

0301c
1-14-85

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 3455

AN ORDINANCE approving the conditional use permit applications of Overlake Hospital to remodel a portion of the hospital's south wing in order to add a 1,123 square foot physical activity room; to construct a 10,200 square foot educational center within a portion of a parking garage; and to extend the existing emergency room entrance canopy at the hospital located at 1035 116th Avenue N.E.

WHEREAS, Overlake Hospital has applied to the City for conditional use permits to remodel a portion of the hospital's south wing in order to add a 1,123 square foot physical activity room; to construct a 10,200 square foot educational center within a portion of a parking garage; and to extend the existing emergency room entrance canopy at the hospital located at 1035 116th Avenue N.E.; and

WHEREAS, on December 13, 1984, a public hearing was held thereon by the Hearing Examiner pursuant to notice required by law; and

WHEREAS, on December 19, 1984, the Hearing Examiner recommended approval of said conditional use permit applications 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 Overlake Hospital for Three Conditional Use Permits, File Nos. HE-D 84-7, HE-D 84-17, HE-D 84-20."

Section 2. The City Council hereby approves the conditional use permit applications of Overlake Hospital to remodel a portion of the hospital's south wing in order to add a 1,123 square foot physical activity room; to construct a 10,200 square foot educational center within a portion of a parking garage; and to extend the existing emergency room entrance canopy at the hospital located at 1035 116th Avenue N.E., which property is more particularly described on Exhibit A attached hereto.

Provided these conditional use permits are 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 Overlake Memorial Hospital Association, which has been given Clerk's Receiving No. 10039 and which by this reference is fully incorporated herein.

Provided further that this approval of said conditional use permits 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 these applications, given Clerk's Receiving No. 10040 which are hereby by this reference fully incorporated herein.

Section 3. The conditional use permits granted herein are 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.

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 21st day of January 1985, and signed in authentication of its passage this 31st day of January 1985.

(SEAL)

Cary E. Bozeman
Cary E. Bozeman, Mayor

Approved as to form:

Richard L. Andrews, City Attorney

Richard Gidley
Richard Gidley, Assistant City Attorney

Attest:

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

Published January 26, 1985

EXHIBIT A

ORIGINAL

DESCRIPTION:

PARCEL A:

That portion of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 29, Township 25 North, Range 5 East, W.M., lying West of 116th Avenue Northeast and lying Southerly of a line described as follows:

Beginning at a point on the West line of 116th Avenue Northeast, 40.71 feet South of the North line of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of said Section 29; said point herein after referred to as "Point A"; thence South 0°53'53" West 10.0 feet to the true point of beginning of the line herein described; thence Northwesterly to a point which is South 76°45'51" West, 10.0 feet from said "Point A"; thence South 76°45'51" West 199.32 feet; thence South 63°37'10" West 165.90 feet; thence South 55°16'46" West 260.97 feet to the South line of said subdivision and the terminus of the line herein described;

Situate in the City of Bellevue, County of King, State of Washington.

PARCEL B:

That portion of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 29, Township 25 North, Range 5 East, W.M., which lies East of State Highway 405; EXCEPT the East 483.78 feet thereof;

Situate in the City of Bellevue, County of King, State of Washington.

PARCEL C:

The East 483.78 feet of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 29, Township 25 North, Range 5 East, W.M.;

EXCEPT the North 147.0 feet of the East 230.0 feet thereof;

AND EXCEPT the East 326.0 feet of that portion lying South of the North 147.0 feet thereof;

TOGETHER WITH an easement for ingress, egress and utilities over and under the South 40.0 feet of the North 164.0 feet of the East 326.0 feet of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 29, Township 25 North, Range 5 East, W.M.;

EXCEPT the North 23.0 feet of the West 96.0 feet thereof;

AND EXCEPT the East 130 feet thereof for 116th Avenue N.E.;

ALSO that portion of the following described property:

ORIGINAL

DESCRIPTION (continued):

The North 16.5 feet of the Northeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 29, Township 25 North, Range 5 East, W.M., lying East of State Highway 405;

EXCEPT the West 146.0 feet of the East 326.0 feet thereof;
ALSO EXCEPT the East 155.0 feet thereof;

Situate in the City of Bellevue, County of King, State of Washington.

PARCEL D:

That portion of the North 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 29, Township 25 North, Range 5 East, W.M., lying East of the East line of Secondary State Highway No. 2-A;
EXCEPT the East 155.00 feet thereof;
AND EXCEPT the North 16.50 feet thereof;

TOGETHER WITH a 40.00 foot driveway, the centerline of which is described as follows:

Beginning at a point on the East line of the above described tract North $00^{\circ}59'58''$ East 333.00 feet from the true point of beginning of above described tract;
thence South $88^{\circ}10'42''$ East 125.00 feet to the West line of 116th Avenue Northeast;

AND TOGETHER WITH a 20.00 foot driveway, the centerline of which is described as follows:

Beginning at a point on the East line of the above described tract of land North $00^{\circ}59'58''$ East 10.00 feet from the true point of beginning of the above described tract;
thence South $88^{\circ}10'42''$ East 125.00 feet to the West line of 116th Avenue Northeast;

Situate in the City of Bellevue, County of King, State of Washington.

PARCEL E:

The South 10 feet of the North 313.5 feet of the West 125 feet of the East 155 feet of the Northeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 29, Township 25 North, Range 5 East, W.M.;

Situate in the City of Bellevue, County of King, State of Washington.