

ORDINANCE NO. 2292

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, ADOPTING THE HEARING EXAMINER'S JUNE 20, 2006 RECOMMENDATION TO APPROVE WITH CONDITIONS THE COGAN ALLEN PLANNED RESIDENTIAL DEVELOPMENT (FILE L030385), AND ESTABLISHING AN EFFECTIVE DATE.

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WHEREAS, Camwest Real Estate Development, herein referred to as applicant, submitted an application to develop a 74-lot, planned residential development (PRD) on 16.86 acres located at 11829 172<sup>nd</sup> 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 June 5, 2006, the Hearing Examiner conducted an open record hearing to receive and review the application record and to hear verbal testimony relative to the Cogan Allen Planned Residential Development (File L030385) and Preliminary Plat (L030384); and

WHEREAS, on June 20, 2006, the Hearing Examiner conditionally approved the Cogan Allen preliminary plat (File L030384) and recommended approval of the Cogan Allen PRD (File L030385) subject to conditions; NOW, THEREFORE,

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

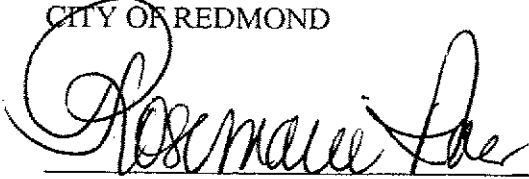
Section 1. Findings, Conclusions, and Conditions of Approval. After carefully reviewing the record and considering the evidence and arguments in the record and in the Hearing Examiner's recommendation, the City Council hereby adopts the findings, analysis, and conclusions in the Hearing Examiner's recommendation for the Cogan Allen PRD dated June 20, 2006.

Section 2. Approval. The City Council hereby approves the Cogan Allen Planned Residential Development, subject to the conditions of approval identified in the Hearing Examiner's recommendation dated June 20, 2006.

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:

*Sandra L Marion*  
MALISA FILES, CITY CLERK

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY:

By: *Angela Belben*

FILED WITH THE CITY CLERK:	June 29, 2006
PASSED BY THE CITY COUNCIL:	July 5, 2006
SIGNED BY THE MAYOR:	July 5, 2006
PUBLISHED:	July 10, 2006
EFFECTIVE DATE:	July 15, 2006
ORDINANCE NO.:	<u>2292</u>