

ORDINANCE NO. 2365

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, ADOPTING THE HEARING EXAMINER'S JULY 10, 2007 RECOMMENDATION TO APPROVE WITH CONDITIONS THE REDMOND ASSEMBLY PLANNED RESIDENTIAL DEVELOPMENT (FILE L060128), AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Burnstead Construction, herein referred to as applicant, submitted an application to develop a 15-lot planned residential development (PRD) on 10.3 acres located at 16456 NE 122nd Street; and

WHEREAS, a planned residential development is a Type IV permit decision; and

WHEREAS, the Redmond Community Development Guide authorizes the Hearing Examiner to conduct an open record hearing for the planned residential development and make a recommendation with findings of fact, conclusions of law, and conditions of approval for the PRD to the City Council for consideration; and

WHEREAS, on June 18, 2007, the Hearing Examiner conducted an open record hearing to receive and review the application record and to hear verbal testimony relative to the Redmond Assembly Planned Residential Development (File L060128) and Preliminary Plat (L060127); and

WHEREAS, on July 10, 2007, the Hearing Examiner conditionally approved the Redmond Assembly Preliminary Plat (L060127) and recommended approval of the Redmond Assembly PRD (File L060128) subject to conditions; and

WHEREAS, on August 15, 2007, the Hearing Examiner issued a revised decision and approved the Redmond Assembly Preliminary Plat (L060127) and

recommended approval of the Redmond Assembly PRD (File L060128) subject to conditions; NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON,
DO ORDAIN AS FOLLOWS:

Section 1. Findings, Conclusions, and Conditions of Approval. After carefully reviewing the record and considering the evidence and arguments in the record and in the Hearing Examiner's recommendation, the City Council hereby adopts the findings, analysis, and conclusions in the Hearing Examiner's recommendation for the Redmond Assembly PRD dated August 15, 2007.

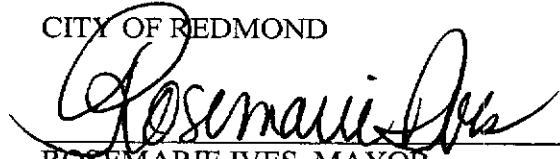
Section 2. Approval. The City Council hereby approves the Redmond Assembly Planned Residential Development, subject to the conditions of approval identified in the Hearing Examiner's recommendation dated August 15, 2007.

Section 3. Duties of Planning Director. The Planning Director is hereby authorized and directed to make any appropriate notations on the official zoning map of the city in order to reflect the approval of the PRD as provided in this ordinance.

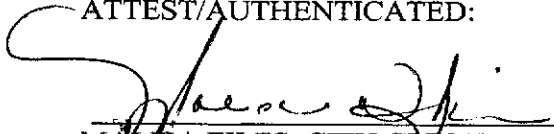
Section 4. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 5. Effective Date. This ordinance, being an exercise of a power specifically delegated to the City's legislative body, is not subject to referendum, and shall take effect five (5) days after passage and publication of an approved summary thereof consisting of the title.

CITY OF REDMOND


ROSEMARIE IVES, MAYOR

ATTEST/AUTHENTICATED:


MALISA FILES, CITY CLERK

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

By: 

FILED WITH THE CITY CLERK:	September 27, 2007
PASSED BY THE CITY COUNCIL:	October 2, 2007
SIGNED BY THE MAYOR:	October 2, 2007
PUBLISHED:	October 8, 2007
EFFECTIVE DATE:	October 13, 2007
ORDINANCE NO.: <u>2365</u>	