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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 3412

AN ORDINANCE approving the application of The Church of Jesus Christ of Latter-day Saints for the expansion of an existing conditional use located on the southeast corner of 148th Avenue S.E. and S.E. 28th Street, as recommended by the Hearing Examiner.

WHEREAS, The Church of Jesus Christ of Latter-day Saints has applied to the City for a conditional use for the expansion of an existing conditional use in order to construct two parking lots totaling 157 stalls, a guard house and a fenced landscape/storage work area containing a storage building and a small section of open, concrete bays for storing landscape soil located on the southeast corner of 148th Avenue S.E. and S.E. 28th Street; and

WHEREAS, on April 19, 1984, a public hearing was held thereon by the Hearing Examiner pursuant to notice required by law; and

WHEREAS, on May 29, 1984, the Hearing Examiner recommended approval of said conditional use and made and entered findings of fact and conclusions based thereon in support of his recommendation; and

WHEREAS, the City of Bellevue has complied with the requirements of the State Environmental Policy Act and the City Environmental Procedures Ordinance; now, therefore

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. The City Council adopts the findings of fact and conclusions made and entered by the Hearing Examiner in support of his recommendation to the Council in this matter as set forth in "Findings and Recommendation of the Hearing Examiner for the City of Bellevue, In the Matter of the Application of The Church of Jesus Christ of Latter-day Saints for a Conditional Use, File No. HE-D 82-3."

Section 2. The City Council hereby approves the conditional use application of The Church of Jesus Christ of Latter-day Saints for expansion of an existing conditional use located on the southeast corner of 148th Avenue S.E. and S.E. 28th Street, and more particularly described as follows:

That portion of the Southwest Quarter of the Northwest Quarter of Section 11, Township 24 North, Range 5 East, W.M., except a rectangular shaped parcel of land described as follows:

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Beginning at the Southwest corner of the Northwest Quarter of said section; thence South $88^{\circ}40'44''$ East 1,332.61 feet; thence North $01^{\circ}27'51''$ East 498.32 feet; thence North $89^{\circ}46'59''$ West 1,332.68 feet; thence South $01^{\circ}29'35''$ West 472.64 feet to the Southwest corner of the Northwest Quarter of said section and the true point of beginning of this exception;

ALSO except the West 220 feet of the North 180 feet of the Southwest Quarter of the Northwest Quarter of said Section;

ALSO except that right-of-way deeded to the Washington State Highway Department;

Together with Grantor's right of easement for road purposes over the following:

The North 30 feet of the East 70 feet of the following described parcel:

The West 220 feet of the North 180 feet of the Southwest Quarter of the Northwest Quarter of Section 11, Township 24 North, Range 5 East, W.M.;

Subject to: Easements of record as contained in Pioneer National Title Insurance Company Preliminary Commitment for title insurance, Order A-138802, dated July 25, 1975.

Provided this conditional use is conditioned on full compliance by the owner or owners of the property described herein, their heirs, assigns, grantees and successors in interest, with the terms and conditions of that certain Concomitant Agreement executed by The Corporation of the President of The Church of Jesus Christ of Latter-day Saints, which has been given Clerk's Receiving No. 9649, and which by this reference is fully incorporated herein.

Provided further that this approval of said conditional use is conditioned on full compliance by the owner or owners, developer and developers, and their heirs, assigns, grantees and successors in interest with the plans and attachments, conditions, commitments, reports and other documents relating to this conditional use, given Clerk's Receiving No. 9649, which are hereby by this reference fully incorporated herein.

Section 3. The conditional use granted herein is subject to all federal, state and local laws, rules and regulations, including but not limited to Bellevue Land Use Code Sections 20.30.875, 20.30.880 and 20.30.885.

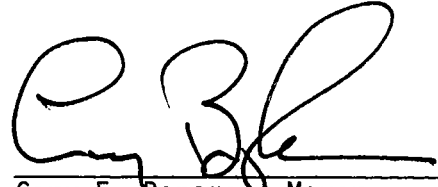
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Section 4. This ordinance shall take effect and be in force five days after its passage and legal publication.

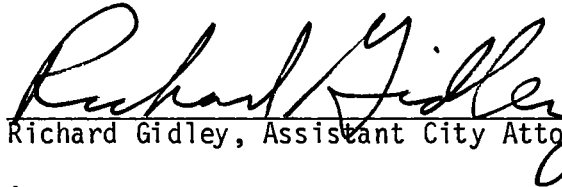
PASSED by the City Council this 4 day of September, 1984, and signed in authentication of its passage this 4 day of September, 1984.

(SEAL)

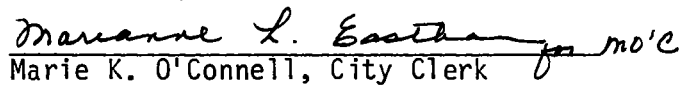

Cary E. Bozeman, Mayor

Approved as to form:

Richard L. Andrews, City Attorney


Richard L. Andrews, City Attorney

Attest:


Marie K. O'Connell, City Clerk

Published September 8, 1984