

CITY OF REDMOND, WASHINGTON

RESOLUTION NO. 477

A RESOLUTION, relating to zoning and granting Conditional Use Petition No. 33 for expansion of a privately owned public utility building in an area zoned for residential use.

WHEREAS, Conditional Use Petition No. 33 was filed on July 11, 1978, by General Telephone Company of the N.W., Inc., requesting permission to use the property therein described for an expansion of an existing privately owned public utility equipment building; and

WHEREAS, the Planning Commission duly held a public hearing on said Petition on August 23, 1978, 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. 33, filed July 11, 1978, by General Telephone Company of the N.W., Inc., to use the following described property for an expansion (addition) to an existing privately owned public utility equipment building as a conditional use under Title 17 of the Redmond Municipal Code in an area zoned and classified as Single Family Residential 8400 (RS-8.4), 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. 33 is described as follows:

The south 1/2 of the north 1/2 of the southeast 1/4 of the northeast 1/4 of Section 10, Township 25 North, Range 5 East, W.M., except road.

Situate in County of King, State of Washington

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

The Conditional Use concerns an expansion (12,292 square feet) of an existing telephone equipment building and additional parking for 9 automobiles. The existing landscaping will be supplemented to help reduce the perceived scale of the building and mitigate any adverse effect upon the surrounding residential area. The new addition will be in style to relate to the character of the existing building and of the area.

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

1. Additional landscaping shall be provided on the north, south and east building areas.
2. The landscaping shall include native types of shrubs and trees (a minimum of 6 feet in height). This plan shall be approved by the Planning Department prior to building permit approval.
3. The north construction access shall be approved only as a temporary access and parking area. Restoration

of the area shall be required unless the access is approved as a permanent access by the Public Works Director.

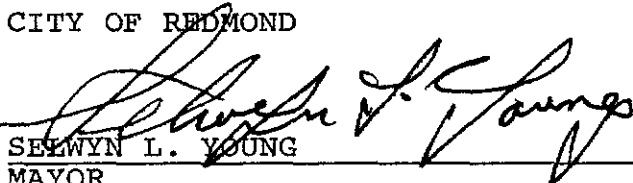
4. The north construction access shall only become permanent with the approval of the Public Works Director. The temporary parking lot and access, if vacated, shall be restored with landscaping upon completion of construction.

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 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 19th day of September, 1978.

CITY OF REDMOND


SELWYN L. YOUNG
MAYOR

ATTEST:


PAUL F. KUSAKABE
CITY CLERK

APPROVED AS TO FORM:


JOHN D. LAWSON
CITY ATTORNEY