

**ORIGINAL**

CITY OF REDMOND, WASHINGTON

RESOLUTION NO. 475

A RESOLUTION relating to zoning and approving the final plan of Marymoor Hills East (PD-27) within the City of Redmond, Washington.

WHEREAS, a public hearing was held before the Planning Commission on July 12, 1978, to consider the preliminary plan submitted for Marymoor Hills, a planned development, designated as PD-27, 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, an application was filed on August 28, 1978, for the approval of the final plan 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 Marymoor Hills, designated PD-27, be approved, Now, Therefore,

THE CITY COUNCIL OF THE CITY OF REDMOND DO RESOLVE AS FOLLOWS:

Section 1. Approval of final plan. The final plan for PD-27, a planned development known as Marymoor Hills, submitted on August 28, 1978, is hereby approved, subject to the conditions and provisions of this resolution.

Section 2. Property description. The real property comprising PD-27 is described as follows:

Beginning 240 feet southeast 334 feet east of the northwest corner of the northeast quarter of the northeast quarter of the east 444.9 feet, to the southwesterly line of the county road; thence southeasterly on the said line 405.1 feet; thence west 1018 feet; thence northeasterly 469.53 feet to the beginning.

Situate in the County of King, State of Washington

Section 3. General description of planned development. The general description of this planned development is as follows:

Marymoor Hills is a 5.5 acre residential development of 22 condominium units. The landscaped development is oriented to Marymoor Park and includes landscaping designed to integrate the development into the surrounding neighborhood.

Section 4. Approval of plan. Planned development PD-27 has and will be developed in accordance with the plans and specifications received on August 28, 1978, consisting of the following:

Sheet A/1: Site Plan  
Sheet A/2: Floor Plans and Side Elevations  
Sheet A/3: Front and Rear Elevations  
Sheet LS/1: Landscape Plan

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

I. STREETS AND UTILITIES

A. Street improvements including asphalt streets, storm sewers, street signs, street lights and other underground utilities will be required within the P.U.D.

- B. A deceleration lane, together with the pedestrian/bicycle path along West Lake Sammamish Parkway shall be constructed to City standards.
- C. The private road shall enter West Lake Sammamish Parkway N.E. at a 90° angle.
- D. Ten (10) foot slope easement shall be required along West Lake Sammamish Parkway N.E. adjacent to the existing right-of-way.
- E. Installation of water and sanitary sewer utilities shall be in accordance with City of Redmond standards.
- F. At the time of construction, additional on-site utility easements may be required to service adjacent properties.
- G. The developer shall cooperate in the investigation and the installation (if warranted) of a left-turn lane on West Lake Sammamish Parkway.
- H. A turn-around shall be provided for fire vehicles.

II. STORM DRAINAGE

- A. A storm drainage study shall be conducted and provisions shall be made to maintain existing runoff rate. All data provided by the applicant shall be reviewed and approved by the Public Works Department prior to construction.
- B. The downspouts and yard drains from each building shall connect to the storm drainage system, dry wells, or other approved system.
- C. Interception and collector ditches should be provided on all sides of the PUD, wherever appropriate. All site drainage shall be directed away from the building below.
- D. A ten (10) foot storm drainage easement may be required along the south property line.
- E. At time of construction, additional on-site easements to control drainage may be required.

III. CLEARING AND GRADING

- A. All cuts and fills shall be stabilized by seeding or other acceptable methods.
- B. Clearing of trees and grading shall be limited for those areas necessary for installation of walkways, utilities, streets and residential units.
- C. A Clearing and Grading plan shall be approved by the Public Works Department.

IV. SITE PLAN

- A. Soils tests shall be conducted and submitted to the Engineering Department prior to final P.U.D. approval. (Submitted 8/30/78)
- B. A five (5) foot all-weather walkway shall be located within site for pedestrian access to West Lake Sammamish Parkway.

- C. The reduction in dwelling (24 to 22) units shall be utilized to increase the buffer zone between the existing single family area and the proposed buildings and parking.

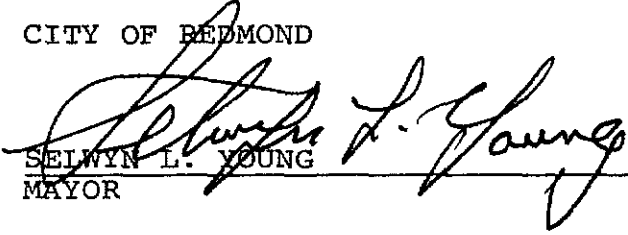
V. GENERAL

- A. All structures and development work shall be in full compliance with all applicable construction codes of the City of Redmond.

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 19<sup>TH</sup> day of September, 1978.

