

CITY OF REDMOND, WASHINGTON

RESOLUTION NO. 400

A RESOLUTION, relating to zoning and granting Conditional Use Petition No. 25 for an addition to Assembly of God Church in an area zoned as Multiple Family Residential No. 1 (RM-1)

WHEREAS, Conditional Use Petition No. 25 was filed on March 16, 1976, by Assembly of God Church, requesting permission to construct an addition to an existing church facility on property therein described; and

WHEREAS, the Planning Commission duly held a public hearing on said Petition on May 26, 1976, 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. 25, filed March 16, 1976, by Assembly of God Church to construct an addition to an existing church facility on the property described in Section 2 as a conditional use under Title 17 of the Redmond Municipal Code in an area zoned and classified as Multiple Family Residential No. 1 (RM-1) 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. 25 is described as follows:

That portion of the north half of the north half of the southwest quarter of the northwest quarter of Section 1, Township 25 North, Range 5 East, W.M., in King County, Washington, lying easterly of the easterly margin of 166th Avenue NE; except the North 30.00 feet for road purposes, except the east 283.82 feet thereof.

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

The site for the existing church facility and proposed expansion is approximately 2.37 acres in size and is located at the southeast corner of 166th Avenue NE and NE 95th Street intersection. The proposed expansion to the existing church facility includes a gymnasium-auditorium, additional office and classroom spaces and supporting facilities. The proposed expansion as presented, appears to be in scale with the existing facilities and area, provided that transitional landscaping and/or screening is installed to assure minimal impacts on the abutting residential areas.

Section 4. Approval of plans and specifications. The addition approved under Conditional Use Petition No. 25 shall be made 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:

- Exhibit "A" - Elevations of the New Addition
- Exhibit "B" - Plot & Land Use Plan

Section 5. Conditions of approval. The proposed addition to the existing church facility shall be constructed in accordance with the plans and specifications referred to in Section 4 and in accordance with the construction and development codes of the City of Redmond. The approval of the existing temporary building now on the site shall be subject to the following requirements:

1. The applicant shall provide 156 parking stalls. The stall locations, traffic direction and exit and entrance locations shall be marked.
2. The final circulation and parking plan shall be approved by the Planning Department.
3. A final landscape plan for the site shall include:
 - (a) An eight (8) foot minimum width planting strip shall be established on the east and south property lines.
 - (b) Sight screening on the south property line shall include evergreen trees, a minimum of eight feet in height, and planted with spacings of approximately six (6) feet on center. Clustering of trees is encouraged.
4. The expanded parking area shall include a planting strip adjacent to 166th Avenue NE.
5. All efforts shall be made to retain existing trees on the site.
6. The structural addition's exterior color scheme shall be of a subdued earth tone type and non-reflective.
7. A performance bond shall be posted in the amount equal to the cost of the landscaping and stripping of parking lot as required by the conditions of approval.
8. Installation of curb, gutter and sidewalk on NE 95th Street in front of the property.
9. The residents of the area, the church and the Planning Department shall work together to establish an acceptable place for the Church bus parking area.

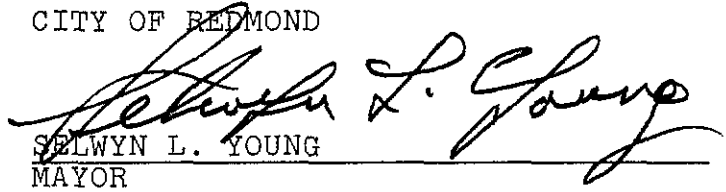
Section 6. Duration of approval. This resolution shall take effect immediately upon its passage and the conditional use herein approved shall continue in force subject to provisions of Chapter 17.68 of the

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 22nd day of June, 1976.

CITY OF REDMOND


SELWYN L. YOUNG
MAYOR

ATTEST:


DORIS A. SCHAIBLE
DEPUTY CITY CLERK

APPROVED AS TO FORM:


JOHN D. LAWSON
CITY ATTORNEY