

ORIGINAL

CITY OF REDMOND, WASHINGTON

RESOLUTION NO. 480

A RESOLUTION, relating to zoning and granting Conditional Use Petition No. 32 for church facilities in an area zoned for residential use.

WHEREAS, Conditional Use Petition No. 32 was filed on June 12, 1978, by Church of Jesus Christ of Latter Day Saints, requesting permission to use the property therein described for church facilities.

WHEREAS, the Planning Commission duly held public hearings on said Petition on September 13, 1978, and September 27, 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. 32, filed June 12, 1978, by Church of Jesus Christ of Latter Day Saints, to use the following described property for a church and related purposes as a conditional use under Title 17 of the Redmond Municipal Code in an area zoned and classified as Single Family Residential 7200 (RS 7.2) 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. No. 32 is described as follows:

Tract A, East Firs, according to the plat thereof recorded in volume 100, pages 96 and 97 of Plats, in King County, Washington.

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 conditional use concerns construction of a church and related facilities at the northeast corner of N.E. 104th Street and 171st Avenue N.E., if extended north, for church and religious purposes, including the establishment of the Redmond Stake for various wards of the Church of Jesus Christ of the Latter Day Saints. The site consists of approximately four (4) acres in a single-family residential area near Hartman Park. The proposed 25,000 square foot church facility includes a gymnasium-auditorium, sanctuary, office, classroom spaces and supporting facilities. The structure appears to be in scale and of an architectural design appropriate for a church facility as a conditional use in a residential area, provided that transitional landscaping and screening is installed to assure minimal impacts on the abutting residential uses.

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

I. Streets and Utilities

A. The east 27 feet of Tract "A" of the recorded plat of East Firs shall be

dedicated to the City of Redmond for the extension of 172nd Avenue N.E.

- B. Half street improvements shall be provided on the west side of 172nd Avenue N.E. adjacent to the site. Street improvements shall include 22-foot wide asphalt street, concrete curb and gutter, concrete 5-foot sidewalk, storm sewers, street lights, street signs and other underground utilities and the east shoulder must be adequate for parking.
- C. Street improvements are required in 172nd Avenue N.E. from N.E. 104th Street to the north boundary of the site, including 22-foot asphalt pavement width and 4-foot gravel shoulders on both sides.
- D. A 5-foot asphalt walkway along N.E. 100th Street is required to connect 172nd Avenue N.E. to 171st Avenue N.E.
- E. An LID Covenant shall be signed for future street improvements to N.E. 100th Street.
- F. Installation of water and sanitary sewer utilities shall be in accordance with City of Redmond standards.
- G. Details of the street and utility improvements shall be shown on an engineering drawing, scale 1:50.

II. Storm Drainage

- A. A storm drainage study shall be conducted and the provisions made to maintain existing runoff rate. All data provided by the Applicant shall be reviewed and approved by the Public Works Department prior to construction.
- B. Total on-site retention of the storm water runoff using dry wells or similar facilities is acceptable, provided that the soil conditions are suitable for this use.
- C. Control of lot drainage, installation of a positive drain system is required. Downspouts, footing drains, yard drainage, etc., shall be shown to connect to a (piped/ditched) system. No splash blocks are allowed.

III. Clearing and Grading

- A. All cuts and fills shall be stabilized by seeding or other acceptable methods.
- B. Clearing of trees and grading shall be limited to those areas necessary for installation of walkways, utilities, building sites and parking lots.
- C. A clearing and grading plan shall be approved by the Public Works Department.

IV. Site Planning and Design

- A. An open fence shall be constructed along the west property line. The fence shall be constructed so as to avoid short-term

post deterioration. Additional solid fence sections shall be built on berms or elsewhere as required to screen lights, parking lot and reduce noise impact on adjacent residences.

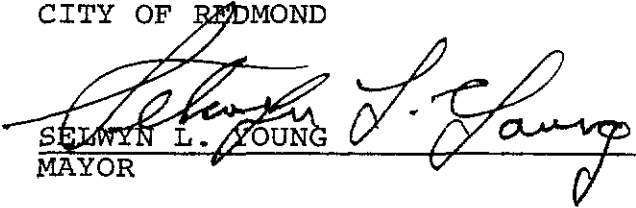
- B. The grading plan shall be modified to avoid damaging root systems to save as many trees as possible. This shall especially apply to the area west of the north parking lot and the southwest corner of the site.
- C. A complete landscape plan shall be provided at the time of building permit application. The plan shall include the use of a substantial amount of native shrubs and evergreen trees. Particular emphasis shall be placed on supplementing existing evergreen trees along the west property line. These trees shall be at least six to twelve feet in height.
- D. All construction traffic shall enter through 172nd Avenue N.E. from N.E. 104th.
- E. All residential site regulations of the zoning district shall apply, except for the following:
 - 1. The height of the primary structure shall be limited to 35 feet.
 - 2. The height of the spire shall be limited to 65 feet.
- F. An earth berm shall be located on the west side of the proposed building and parking area. The berm shall be designed to: 1) be at least 6 feet where possible, 2) avoid disruption of existing trees, and 3) be as natural appearing as possible. The berm shall be built and landscaped as one of the first phases of construction.
- G. The western buffer area shall be from 35-45 feet in width.
- H. The building shall be moved approximately five (5) feet to the east.
- I. A tree survey shall be provided to the City for the westerly 50 feet of the property.

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 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