

CITY OF REDMOND
ORDINANCE NO. 2491

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, ADOPTING THE HEARING EXAMINER'S AUGUST 19, 2009, RECOMMENDATION TO APPROVE WITH CONDITIONS THE COOPER PLANNED RESIDENTIAL DEVELOPMENT (FILE L070492), AND PRELIMINARY PLAT (L070491) AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, Camwest, herein referred to as "Applicant", submitted an application to develop a 25-lot, planned residential development (PRD) and preliminary plat on 6.29 acres located at 16424 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 August 3, 2009, the Hearing Examiner conducted an open record hearing to receive and review the application record and to hear verbal testimony relative to the Cooper Planned Residential Development (File L070492) and Preliminary Plat (L070491); and

WHEREAS, on August 19, 2009, the Hearing Examiner conditionally approved the Cooper Preliminary Plat (L070491) and

recommended approval of the Cooper PRD (File L070492) 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 Cooper Planned Residential Development dated August 20, 2009.

Section 2. Approval. The City Council hereby approves the Cooper Planned Residential Development, subject to the conditions of approval identified in the Hearing Examiner's recommendation dated August 20, 2009.

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.

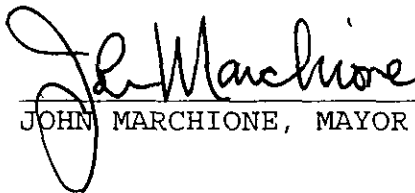
Section 4. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or

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.

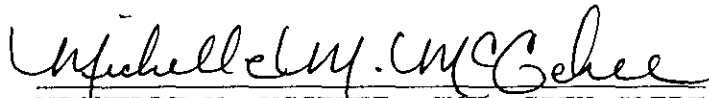
ADOPTED by the Redmond City Council this 6th day of October, 2009.

CITY OF REDMOND



JOHN MARCHIONE, MAYOR

ATTEST:



MICHELLE M. MCGEHEE, CMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

BY: 

FILED WITH THE CITY CLERK:	October 1, 2009
PASSED BY THE CITY COUNCIL:	October 6, 2009
SIGNED BY THE MAYOR:	October 6, 2009
PUBLISHED:	October 12, 2009
EFFECTIVE DATE:	October 17, 2009
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APPROVED 7-0: Allen, Carson, Cole, Margeson, McCormick, Myers and Vache