

CITY OF REDMOND, WASHINGTON

RESOLUTION NO. 529

A RESOLUTION, relating to zoning and granting Special Development Permit No. SDP-79-10 for church facilities in an area zoned for residential use.

WHEREAS, Special Development Permit No. SDP-79-10 was filed on November 20, 1979, requesting permission to use the property therein described for church facilities.

WHEREAS, the Planning Commission duly held a public hearing on said Petition on February 27, 1980, 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. SEPA Determination. The Final Declaration of No Significant Impact was issued on December 27, 1979.

Section 2. Approval granted. Special Development Permit No. SDP-79-10, under application filed November 20, 1979, to use the following described property for a church and related purposes as a special use under Section 20F.20.160 of the Community Development Guide in an area zoned and classified as *Suburban Residence District (R6)*, is hereby granted and approved subject to the conditions and provisions of this resolution.

Section 3. Property description. The real property included in SDP-79-10 is described as follows:

The south 345 feet, as measured along the easterly boundary of that portion of the southwest quarter of the southwest quarter of Section 36, Township 26 North, Range 5 East, W.M. lying easterly of Perrigo Road No. 1808, (166th Avenue N.E.), less the south 30 feet for road, containing 126,734 sq. ft. or 2.909 acres.
Situate in the County of King, State of Washington.

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

The special use concerns construction of a church and related facilities at the northeast corner of 166th Avenue N.E. and N.E. 100th Street, for religious purposes. The site consists of approximately three (3) acres in a residential area (*Suburban Residence District (R6)*). The proposed 16,000 square foot church facility will be built in phases. The structures appear to be in scale and of an architectural design appropriate for a church facility as a special use in a residential area, provided the transitional landscaping and screening is installed to assure minimal impacts on the abutting residential uses.

Section 5. Conditions of approval. The approval hereby given shall be subject to compliance with the following conditions, restrictions and performance standards and be generally consistent with attachment "A" (site plan).

I. STREETS AND UTILITIES

- A. N.E. 100th Street - full half street improvements, including concrete sidewalk, concrete curb and gutter, asphalt paving and underground utilities shall be required.
- B. All driveways shall be installed per City of Redmond standards.
- C. The abandoned driveway on 166th Avenue N.E. shall be replaced with concrete curb and gutter and concrete sidewalk to match existing improvements.
- D. At the time of construction, additional on-site utility easements may be required to service adjacent properties.
- E. The road should be asphalted to a width of 25 feet with parking areas left in gravel or grass blocks to retain a more natural look. This should be approved by the Public Works Department.

II. STORM DRAINAGE

- A. A storm drainage study shall be conducted and provisions must be 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. A perforated storm drainage pipe, French drain sewer system, will be required behind the sidewalk lying in front of lots to intercept surface drainage. The location of the French drain sewer system shall be shown on the storm drainage plan.

III. CLEARING AND GRADING

- A. Clearing of trees and grading shall be limited to those areas necessary for installation of walkways, utilities, driveway/parking areas and building pad.
- B. A Clearing and Grading plan shall be approved by the Public Works Department, including a temporary erosion and sedimentation control plan.

IV. DESIGN

- A. Landscaping: All conifers shall have a minimum height of six (6) feet and be full branched.
- B. A landscaped buffer strip averaging 20 feet in width should be provided on the north and east property lines with supplemental understory plantings to screen parking. The shrubbery should be of a height that will screen automobiles but will permit a view into the open forested areas of the site. No fence should be required along these property lines.


- C. Although the required number of parking spaces (approximately 75) should be approved on the plan, the applicant should seek to use spaces on the school site in the future to reduce the need to use these spaces. Spaces which may not be needed if this agreement is reached should be designated on the plan.

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 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 special 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 1st day of April, 1980.

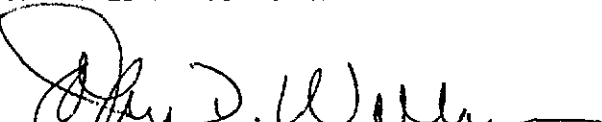
CITY OF REDMOND


MAYOR CHRISTINE T. HIMES

ATTEST/AUTHENTICATED:

