

**BEFORE THE HEARING EXAMINER
FOR THE CITY OF REDMOND**

In the Matter of the Application of)	NO. L070523 (PRD)
)	NO. L070524 (PPL)
)	
Camwest Development, Inc.)	Cryder PRD
)	
)	
For approval of a Planned Residential)	
Development and Preliminary Plat)	ORDER ON RECONSIDERATION
_____)	

BACKGROUND

On March 31, 2010, the City of Redmond Hearing Examiner issued Findings, Conclusions, and a Recommendation to the City Council to approve with conditions requests for preliminary plat and planned residential development permits submitted Camwest Development, Inc.

On April 8, 2010, City of Redmond Department of Planning and Community Development Staff timely requested reconsideration of two specific modifications of the Examiner's recommendation.

JURISDICTION

Requests for reconsideration of Hearing Examiner Type IV applications (Essential Public Facilities) are governed by Redmond Community Development Code (RCDG) 20F.30.45-100(6), which states:

Any party of record may file a written request with the Hearing Examiner for reconsideration within 10 business days of the date of the Hearing Examiner's decision. The request shall explicitly set forth alleged errors of procedure or fact. The Hearing Examiner shall act within 14 days after the filing of the request for an appeal by either denying the request, issuing a revised decision, or calling for an additional public hearing.

REQUESTS AND DISCUSSION

1. The first requested modification relates to Finding number 3 on page 5, which reads:

The applications for preliminary plat and PRD were deemed to be complete on November 13, 2007 and are properly reviewed under ordinances in effect on that date. Applicable ordinances include Ordinance 1901, the PRD ordinance effective as of July 29, 1996, and the North Redmond neighborhood regulations codified in Ordinance 2308, effective as of November 18, 2006 - both repealed after date of application completeness.

In the reconsideration request, City Staff sought clarification of the final statement of the sentence to reflect the fact that Ordinance 2308 has not been repealed.

2. The second requested modification relates to recommended Condition B.5.f.viii on page 26 of the decision, which reads:

viii. The maximum impervious surface area shall be 70 percent.

The above condition reflects the one recommended on page 25 of the Technical Committee report to the Hearing Examiner. However, Exhibit 6 contained a request to change the recommended condition to allow a maximum 70% impervious surface on triplex lots and a maximum of 60% impervious surface on single-family lots. Omission of that specification/clarification from the March 31, 2010 decision was an oversight that should be corrected.

ORDER

1. The request for reconsideration is **GRANTED**.
2. Finding number 3, on page 3 of the March 31, 2010 decision, is amended to read as follows:

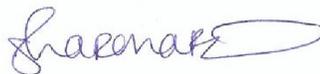
The applications for preliminary plat and PRD were deemed to be complete on November 13, 2007 and are properly reviewed under ordinances in effect on that date. Applicable ordinances include Ordinance 1901, the PRD ordinance effective as of July 29, 1996, and the North Redmond neighborhood regulations codified in Ordinance 2308, effective as of November 18, 2006. The City's PRD ordinance was repealed after the date of application completeness. *Exhibit 1, page 2; Exhibit 2, page 4; Larson Testimony.*

3. Condition B.5.f.viii, on page 26 of the March 31, 2010 decision, is amended to read as follows:

viii. The maximum impervious surface area shall be 70% for triplex lots and 60 % for single-family dwelling lots.

4. The City's April 8, 2010 reconsideration request and this order on reconsideration shall be added to the record of the above captioned matter.

Ordered April 21, 2010 by:



Sharon A. Rice
Toweill Rice Taylor LLC
City of Redmond Hearing Examiner