## CITY OF REDMOND ORDINANCE NO. 2543

ORDINANCE OF THE CITY OF REDMOND. WASHINGTON. APPROVING THE FINAL PLATCOOPER PLANNED RESIDENTIAL DEVELOPMENT (PRD) 58.17.170 PURSUANT TO RCW AND RCDG L070491 20F.40.150, CITY FILE NOS. AND L070492, AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the City of Redmond has received an application for approval of the final plat of Cooper PRD (a.k.a. Woodlands 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 Cooper PRD final plat:

- 1. The Redmond Hearing Examiner approved the preliminary plat of Cooper PRD on August 20, 2009. The Hearing Examiner's decision contains conditions incorporated as Attachment B to the decision.
- 2. The developer of Cooper PRD, CamWest Development, Inc., filed an application for final plat approval on July 14, 2010.

- 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 Cooper PRD and has advised the Council that the final plat conforms to all terms and conditions of preliminary plat approval, along with the approved modified conditions. 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 Cooper PRD, City File Nos. L070491 and L070492, 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  $21^{\rm st}$  day of September, 2010.

CITY OF REDMOND

JOHN MARCHIONE, MAYOR

ATTEST:

Michelle M. McGehee, CMC, CITY CLERK

(SEAL)

Approved As To Form:

HAMEY,

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:

SIGNED BY THE MAYOR:

PUBLISHED:

JAMES E.

EFFECTIVE DATE:

ORDINANCE NO. 2543

September 15, 2010

September 21, 2010

September 21, 2010

September 27, 2010

October 2, 2010

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