RESOLUTION NO. 16-0335

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, WASHINGTON, APPROVING THE WESTRIDGE FINAL PLAT

WHEREAS, on September 4, 2014, the City of Edgewood Hearing Examiner granted preliminary approval to the Preliminary Plat of Westridge Subdivision, File No. 4493, to divide approximately 80 acres of land into 290 single-family lots, with various open space, road, stormwater, park and a critical area tracts; and

WHEREAS, there were no appeals submitted regarding the September 4, 2014 Hearing Examiner preliminary approval; and

WHEREAS, the preliminary plat of Westridge Subdivision was reduced from 290 lots to 284 lots; and

WHEREAS, the reduction in the number of lots did not modify any conditions of approval placed on the Preliminary Subdivision by the Hearing Examiner pursuant to 16.02.140 EMC, Modifications to an approved preliminary full subdivision; and

WHEREAS, all site development improvements required to complete the plat associated with the September 4, 2014 preliminary approval along with the June 27, 2014 SEPA MDNS conditions have been met with the placement of a Substantial Performance Bond for the remaining items and final plat approval is requested; and

WHEREAS, the City of Edgewood Public Works Director has certified through the submittal of the City Engineer’s Certificate of Improvements in accordance with EMC 16.04.110 that substantial completion of the required improvements has been provided through construction and with the submittal of the performance bond; and

WHEREAS, all other conditions set forth in the preliminary approval of September 14, 2014, and SEPA MDNS conditions of June 27, 2014 have been met and final plat approval is requested.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EDGEWOOD, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. Findings. The City Council hereby incorporates the above recitals as findings in support of this resolution. The Council further enters the following additional findings:

A. The Westridge Plat, as conditioned, satisfies all applicable state and local requirements for final plat approval, including without limitation all applicable requirements set forth in Chapter 16.04 EMC and Chapter 58.17 RCW.

B. The Westridge Plat, as conditioned, is in conformity with all applicable zoning ordinances and land use controls.
C. The Westridge Plat, as conditioned, is supported by all applicable staff and agency approvals, attestations, certifications and/or recommendations as required by state and local regulations.

D. The Westridge Plat has been processed and reviewed in material compliance with all applicable state and local procedural requirements.

Section 2. Final Plat Approval. The final plat of Westridge is hereby approved subject to proper recording of the final approved Plat drawings.

Section 3. Signatory Authorization. The Mayor is hereby authorized to sign the appropriate signature block of the approved Mylar drawing for the Westridge final plat.

Section 4. Severability. If any one or more sections, subsections, or sentence of this Resolution are held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this Resolution and the same shall remain in full force and effect.

Section 5. Effective Date. This Resolution will take effect immediately upon passage by the City Council.

ADOPTED THIS 19th DAY OF JULY, 2016

Daryl Eidinger, Mayor

ATTEST:

Rachel Pitzel, City Clerk