

CITY OF REDMOND, WASHINGTON

RESOLUTION NO. 211

A RESOLUTION, relating to zoning and approving the final plan of Lagunita, Division No. 1, a residential Planned Development (PD-1-1) within the City of Redmond, Washington.

WHEREAS, a public hearing was held before the Planning Commission on September 13, 1967 to consider the preliminary plan for Lagunita, a residential Planned Development by Swanson, Dean and Connor Investment Company, designated PD-1 and submitted under Chapter 10, Ordinance 310, as amended by Ordinance 447, which Commission thereafter submitted its recommendations thereon to the City Council; and

WHEREAS, following approval of the preliminary plan by the City Council, an application was filed on April 11, 1968, for the approval of the final plan of Division No. 1 of said Planned Development, and the Council has examined the same and deems it in the public interest and for the public welfare and in harmony with the Comprehensive Plan for Redmond that the final plan for Lagunita, Division No. 1, designated PD-1-1 be approved; NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON as follows:

Section 1. Approval of Final Plan. The final plan for PD-1-1, known as Lagunita, Division No. 1, submitted on April 11, 1968, by J. W. Oldenburg and M. K. Whittaker, is hereby approved, subject to the conditions and provisions of this Resolution.

Section 2. Property Description. The real property comprising Planned Development PD-1-1 is described as follows:

In section 10, township 25 north, range 5 east W.M.:

Beginning at the southeast corner of the southwest quarter of said section 10;

THENCE north 87°38'13" west along the south line of said southwest quarter 30 feet to the true point of beginning;

THENCE north 01°31'27" east along a line parallel to the east line of said southwest quarter 1,550.00 feet;

THENCE south 82°55'39" west 1,292.16 feet to a point on the east line of lot 7, block 4, Bridle View as recorded in volume 74 of Plats, page 59, records of King County, Washington;

THENCE north 87°58'22" west 6.18 feet;

THENCE south 01°30'17" west along the east line of said plat of Bridle View 1,338.12 feet to the southwest corner of the east half of said southwest quarter of section 10;

THENCE south 87°38'13" east along the south line of said southwest quarter 1,283.50 feet to the true point of beginning.

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

Section 3. General Description of Planned Development. The general description of the Planned Development PD-1-1 and the improvements to be made is described as follows:

Lagunita, Division No. 1, designated PD-1-1, will be an all rental multiple family residential development with no children permitted between the ages of two and 15. There will be 349 dwelling units with from eight to 32 dwelling units per building with physical separation between buildings. The total area of the Planned Development 42.54 acres with a lake of 8.2 acres and 21.36 acres for use-in-common. There will be a recreation building containing an indoor-outdoor pool, a men's gymnasium and sauna, a woman's gymnasium and sauna, a bar, a clubroom, a meeting room, a lounge, and a billiard room. A laundry is in the same building. There will be outdoor tennis courts. There will also be an outdoor pool at the opposite side of the development from the recreation building. The major parking provisions will be under cover with some outdoor provision at intervals along the interior roads. All interior roads will be private with a guarded main entrance. Provision will also be made for camper and boat trailer parking. Maintenance and supervision will be by the owner or his agent.

Section 4. Approval of Plans. Planned Development No. PD-1-1 shall be developed in accordance with the plans and specifications submitted with the application for approval of final plan, consisting of the following:

<u>Designation</u>	<u>Description</u>
General	
Gen-1-1.0	Plot plan
Gen-1-2.0	Boundaries - Division No. 1
Gen-1-3.0	Plot plan - Entrance
Gen-2-1.0	Grading plan - south
Gen-2-2.0	Grading plan - north

Gen-3-1.0 through 10.0  
Gen-4-1.0

Landscaping  
Entrance sign

Special

Spec-1-1.0 through 7.0

Lake and control of water level

Each of the drawings, plans and specifications shall be marked "PD-1-1" and shall be identified by the designation set forth above.

Section 5. Conditions of Approval. The approval hereby given shall be subject to compliance with the following:

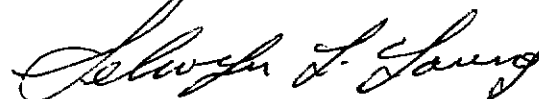
- (1) A review of sight screening along the west side of Lagunita adjoining the plat of Bridle View, with approval by the Planning Commission.
- (2) An additional ten feet is to be dedicated for street purposes along the west side of 140th Avenue N.E. the full length of the project.
- (3) The layout of the entrances to the project from 140th Avenue N.E. are subject to approval of the Public Works Director.
- (4) An easement on, over and under the south 20 feet of the property is to be given to the City for utility and park purposes.
- (5) The total number of dwelling units is not to exceed 349.
- (6) There is to be a minimum of two parking stalls per dwelling unit with at least one for each unit covered.
- (7) Rental is to be limited to families with no children between the ages of two and 15.
- (8) Any riding stables are not to be commercial operations.
- (9) All utilities are to be under ground.

Section 6. Duration of Approval. This resolution shall take effect and be in force immediately upon its passage and approval and shall continue in force subject to the conditions of Chapter 10, Ordinance 310, as amended by Ordinance 447. Upon satisfactory compliance with the conditions required herein, application shall be made for the adoption of an ordinance giving final approval to

the Planned Development.

PASSED by the Council of the City of Redmond, Washington  
at a regular meeting thereof, and APPROVED by the Mayor  
this 21 day of January, 1969.

CITY OF REDMOND



SELWYN L. YOUNG  
MAYOR

ATTEST:



ELEANOR J. HAYDEN  
CITY CLERK

APPROVED AS TO FORM:



JOHN D. LAWSON  
CITY ATTORNEY