

NON-CODE

**CITY OF REDMOND  
ORDINANCE NO. 2980**

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, ADOPTING THE TECHNICAL COMMITTEE'S RECOMMENDATION TO APPROVE WITH CONDITIONS THE PROCTOR WILLOWS MASTER PLANNED DEVELOPMENT AND DEVELOPMENT AGREEMENT (FILE LAND-2019-00349 AND LAND-2019-00351) AND ESTABLISHING AN EFFECTIVE DATE

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WHEREAS, Quadrant Homes herein referred to as applicant, submitted a Master Planned Development and Development Agreement applications to develop a 15.6-acre mixed-use development, with up to 195 mixed-use residential units with 22,000 square feet of retail, 174 townhomes, and approximately 3.21 acres of open space; located at 12241 Willows Road NE; and

WHEREAS, a Master Planned Development and Development Agreement are a Type V consolidated permit decision; and

WHEREAS, the Redmond Zoning Code authorizes the City Council to conduct an open record hearing for the Master Planned Development permit and Development Agreement; and

WHEREAS, on June 20, 2019, the City's Design Review Board recommended approval of the Proctor Willows Master Planned Development and Development Agreement (LAND-2019-00349 and LAND-2019-00351); and

WHEREAS, on August 28, 2019, the City's Technical Committee issued a Determination of Non-Significance for the SEPA application (SEPA-2019-00807); and

WHEREAS, on September 25, 2019, the City's Technical Committee recommended approval of the Proctor Willows Master Planned Development and Development Agreement proposal (LAND-2019-00349 and LAND-2019-00351); and

WHEREAS, on November 19, 2019, the City Council opened an open record public hearing to receive and review the application record and to hear verbal testimony relative to the Proctor Willows Master Planned Development and Development Agreement proposal (LAND-2019-00349 and LAND-2019-00351) and closed the Hearing on November 19, 2019.

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 recommendations of the Technical Committee and Design Review Board, the City Council hereby adopts the findings, analysis, conclusions, and conditions in the Technical Committee's recommendation for the Proctor Willows Master Planned Development and Development Agreement proposal dated November 19, 2019.

Section 2.      Classification.    This is a non-code ordinance.

Section 3.      Approval.      The City Council hereby approves the Proctor Willows Master Planned Development and Development Agreement, subject to the terms of the Proctor Willows Master Plan Development Agreement (LAND-2019-00349 and LAND-2019-00351).

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 become effective five days after its publication, or publication of a summary thereof, in the city's official newspaper, or as otherwise provided by law.

ADOPTED by the Redmond City Council this 19<sup>th</sup> day of November,  
2019.

CITY OF REDMOND

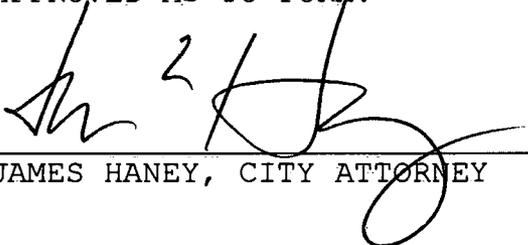
  
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JOHN MARCHIONE, MAYOR

ATTEST:

  
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CHERYL XANTHOS, MMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:

  
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JAMES HANEY, CITY ATTORNEY

FILED WITH THE CITY CLERK: November 5, 2019  
PASSED BY THE CITY COUNCIL: November 19, 2019  
SIGNED BY THE MAYOR: November 22, 2019  
PUBLISHED: November 25, 2019  
EFFECTIVE DATE: November 30, 2019  
ORDINANCE NO. 2980

YES: BIRNEY, CARSON, FIELDS, MARGESON, MYERS, PADHYE  
RECUSED: ANDERSON