## ORDINANCE NO. 2170

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, ADOPTING THE HEARING EXAMINER'S JUNE 12, 2003 RECOMMENDATION TO APPROVE WITH CONDITIONS THE REDMOND 74 MASTER PLANNED RESIDENTIAL DEVELOPMENT (MPRD-98-001) AND PRELIMINARY PLAT (PPL-96-006) AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Cosmos Development & Administration Corporation, herein referred to as applicant, submitted an application to develop a 239-unit, master planned residential development (MPRD) on 73.83 acres located north of the Puget Sound Energy right-of-way, west of Redmond-Woodinville Road, and east of the Sammamish River, and

WHEREAS, a master 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 preliminary plat and make findings of fact, conclusions of law, and conditions of approval for the preliminary plat;

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

WHEREAS, on May 12, 2003, the Hearing Examiner conducted an open record hearing to receive and review the application record and to hear verbal testimony relative to the Redmond 74 Master Planned Residential Development (MPRD 98-001) and Preliminary Plat (PPL 96-006), and

WHEREAS, on June 12, 2003, the Hearing Examiner conditionally approved the Redmond 74 preliminary plat (PPL 96-006) and recommended approval of the Redmond 74 MRPD (MRPD 98-001) 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 74 MPRD dated June 12, 2003.

Section 2. Approval. The City Council hereby approves the Redmond 74 Master Planned Residential Development, subject to the conditions of approval identified in the Hearing Examiner's recommendation dated June 12, 2003.

CITY OF REDMOND

ROSEMARIE IVES, MAYOR

ATTEST/AUTHENTICATED:

BONNIE MATTSON, CITY CLERK

APPROVED AS TO FORM:

Bonie Katta

OFFICE OF THE CITY ATTORNEY:

By:

Ordinance No. 2170

FILED WITH THE CITY CLERK: June 20, 2003 PASSED BY THE CITY COUNCIL: July 1, 2003 SIGNED BY THE MAYOR: July 1, 2003 PUBLISHED: July 4, 2003 EFFECTIVE DATE: July 9, 2003