

CITY OF REDMOND, WASHINGTON

RESOLUTION NO. 271

A RESOLUTION, relating to zoning and approving the final plan of Phase 1 of Kennebec, a residential Planned Development (PD 3-1) within the City of Redmond, Washington.

WHEREAS, a public hearing was held before the Planning Commission on February 5, 1969, to consider the preliminary plan for Kennebec Condominiums, a residential Planned Development by Dave Stabbert Construction Company and Stan Bever of Glendale Realty, designated as PD 3-1 and submitted under chapter 17.42 of the Redmond Municipal Code, and the Commission then submitted its recommendations thereon to the City Council; and

WHEREAS, following approval of the preliminary plan by the City Council, the Planning Director approved minor modifications to said plan consisting of a reduction of the maximum number of dwellings permitted to 82 and permission to adjust building siting to employ a cluster concept; and

WHEREAS, an application was filed on May 27, 1971, for the approval of the final plan of Phase 1 of said Planned Development, and the City Council has reviewed the same and finds it to be in the public interest and for the general welfare, consistent with the Comprehensive Land Use Plan for The City of Redmond that the final plan for Kennebec Condominiums, Phase 1, designated as PD 3-1, be approved; NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF REDMOND, WASHINGTON as follows:

Section 1. Approval of Final Plan. The final plan for PD 3-1 known as Kennebec, submitted on May 27, 1971 and as presented in

the plans received July 7, 1971, is hereby approved, subject to the conditions and provisions of this resolution.

Section 2. Property Description. The real property comprising PD 3-1 is described as follows:

The west 100.0 feet of the east 400.0 feet of the south 565.33 feet of Government Lot 7, lying north of County Road No. 818, known as Lake Sammamish Shore Line Road; and the west 100.0 feet of the east 500.0 feet of that portion of the south 848.0 feet of Government Lot 7, lying north of County Road No. 818, known as Lake Sammamish Shore Line Road; all in Section 13, Township 25 North, Range 5 East W.M., Situated in the County of King, State of Washington.

Section 3. General Description of Planned Development, Phase 1.

The general description of Phase 1 of this planned development to be constructed is as follows:

Kennebec, designated PD 3-1, is a clustered condominium residential community proposed to have 82 dwellings and community recreational facilities on 11.2 acres at full development. Phase 1 encompasses 3.2 acres and includes 16 dwellings, a sales office, a swimming pool, a community building and a multi-purpose building. All utilities will be underground and all streets will be surfaced and remain private. Exterior lighting will be placed throughout the development. Facilities for boat and trailer storage will be developed. The periphery of the development will be screened by trees and other landscape elements, Additional plantings will be included throughout the site. All dwellings will be sold as condominiums, with the remaining facilities and grounds maintained in common.

Section 4. Approval of Plan. Planned Development PD 3-1, Phase 1, shall be developed in accordance with the plans and specifications, received on July 7, 1971, following the submittal of the application for approval of the final plan, consisting of the following:

<u>Numerical Designation of Drawing</u>	<u>Description</u>
1	Title Sheet
2	Plot Plan
3	Plot Plan for Storage Area
4	Landscaping Plan
5	Grading Plan
6 through 20	Floor Plans and Elevations of Dwellings
21	Floor Plans of Recreation & Sales Buildings
22	Elevations of Recreation & Sales Buildings

Each of the drawings, plans and specifications shall be marked "PD 3-1" and shall be identified by the designation set forth on the previous page.

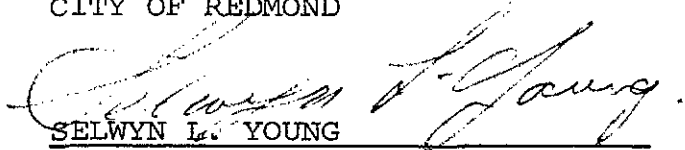
Section 5. Conditions of Approval. The approval hereby given shall be subject to compliance with the following:

- (1) The number of dwellings in Phase 1 shall not exceed 16.
- (2) Means of ingress, egress and parking on West Lake Sammamish Boulevard will be subject to Public Works Department approval.
- (3) A ten foot right-of-way shall be dedicated along West Lake Sammamish Boulevard for the accommodation of future street expansion.
- (4) Storm run-off resulting from the development must be controlled within the development and the system employed shall be subject to Public Works Department approval.
- (5) The trailer and boat storage area must be landscaped in a manner similar to the remainder of the development and if the facility is removed in a property swap or sale, an alternative landscaped facility shall be provided within the total development.
- (6) Pedestrian and Vehicular circulation ways shall be physically separated from each other.
- (7) A document assuring adequate maintenance of the facilities to be held in common shall be submitted for approval by the City Attorney.
- (8) Easements for water and sewer mains must be provided as required by the Public Works Department.
- (9) Buildings must conform to all applicable codes.

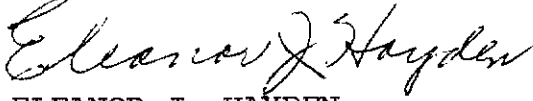
Section 6. Duration of Approval. This resolution shall take effect immediately upon its passage and shall continue in force subject to the provisions of Title 17 of the Redmond Municipal Code. Upon satisfactory compliance with the conditions required herein, application shall be made for the adoption of an ordinance giving final approval to the Planned Development.

PASSED by the Council of the City of Redmond, Washington,  
at the regular meeting thereof, and APPROVED by the Mayor  
this 3 day of August, 1971.


CITY OF REDMOND

  
SELWYN L. YOUNG  
MAYOR

ATTEST:

  
ELEANOR J. HAYDEN  
CITY CLERK

APPROVED AS TO FORM:

  
JOHN D. LAWSON  
CITY ATTORNEY