

CITY OF REDMOND
ORDINANCE NO. 2694

AN ORDINANCE OF THE CITY OF REDMOND,
WASHINGTON, APPROVING THE FINAL PLAT OF THE
RETREAT PURSUANT TO RCW 58.17.170 AND
RZC 21.74.030, CITY FILE NO. L120487, AND
ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the City of Redmond has received an application for approval of the final plat of The Retreat; and

WHEREAS, final plat approval is addressed under RZC 21.74.030, which requires that the Redmond City Council adopt findings in support of its decision and approve the final plat by ordinance.

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

Section 1. Findings adopted. The Redmond City Council adopts the following findings in support of its approval of The Retreat final plat:

1. The Redmond Hearing Examiner approved the preliminary plat of The Retreat on March 13, 2013. The Hearing Examiner's decision contains conditions incorporated as Exhibit 1 to the decision.
2. The developer of The Retreat, Natural Built Environments, LLC, filed an application for final plat approval on April 1, 2013.

3. Under RCW 58.17.170 and RZC 21.74.030(G), final plat approvals require City Council approval.

4. Under RCW 58.17.170 and RZC 21.74.030(C), the criteria to be used by the City Council in determining whether to grant final plat approval are:

A. Whether the final plat substantially conforms to all terms, conditions, and provisions of the preliminary approval; and

B. Whether the final plat contains a dedication to the public of all common improvements, including but not limited to streets, roads, sewage disposal systems, storm drainage systems, and water supply systems which were a condition of approval. The intention to dedicate shall be evidenced by the owner's presentment of a final plat showing the dedication, and the acceptance by the City shall be evidenced by the approval of the final plat; and

C. Whether the final plat meets the requirements of RZC 21.74, applicable state laws, and all other local ordinances adopted by the City which were in effect at the time a complete application for preliminary plat approval was filed.

5. The City staff has reviewed the final plat of The Retreat and has advised the Council that the final plat conforms to all terms and conditions of preliminary plat approval and

contains a dedication to the public of all common improvements. Based on the staff review, the Council finds that the final plat meets the first and second criteria for approval.

6. At the time of preliminary plat approval, the Redmond Hearing Examiner determined that, as conditioned, the preliminary plat met the requirements of the state subdivision laws, the State Environmental Policy Act, and the subdivision approval requirements of the RCDG. No evidence has been presented to change this determination. The City Council therefore finds that the final plat meets the third criteria for approval.

Section 2. Approval of final plat. The final plat of The Retreat, City File No. L120487, is hereby approved, subject to fulfilling any late-comer agreements and posting of any performance guarantees as determined by the Director of Public Works.

Section 3. Effective date. This ordinance shall take effect and be in full force five days after its passage and publication of a summary as provided by law.

ADOPTED by the Redmond City Council this 4th day of June,
2013.

CITY OF REDMOND



JOHN MARCHIONE, MAYOR

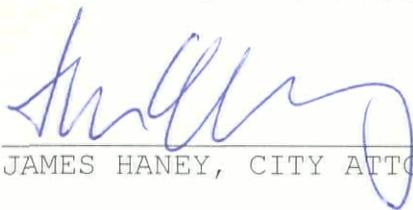
ATTEST:



MICHELLE M. MCGEHEE, MMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:



JAMES HANEY, CITY ATTORNEY

FILED WITH THE CITY CLERK: May 29, 2013
PASSED BY THE CITY COUNCIL: June 4, 2013
SIGNED BY THE MAYOR: June 4, 2013
PUBLISHED: June 10, 2013
EFFECTIVE DATE: June 15, 2013
ORDINANCE NO. 2694

APPROVED 7-0: Allen, Carson, Flynn, Margeson, Myers, Stilin and Vache