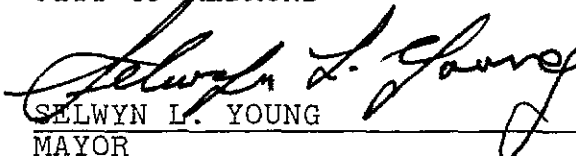
- (1) That the fence proposed be of a wood or masonry material with only those areas required for security reasons being chainlink. The chainlink portion shall not exceed twelve percent of the total lineal feet of fence.
- (2) That ten feet of additional right-of-way on N.E. 40th Street be dedicated to the City for proposed improvements.
- (3) That storm drainage be prevented from flowing out onto adjoining properties as found appropriate by the Department of Public Works.
- (4) That the landscape plan be amended to incorporate existing specimen trees and a greater density of significant screen plantings, subject to Planning Department approval.

Section 6. Duration of approval. This resolution shall take effect immediately upon its passage and the conditional use herein approved shall continue in force subject to provisions of Chapter 17.68 of the Redmond Municipal Code and continued compliance with the requirements and conditions of this resolution.

Section 7. 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 4 day of November, 1975.

CITY OF REDMOND


SELWYN L. YOUNG
MAYOR

ATTEST:


ELEANOR J. HAYDEN
CITY CLERK

APPROVED AS TO FORM:


JOHN D. LAWSON
CITY ATTORNEY