ORDINANCE NO 2432

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, APPROVING THE FINAL PLAT OF STOKKE-WENDT (SEQUOIA RIDGE) PURSUANT TO RCW 58 17 170 AND RCDG 20F 40 150, CITY FILE NO L050425, AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the City of Redmond has received an application for approval of the final plat of Stokke/Wendt (Sequoia Ridge), and

WHEREAS, final plat approval is a Type V application under RCDG 20F 30 50, 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 Stokke/Wendt (Sequoia Ridge) final plat

- The Redmond Hearing Examiner approved the preliminary plat of Stokke/Wendt on October 18, 2006 The Hearing Examiner's decision contains nine pages of conditions incorporated as Attachment B to the decision
- The developer of Stokke/Wendt, John F Buchan Construction, filed an application for final plat approval on February 13, 2008
- 3 Under RCDG 20F 30 50 and RCW 58 17 170, final plat approvals follow the Type V approval process and require City Council approval
- 4 Under RCW 58 17 170 and RCDG 20F 40 150, the criteria to be used by the City Council in determining whether to grant final plat approval are

- A whether the final plat conforms to all terms and conditions of the preliminary plat, and
- B whether the final plat meets the requirements of the state subdivision laws, other applicable state laws, and city ordinances
- 5 The City staff has reviewed the final plat of Stokke/Wendt and has advised the Council that the final plat conforms to all terms and conditions of preliminary plat approval Based on the staff review, the Council finds that the final plat meets the first criteria for approval
- 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 second criteria for approval

Section 2 Approval of final plat The final plat of Stokke/Wendt (Sequoia Ridge), City File No L050425, is hereby approved, subject to the 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 16th day of December, 2008

CITY OF REDMOND

JOHN MARCHIONE, MAYOR

ATTEST

Michelle M MCGEHEE, CMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM
OFFICE OF THE CITY ATTORNEY

Ву

JAMES E HANEY

2432

CITY ATTORNEY

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

ORDINANCE NO

November 24, 2008 December 16, 2008 December 16, 2008 December 22, 2008 December 27, 2008

PASSED UNANIMOUSLY (6-0) Allen, Carson, Cole, Margeson, McCormick, and Myers (Councilmember Vache recused from voting)