

CITY OF REDMOND  
ORDINANCE NO. 2527

AN ORDINANCE OF THE CITY OF REDMOND,  
WASHINGTON, ADOPTING THE HEARING EXAMINER'S  
MARCH 31, 2010, RECOMMENDATION, AS MODIFIED BY  
THE ORDER ON RECONSIDERATION ISSUED ON  
APRIL 21, 2010, TO APPROVE WITH CONDITIONS THE  
CRYDER PLANNED RESIDENTIAL DEVELOPMENT (FILE  
L070523), AND PRELIMINARY PLAT (L070524) AND  
ESTABLISHING AN EFFECTIVE DATE

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WHEREAS, Camwest, herein referred to as 'applicant',  
submitted an application to develop a 28-lot, planned  
residential development (PRD) and preliminary plat on 3.97 acres  
located at 15671 and 15805 NE 116<sup>th</sup> 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 March 3, 2010, the Hearing Examiner conducted  
an open record hearing to receive and review the application  
record and to hear verbal testimony relative to the Cryder  
Planned Residential Development (File L070523) and Preliminary  
Plat (L070524); and

WHEREAS, on March 31, 2010, the Hearing Examiner conditionally approved the Cryder Preliminary Plat (L070524) and recommended approval of the Cryder PRD (File L070523) subject to conditions;

WHEREAS, on April 21, 2010, the Hearing Examiner issued an Order on Reconsideration that was filed by City staff and amended the conditional approval of the Cryder planned residential development (L070523).

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 Cryder Planned Residential Development dated March 31, 2010.

Section 2. Approval. The City Council hereby approves the Cryder Planned Residential Development, subject to the conditions of approval identified in the Hearing Examiner's recommendation dated March 31, 2010, and as amended by the April 21, 2010, Order on Reconsideration.

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.

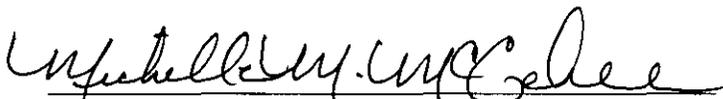
Section 5.      Effective Date.      This ordinance shall take effect five (5) days after passage and publication of an approved summary thereof consisting of the title.

ADOPTED by the Redmond City Council this 4<sup>th</sup> day of May,  
2010.

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:	April 28, 2010
PASSED BY THE CITY COUNCIL:	May 4, 2010
SIGNED BY THE MAYOR:	May 4, 2010
PUBLISHED:	May 10, 2010
EFFECTIVE DATE:	May 15, 2010
ORDINANCE NO.1328	

ADOPTED 6-0: Allen, Carson, Cole, Margeson, Stilin and Vache