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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 3275

AN ORDINANCE approving the application of the Eton School to use an existing office building and expand that building for a private school located at 2701 Bellevue-Redmond Road, as recommended by the Hearing Examiner.

WHEREAS, the Eton School has applied to the City for a conditional use to use an existing office building and expand that building for a private school on the 1.53 acre site located at 2701 Bellevue-Redmond Road; and

WHEREAS, on February 10, 1983, a public hearing was held thereon by the Hearing Examiner pursuant to notice required by law; and

WHEREAS, on March 18, 1983, the Hearing Examiner recommended to the City Council approval of said conditional use and made and entered findings of fact and conclusions based thereon in support of his recommendation; and

WHEREAS, requests for reconsideration of the Hearing Examiner's recommendation of March 18, 1983, were filed by Sherwood Forest Community Club, Continental Pacific, Inc. and the City of Bellevue Storm and Surface Water Utility; and

WHEREAS, on April 19, 1983, the Hearing Examiner, after reviewing the record, issued his response to the requests for reconsideration and entered his Order Upon Reconsideration, which became a part of his previously entered recommendation of March 18, 1983; and

WHEREAS, the City Council concurs in the findings of fact and conclusions of the Hearing Examiner including his Order Upon Reconsideration; 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 based thereon 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" and "Order Upon Reconsideration of the Hearing Examiner for the City of Bellevue, In the Matter of the Application of The Eton School (Victor R. and Patricia Felton) For a Conditional Use, File No. HE-D 82-19."

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Section 2. The City Council hereby approves the conditional use application of the Eton School to use an existing office building and expand that building for a private school located at 2701 Bellevue-Redmond Road, and more particularly described as:

A portion of Tract 12 less the Southern 25 feet in Bellevue Gardens Third Addition as per plat recorded in Volume 21 of Plats, page 72 in the records of King County, Washington, described as follows: Beginning at the intersection of the southeastern margin of Bellevue-Redmond Road and the southern margin of N.E. 28th Street; thence easterly 81 feet along said margin; thence South 140 feet; thence West 30 feet; thence South 147 feet to the northern line of the Southern 25 feet of Tract 12; thence westerly along said line to the southeastern margin of Bellevue-Redmond Road; and thence northeasterly along said margin to the point of beginning.

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 Victor R. Felton and Patricia Felton, which has been given Clerk's Receiving No. 8530, 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. 8531, 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 be published by posting it in the three official posting places of the City, and shall take effect and be in force five days after the date of posting.

PASSED by the City Council this 18th day of July, 1983, and signed in authentication of its passage this 18th day of July, 1983.

(SEAL)

Roy A. Ferguson
Roy A. Ferguson, Mayor

Approved as to form:

Linda M. Youngs, City Attorney

Richard Gidley
Richard Gidley, Assistant City Attorney

Attest:

Marie K. O'Connell
Marie K. O'Connell, City Clerk

Published July 23, 1983