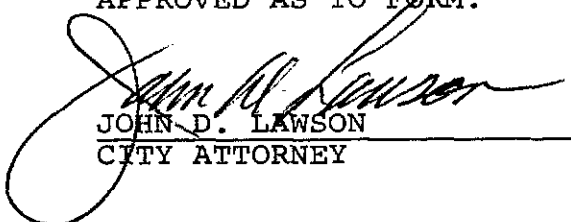
CITY OF REDMOND

  
SELWYN L. YOUNG  
MAYOR

ATTEST:

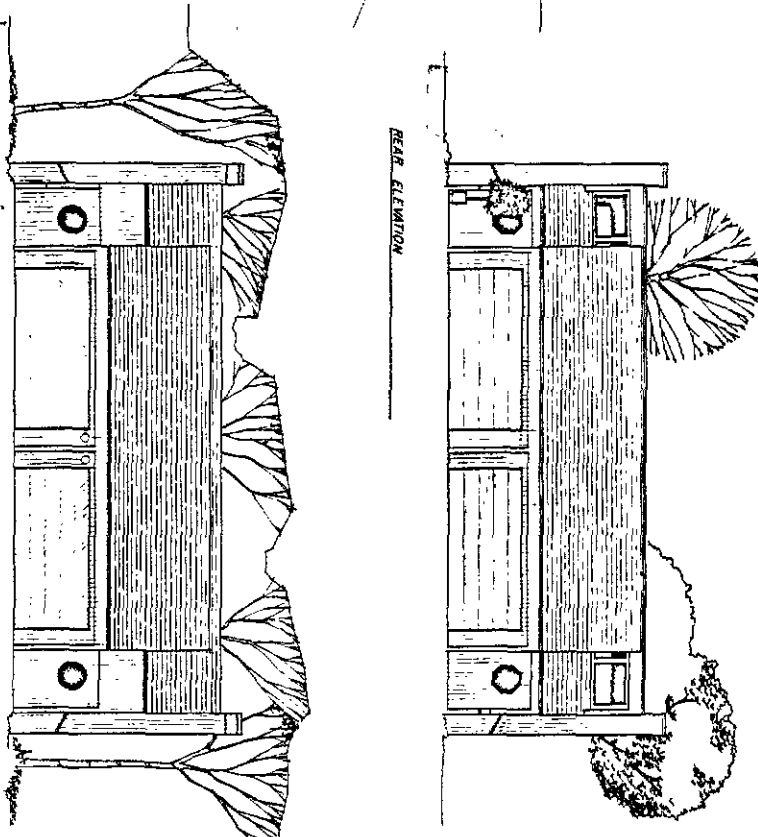
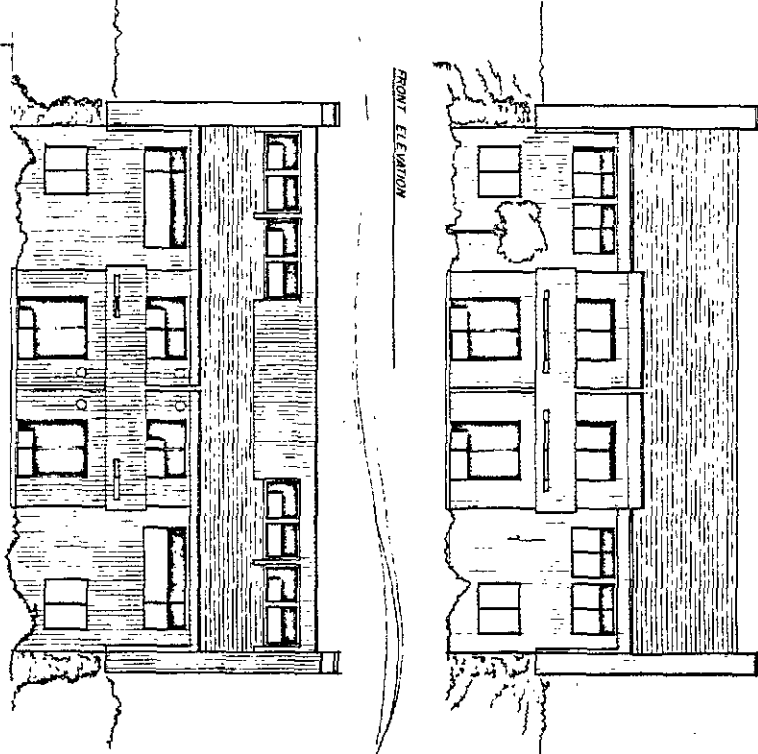
  
PAUL F. KUSAKABE  
CITY CLERK

APPROVED AS TO FORM:

  
JOHN D. LAWSON  
CITY ATTORNEY







A	3	DATE	7/75
		DESIGNED BY	J.A.B.
SHEET		NO.	3

**MARYMOOR HILLS  
CONDOMINIUMS**  
22 TOWNHOUSE UNITS

FOR: EASTER DEVELOPMENT COMPANY, INC.  
BELLEVUE, WASHINGTON 453-0650

**JOHNSON - BRAUND  
DESIGN GROUP P.S., INC.**

P.O. BOX 1386, 35717 PACIFIC HIGHWAY 90  
FEDERAL WAY, WASHINGTON 98003  
TACOMA 827-8404 SEATTLE 422-5732

**engineers**

T.A. JOHNSON ARCHITECT  
L.L. BRAUND ENGINEER

RES 475

