

CODE

**CITY OF REDMOND**  
**ORDINANCE NO. \_\_\_\_\_**

AN ORDINANCE OF THE CITY OF REDMOND,  
WASHINGTON, ADOPTIN THE TECHNICAL COMMITTEE'S  
RECOMMENDATION TO APPROVE WITH CONDITIONS THE  
WOODSIDE MASTER PLAN, DEVELOPMENT AGREEMENT,  
AND SITE PLAN ENTITLEMENT (FILE LAND-2018-  
01323, LAND-2018-01322) AND ESTABLISHING AN  
EFFECTIVE DATE

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WHEREAS, Polygon WLH, LLC herein referred to as applicant,  
submitted a Master Planned Development, Development Agreement, and  
Site Plan Entitlement to develop a 11.94-acre, with a total of 170  
dwelling units including 118 townhomes and 52 carriage flat  
condominiums, and 2.67-acres of open space; located at 7041 196th  
Avenue NE; and

WHEREAS, a Master Planned Development, Development Agreement  
and Site Plan Entitlement are 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, Development Agreement, and Site Plan  
Entitlement; and

WHEREAS, on April 23, 2020, the City's Design Review Board  
recommended approval of the Woodside Master Plan, Development

Agreement, and Site Plan Entitlement (LAND-2018-01323, LAND-2018-01322); and

WHEREAS, on March 18, 2020, the City's Technical Committee issued a Determination of Non-Significance for the SEPA application (SEPA-2020-00092); and

WHEREAS, on April 29, 2020, the City's Technical Committee recommended approval of the Woodside Master Planned Development, Development Agreement, and Site Plan Entitlement proposal (LAND-2018-01323 and LAND-2018-01322); and

WHEREAS, on July 21, 2020, the City Council opened an open record public hearing to receive and review the application record and to hear verbal testimony relative to the Woodside Master Plan, Development Agreement, and Site Plan Entitlement (LAND-2018-01323 and LAND-2018-01322) and closed the Hearing on July 21, 2020.

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

Woodside Master Plan, Development Agreement, and Site Plan Entitlement proposal dated July 21, 2020.

Section 2.      Classification.      This is a Non-Code Ordinance.

Section 3. Approval.      The City Council hereby approves the Woodside Master Planned Development, Development Agreement, and Site Plan Entitlement (LAND-2018-01323 and LAND-2018-01322).

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 \_\_\_\_\_ day of \_\_\_\_\_, 2020.

CITY OF REDMOND

\_\_\_\_\_  
ANGELA BIRNEY, MAYOR

ATTEST:

\_\_\_\_\_  
CHERYL XANTHOS, MMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:

\_\_\_\_\_  
JAMES HANEY, CITY ATTORNEY

FILED WITH THE CITY CLERK:  
PASSED BY THE CITY COUNCIL:  
SIGNED BY THE MAYOR:  
PUBLISHED:  
EFFECTIVE DATE:  
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