

ORDINANCE NO. 2293

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, ADOPTING THE HEARING EXAMINER'S JUNE 20, 2006 RECOMMENDATION TO APPROVE WITH CONDITIONS THE RAINSONG PLANNED RESIDENTIAL DEVELOPMENT AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Rainsong LLC, herein referred to as applicant, submitted an application to develop a 20-lot, planned residential development (PRD) on 1.85 acres located at 9060 Redmond-Woodinville Road; 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 preliminary plat and make findings of fact, conclusions of law, and conditions of approval for the preliminary plat; 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 June 5, 2006, the Hearing Examiner conducted an open record hearing to receive and review the application record and to hear verbal testimony relative to the Rainsong Planned Residential Development (L050372) and Preliminary Plat (L050373); and

WHEREAS, on June 20, 2006, the Hearing Examiner conditionally approved the Rainsong preliminary plat (L050373) and recommended approval of the Rainsong PRD (L050372) 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 Rainsong PRD dated June 20, 2006.

Section 2. Approval. The City Council hereby approves the Rainsong Planned Residential Development, subject to the conditions of approval identified in the Hearing Examiner's recommendation dated June 20, 2006.

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.

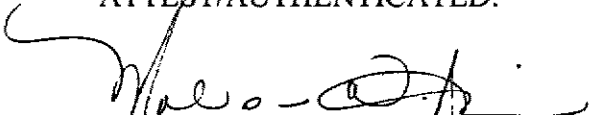
Section 5. Effective Date. This ordinance, being an exercise of a power specifically delegated to the City's legislative body, is not subject to referendum, and

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:


MALISA FILES, CITY CLERK

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

By: 

FILED WITH THE CITY CLERK: July 12, 2006
PASSED BY THE CITY COUNCIL: July 18, 2006
SIGNED BY THE MAYOR: July 18, 2006
PUBLISHED: July 24, 2006
EFFECTIVE DATE: July 29, 2006
ORDINANCE NO.: 2293