

ORDINANCE NO. 2047

AN ORDINANCE OF THE CITY OF REDMOND,
WASHINGTON, APPROVING THE NORTHSTAR MASTER
PLANNED RESIDENTIAL DEVELOPMENT (MPRD), CITY
FILE NO. MPRD 97-001, SUBJECT TO CONDITIONS, AND
ADOPTING THE HEARING EXAMINER'S FINDINGS AND
CONCLUSIONS.

WHEREAS, Northstar filed an application for a master planned residential development (MPRD) on July 2, 1997, and subsequently filed an application for preliminary plat approval on July 1, 1998, and

WHEREAS, the Hearing Examiner held a public hearing on the MPRD and preliminary plat applications on June 7, 1999 and, after completion of the hearing, adopted findings and conclusions, a decision approving the preliminary plat, and a recommendation that the MPRD be approved, and

WHEREAS, the City Council reviewed the Hearing Examiner's recommendation on the MPRD on August 17, 1999, and determined to approve the same, and

WHEREAS, the MPRD must be approved by ordinance, NOW, THEREFORE,

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

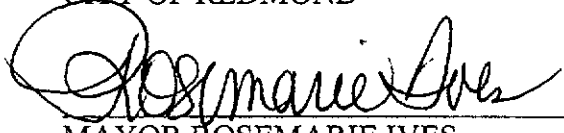
Section 1. MPRD Approved. The Northstar Master Planned Residential Development, MPRD97-001, is hereby approved, subject to the conditions recommended by the Hearing Examiner in his Findings, Conclusions and Recommendation issued on July 8, 1999.

Section 2. Findings and Conclusions Adopted. In support of the approval granted in Section 1, the City Council hereby adopts the Hearing Examiner's Findings, Conclusions, and Recommendation issued on July 8, 1999.

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 MPRD 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


MAYOR ROSEMARIE IVES

ATTEST/AUTHENTICATED:



CITY CLERK, BONNIE MATTSON

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

By: 

FILED WITH THE CITY CLERK:	November 5, 1999
PASSED BY THE CITY COUNCIL:	December 7, 1999
SIGNED BY THE MAYOR:	December 9, 1999
PUBLISHED:	December 11, 1999
EFFECTIVE DATE:	December 16, 1999
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