

NON-CODE

**CITY OF REDMOND  
ORDINANCE NO.**

AN ORDINANCE OF THE CITY OF REDMOND,  
WASHINGTON, APPROVING THE FINAL PLAT OF 166<sup>th</sup>  
AVENUE TOWNHOMES PURSUANT TO RCW 58.17.170 AND  
RZC 21.74.030, AND ESTABLISHING AN EFFECTIVE  
DATE

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WHEREAS, the City of Redmond has received an application for  
approval of the final plat of 166<sup>th</sup> Avenue Townhomes, 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.

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  
166<sup>th</sup> Avenue Townhomes final plat:

1.      The Redmond Hearing Examiner conditionally approved the  
related 166<sup>th</sup> Avenue Townhomes Preliminary Plat on  
December 21, 2015.      The Hearing Examiner's Decision  
contains conditions incorporated as shown in Attachment  
C.
2.      The applicant submitted the 166<sup>th</sup> Avenue Townhomes final  
plat for review on November 28, 2018.
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 166<sup>th</sup> AVENUE TOWNHOMES and has advised the Council that the final plat conforms to all terms and conditions of preliminary plat 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 RZC. 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 166<sup>th</sup> Avenue Townhomes 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 \_\_\_\_ day of \_\_\_\_\_, 2019.

CITY OF REDMOND

\_\_\_\_\_  
JOHN MARCHIONE, MAYOR

ATTEST:

\_\_\_\_\_  
MICHELLE M. HART, CMC, CITY CLERK

(SEAL)

Approved as to Form:

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JAMES E. HANEY, CITY ATTORNEY

FILED WITH THE CITY CLERK:  
PASSED BY THE CITY COUNCIL:  
PUBLISHED:  
EFFECTIVE DATE:  
ORDINANCE NO: