

**CITY OF REDMOND
ORDINANCE NO. 2625**

AN ORDINANCE OF THE CITY OF REDMOND,
WASHINGTON, APPROVING THE FINAL PLAT OF
GLENSHIRE 1 PRD PURSUANT TO RCW 58.17.170
AND RZC 21.74.030, CITY FILE NO. L050146 AND
L050147, AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the City of Redmond has received an application for approval of the final plat of Glenshire 1 PRD (a.k.a. Glenshire at English Hill, Division 1); 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, HEREBY DO ORDAIN AS FOLLOWS:

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

1. The Redmond Hearing Examiner approved the preliminary plat of Glenshire 1 PRD on April 16, 2007. The Hearing Examiner's decision contains conditions incorporated as Attachment B to the decision.

2. The developer of Glenshire 1 PRD, Pulte Group, Inc., filed an application for final plat approval on August 31, 2011.

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 Glenshire 1 PRD 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 Glenshire 1 PRD, City File No. L050146 and L050147, 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.

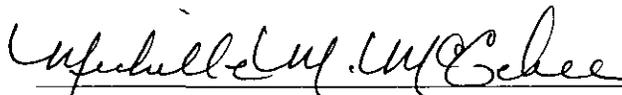
ADOPTED by the Redmond City Council this 1st day of
November, 2011.

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:	October 26, 2011
PASSED BY THE CITY COUNCIL:	November 1, 2011
SIGNED BY THE MAYOR:	November 1, 2011
PUBLISHED:	November 7, 2011
EFFECTIVE DATE:	November 12, 2011
ORDINANCE NO. 2625	

ADOPTED 7-0: Allen, Carson, Cole, Margeson, Myers, Stilin and Vache