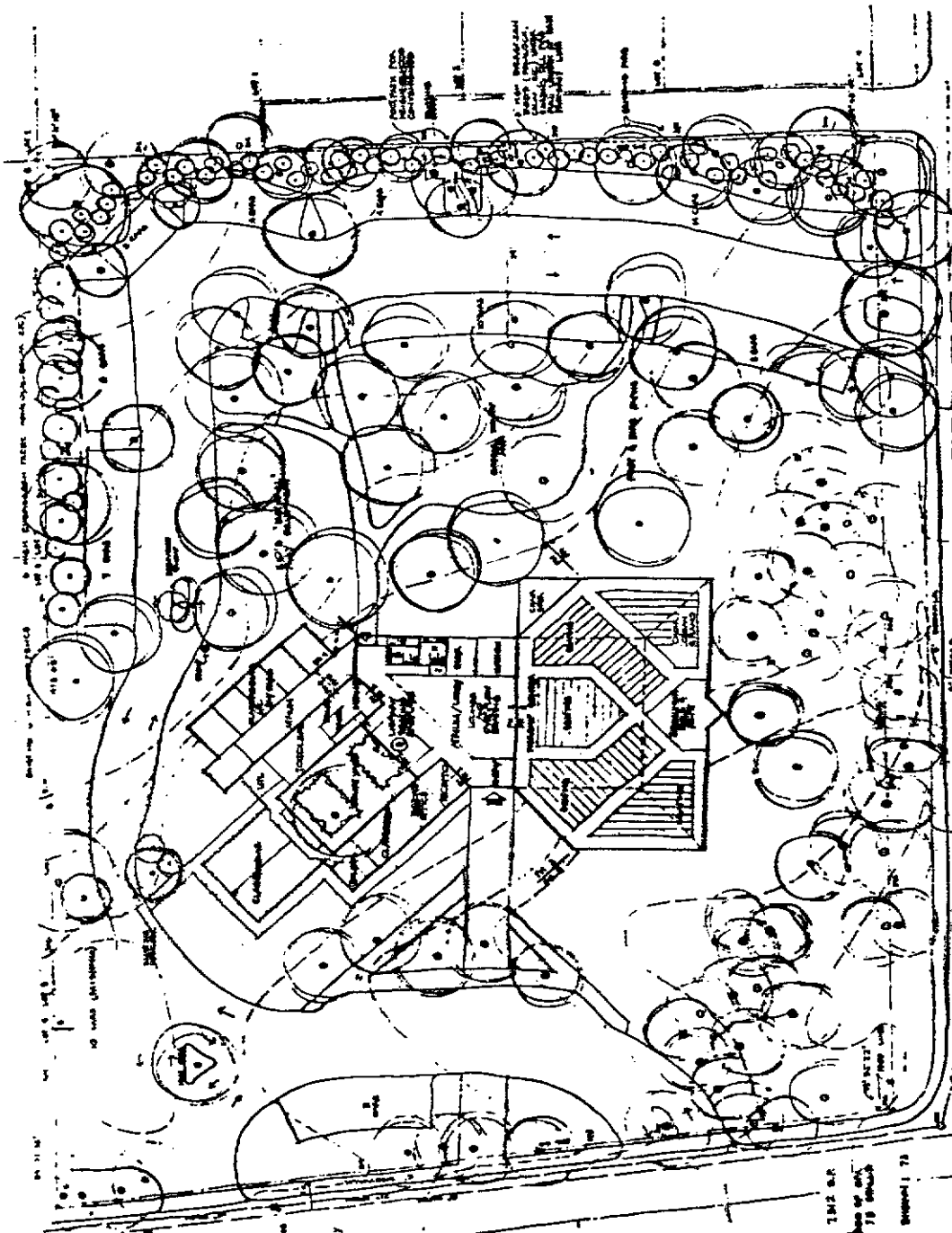

PAUL F. KUSAKABE, CITY CLERK

APPROVED AS TO FORM:


JOHN S. WALLACE, CITY ATTORNEY

Attachment "A"

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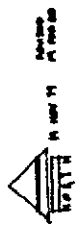


1. CHURCH BUILDING
 2. CHURCH STEEPLE
 3. CHURCH PORCH
 4. CHURCH ENTRANCE
 5. CHURCH OFFICE
 6. CHURCH RESTROOM
 7. CHURCH STORAGE
 8. CHURCH MECHANICAL
 9. CHURCH ELECTRICAL
 10. CHURCH PLUMBING
 11. CHURCH ROOFING
 12. CHURCH PAINTING
 13. CHURCH CARPETING
 14. CHURCH FURNITURE
 15. CHURCH LIGHTING
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MASTER PLAN SCHEMATIC
REDMOND UNITED CHURCH
 REDMOND, WASHINGTON



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 P.A.

Received 2/25/80