

CITY OF REDMOND, WASHINGTON

RESOLUTION NO. 316

A RESOLUTION, relating to zoning and approving the final plan of Phase 3 of Rocket Research - Physio-Control, an industrial Planned Development (PD-14-3) within the City of Redmond, Washington.

WHEREAS, a public hearing was held before the Planning Commission on April 25, 1973, to consider the preliminary plan submitted by Physio-Control Corporation for an industrial Planned Development, designated as PD-14-3, 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 amended Master Plan by the City Council on December 19, 1972, the Planning Director has made recommendations for final plan approval; and

WHEREAS, an application was filed on April 9, 1973, for the approval of the final plan of Phase 3 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 Physio-Control Corporation, Phase 3, designated as PD-14-3, 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 Phase 3 (PD-14-3) known as the Physio-Control Corporation Application, submitted on April 9, 1973, is hereby approved, subject to the conditions and provisions of this resolution.

Section 2. Property Description. The real property comprising PD-14-3 is described as follows:

That portion of the southwest quarter of section 27, township 26 north, range 5 east, W.M., King County, Washington, lying within the plat of the Town of York, including Ronald's Reserve as recorded in Volume 4 of Plats, page 64, records of said County, and described as follows:

The north 525.00 feet in width of said plat, including Ronald's Reserve: EXCEPT the west 200.00 feet in width of said plat; and EXCEPT that portion lying within Ronald's Reserve described as follows:

Commencing at the northwest corner of said Ronald's Reserve; thence south 88°33'52" east along the north line thereof 24.72 feet to the point of beginning; thence continuing south 88°33'52" east along said north line 351.30 feet to the westerly margin of Willows Road (140th Avenue N.E.); thence south 6°23'17" east along said margin 160.65 feet;

thence north 86°56'50" west 373.87 feet; thence north 1°38'50" east 148.60 feet to the point of beginning.

AND EXCEPT that portion of said Ronald's Reserve lying east of said westerly margin of Willows Road (140th Avenue N.E.).

Subject to easements and restrictions of record.

Situated in the County of King, State of Washington

Section 3. General Description of Planned Development, Phase 3. The general description of Phase 3 of this Planned Development is as follows:

Two level buildings of about 97,000 sq. ft. floor area to house corporate offices and light manufacturing facilities, together with parking for about 400 automobiles and landscaping to include the retention of much of the natural vegetation.

Section 4. Approval of Plan. Planned Development PD-14-3, Phase 3, has and will be developed in accordance with the plans and specifications, received on April 9, 1973, consisting of the following:

- (1) Site plan
- (2) Site plan - topography
- (3) Lower floor plan
- (4) Upper floor plan
- (5) Exterior elevations

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

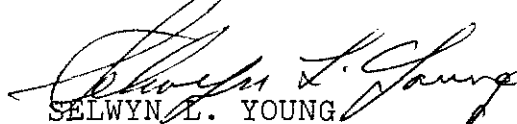
- (1) Ten feet of right-of-way along Willows Road shall be dedicated for future road improvements.
- (2) The applicant shall agree to connect to a municipal sewer when available and participate in an equitable distribution of costs.
- (3) Utility easements shall be provided as may be determined appropriate by the Director of Public Works.
- (4) A low earth berm shall be provided between the service road and the residential parcel lying to the north from the existing barns to the point where the road is closest to the lot line.
- (5) Landscaping plans shall be submitted for Planning Department approval and shall provide for supplemental plantings of indigenous species including evergreens along the north buffer area with special emphasis on screening the service road, from the barns to the east end of the guest parking area and the planting of the fill slopes from grading the main parking lot.
- (6) Landscaping approved under Item #5 should be assured through a bond meeting the approval of the Director of Public Works.

- (7) Exterior security lighting should be of a low intensity type and directed so as to produce no glare on surrounding properties.


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 a regular meeting thereof, and APPROVED by the Mayor this 15th day of May, 1973.

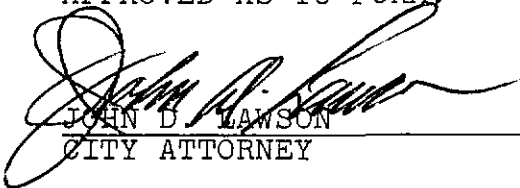
CITY OF REDMOND

  
SELWYN L. YOUNG  
MAYOR

ATTEST:

  
ELEANOR J. HAYDEN  
CITY CLERK

APPROVED AS TO FORM:

  
JOHN D. LAWSON  
CITY ATTORNEY