

ORDINANCE NO 2434

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, ADOPTING THE HEARING EXAMINER'S NOVEMBER 17, 2008 RECOMMENDATION TO APPROVE WITH CONDITIONS THE WILLOMERE PARK PLANNED RESIDENTIAL DEVELOPMENT (FILE L060229), AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, Burnstead Construction, herein referred to as applicant, submitted an application to develop a 53-lot, planned residential development (PRD) on 13 00 acres located at 172nd Avenue NE and 124th Avenue NE, 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 November 17, 2008, the Hearing Examiner conducted an open record hearing to receive and review the application record and to hear verbal testimony relative to the Willomere Park Planned Residential Development (File L060229) and Preliminary Plat (L060228), and

WHEREAS, on December 2, 2008, the Hearing Examiner conditionally approved the Willomere Park preliminary plat

(L060228) and recommended approval of the Willomere Park PRD (File L060228) subject to conditions,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DOES 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 Willomere Park Planned Residential Development dated December 2, 2008

Section 2 Approval The City Council hereby approves the Willomere Park Planned Residential Development, subject to the conditions of approval identified in the Hearing Examiner's recommendation dated December 2, 2008

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 shall take effect five (5) days after passage and publication of an approved summary thereof consisting of the title

ADOPTED by the Redmond City Council this 16th day of December, 2008

CITY OF REDMOND

John Marchione

JOHN MARCHIONE, MAYOR

ATTEST

Michelle M. McGehee

MICHELLE M MCGEHEE, CMC, CITY CLERK (SEAL)

APPROVED AS TO FORM
OFFICE OF THE CITY ATTORNEY

By *Anthony*

FILED WITH THE CITY CLERK December 10, 2008
PASSED BY THE CITY COUNCIL December 16, 2008
SIGNED BY THE MAYOR December 16, 2008
PUBLISHED December 22, 2008
EFFECTIVE DATE December 27, 2008
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PASSED UNANIMOUSLY (7-0) Allen, Carson, Cole, Margeson, McCormick, Myers, and Vache
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