

ORIGINAL

Special Development Permit No. SDP-79-1  
Puget Sound Power & Light Company

CITY OF REDMOND, WASHINGTON

RESOLUTION NO. 509

A RESOLUTION, relating to zoning and granting Special Development Permit No. SDP-79-1 for an unclassified use to expand an existing communications and operations facility in an area zoned for residential use.

WHEREAS, Special Development Application No. SDP-79-1 was filed on May 15, 1979, by Puget Sound Power & Light Company, requesting permission to use the property therein described for an unclassified use to expand an existing communications and operations facility in an area zoned as Suburban Residence District (R-4 and R-6); and

WHEREAS, the Planning Commission duly held a public hearing on said Petition on June 27, 1979, and thereafter recommended to the City Council that the Application be granted subject to certain conditions and the City Council has considered the Application 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. SEPA Determination. The Final Declaration of No Significant Impact was issued on January 5, 1979.

Section 2. Approval granted. Special Development Permit No. SDP-79-1, under application filed May 15, 1979, by Puget Sound Power & Light Company to use the following described property for an unclassified use to expand an existing communications and operations facility in an area zoned as Suburban Residence District (R-4 and R-6) as a special use under Section 20F.20.160 of the Community Development Guide in an area zoned and classified as Suburban Residence District (R-4 and R-6) is hereby granted and approved, subject to the conditions and provisions of this resolution.

Section 3. Property description. The real property included in SDP-79-1 is described as follows:

The west 540 feet of the south 600 feet of the north 630 feet of the northeast one quarter of the northwest one quarter of Section 10, Township 25 North, Range 5 East, W.M.

PARCEL B: That portion of the northwest one quarter of the northwest one quarter of Section 10, Township 25 North, Range 5 East, W.M., described as follows:

Beginning at a point which is North 89°09'30" East 1286.14 feet and South 0°22'19" east 30 feet from the northwest corner of said Section; thence south 0°21'28" east 304.68 feet; thence north 89°14'40" east 30.19, more or less, to the east line of said subdivision thence north along said east line 304 feet, more or less, to a point which bears north 89°09'30" east from the true point of beginning; thence south 89°98'30" west 30 feet, more or less, to the true point of beginning.

Situate in the City of Redmond, King County, Washington.

Section 4. General description of authorized use. The general description of the facilities and use authorized is as follows:

This application concerns the expansion of an existing major communications and operations facility in a residential area zoned as Suburban Residence District (R-4 and R-6) under the Community Development Guide. The use requested involves an unclassified use which is quasi public in nature and presently consist of sophisticated electrical distribution and load switching equipment housed in a non-obtrusive masonry building with appropriate landscaping. This station is known as the Eastside Switching Station. It is a manned facility and requires employees to come and go from their work assignments. It is not an office headquarters type of facility, however, and no outside vendors or representatives would form any significant traffic volume.

The expansion would involve approximately 24,000 square feet of building, three stories in height, which is compatable with the existing building. The addition's size is somewhat mitigated by large evergreen trees in the area. Its distance from existing residences and the size of the entire site to encompass this expansion, which ideally should be located outside a residential area, assist in its ability to mitigate conflicts and to blend with the residential area if sufficient care is taken in the landscaping of the project and monitoring of employee traffic flows.

Section 5. 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 Local Improvement District covenant shall be signed and recorded for future street and utility improvements to N.E. 80th Street.

II. STORM DRAINAGE

A. Provisions must be made to maintain the existing storm water runoff rate. All data provided by the applicant shall be reviewed and approved by the Public Works Department prior to construction.

B. 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. Clearing of trees and grading shall be limited for those areas necessary for installation of walkways, utilities, parking and building.

B. A clearing and grading plan shall be approved by the Public Works Department.

IV. SITE PLAN/DESIGN

A complete landscape plan shall be filed at the time of building permit application. The plan shall include:

1. Extensive use of earth berm shall be made on the north and west side of the parking lot. The berms shall be located to be as natural appearing as possible and avoid

removal or damaging existing trees.

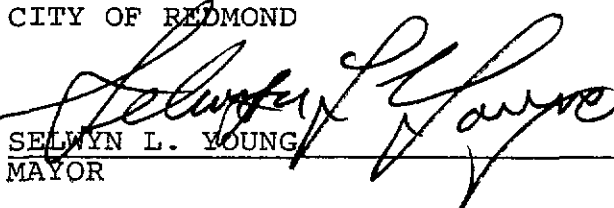
2. The berms and adjacent areas shall be landscaped in a manner to substantially screen the parking area from N.E. 80th Street and the residential area to the west.
3. Native evergreen trees, or comparable, shall be planted on the north, east and south sides of the building (unless solar heating is planned). Trees shall be at least 8 feet tall and full branched at the time of planting. These trees shall be located so as to partially screen the scale of the proposed structure.
4. The storage yard south of building shall be removed within a period of one year of approval.

Section 6. Duration of approval. This resolution shall take effect immediately upon its passage and the special use herein approved shall continue in force subject to provisions of Section 20F.20.160 of the Community Development Guide and continued in compliance with the requirements and conditions of this resolution.

Section 7. Approval subject to review. The special use hereby granted shall be subject to review by the City Council in the event any of the requirements of this resolution or Section 20F.20.160 of the Community Development Guide 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 16<sup>th</sup> day of October, 1979.

CITY OF REDMOND

  
SELWYN L. YOUNG  
MAYOR

ATTEST:

  
PAUL F. KUSAKABE  
CITY CLERK

APPROVED AS TO FORM:

  
JOHN D. LAWSON  
CITY ATTORNEY