

**ORIGINAL**

CITY OF REDMOND, WASHINGTON

RESOLUTION NO. 479

A RESOLUTION, relating to zoning and granting Conditional Use Petition No. 34 for an automobile service station in an area zoned as Commercial Industrial (C-I)

WHEREAS, Conditional Use Petition No. 34 was filed on September 1, 1978, by Joseph N. Jez, dba Redmond Tire & Wheel, requesting permission to use the property therein described for an automobile service station; and

WHEREAS, the Planning Commission duly held a public hearing on said Petition on October 11, 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. 34, filed September 1, 1978, by Joseph N. Jez, dba Redmond Tire & Wheel, to use the following described property for an automobile service station as a conditional use under Title 17 of the Redmond Municipal Code in an area zoned and classified as Commercial Industrial (C-I) 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. 31 is described as follows:

That portion of the southwest quarter of the northwest quarter of section 11, township 25 north, range 5 east, W.M., described as follows:

Beginning at the intersection of the centerline of the W. W. Easter Road with the centerline of State Sign Route 901; thence N. 46°14'28" E, 300 feet; thence S 43°45'32" E, 30 feet to the point of beginning; thence, continuing S 43°45'32" E, 150 feet; thence N 46°14'28" E, 188.80 feet; thence N. 39°29'16" W, 150.42 feet; thence S 46°14'28" W, 200 feet to the point of beginning.

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:

This concerns an application to reactivate an existing automobile service station structure and facilities as a conditional use. A previous Shell automobile service station had operated at this site for several years. Subsequent to the discontinuance of the use of this service station, automobile service stations were made a conditional use by Ordinance 549. The proposed use is intended to be for a short term until the applicant can find another suitable location for his business. Appropriate landscaping has been in existence and the approval of this application will be upon conditions appropriate for the temporary nature of the use.

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

I. Length of Permit

The Conditional Use Petition shall be valid for one year and with Council approval may be extended for one additional year. At the termination of the two-year period, the land use requirement, existing at that time, shall prevail.

II. Storm Drainage

A method for providing reasonable limits of safety regarding water quality shall be approved by the Public Works Department. This shall include provisions for handling normal and accidental spills, including the installation of oil separation devices in the existing catch basin(s).

III. Outdoor Storage

All items for sale, repair, or display which are outside the building shall be limited to the areas noted on the attached "A" exhibit. Tire displays north of the canopy shall have a solid side facing the street to reduce the visual impact and give it the appearance of a permanent fixture.

IV. Trash

Trash, refuse and dumpsters shall be stored or enclosed in a walled or fenced area.

IV. Signing

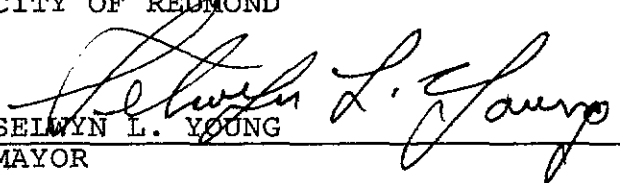
- A. One (1) Freestanding Sign:
  - 1. 25 square feet per sign face.
  - 2. Total signs are not to exceed 100 square feet.
  - 3. Maximum height equal to the setback up to 10 feet.
- B. Wall Signs:
  - 1. Either 15% of the wall to which attached or 30 square feet up to a maximum of 100 square whichever is larger.
  - 2. Maximum height shall be to top of wall or facade to which attached.
- C. Projecting Signs:
  - 1. Maximum area per sign face of 15 square feet.
  - 2. Total sign area not to exceed 30 square feet.
  - 3. Maximum height shall not exceed top of wall or facade to which attached.
- D. Fuel Price Signs:
  - 1. Fuel price signs must be permanently anchored to the ground or attached to a canopy or its supports.
  - 2. Sign area shall not exceed twelve (12) square feet.
  - 3. Not more than one such sign per street frontage is permitted.

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 in compliance with the requirements and conditions of this resolution.

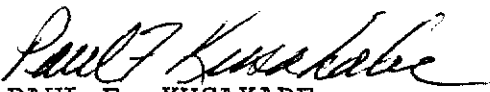
Section 6. Approval subject to review. The conditional use hereby granted shall be subject to review by the City Council in the event any of the requirements of this resolution or Chapter 17.68 of the Redmond Municipal Code are not met. The City Council, in its discretion, may revoke or modify the conditional 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 November, 1978.

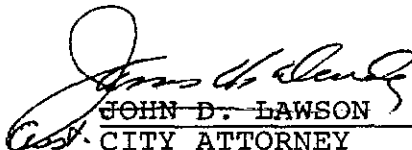
CITY OF REDMOND

  
SELWYN L. YOUNG  
MAYOR

ATTEST:

  
PAUL F. KUSAKABE  
CITY CLERK

APPROVED AS TO FORM:

  
JOHN D. LAWSON  
CITY ATTORNEY

