

NON-CODE

**CITY OF REDMOND
ORDINANCE NO. 2826**

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, APPROVING A REVISED FINAL PLAT FOR HEDGEWOOD EAST, CITY FILE NO. LAND-2014-00816; AMENDING SECTION 2 OF ORDINANCE NO. 2807; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the plat of Hedgewood East (then known as Beuca) received preliminary plat approval from the Redmond Hearing Examiner on August 18, 2014; and

WHEREAS, Ordinance No. 2087, passed by the Redmond City Council on October 20, 2014, approved the final plat of Hedgewood East; and

WHEREAS, after the plat was recorded, an error was discovered which resulted in a duplex lot within the plat not being subdivided, as intended, along the common wall of the duplex units; and

WHEREAS, in order to correct the error, the Redmond Technical Committee approved an administrative modification of the preliminary plat approval on February 5, 2016; and

WHEREAS, the Redmond City Council now desires to correct the final plat approval and approve the modified final plat.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Classification. This is a non-code ordinance.

Section 2. Findings. The Redmond City Council finds that the final plat of Hedgewood East should be corrected and modified to provide for the division of the duplex lot within the plat (Lot 6) into two lots (6A and B) along the common wall of the duplex units. The Council finds that the modified plat:

A. Conforms to the terms, conditions, and provisions of the preliminary plat approval, as modified by the administrative modification approved by the Technical Committee on February 5, 2016; and

B. Contains appropriate dedications to the public of all common improvements; and

C. Meets the requirements of RZC 21.74, all applicable state laws, and all other local ordinances of the City.

Section 3. Revised Final Plat Approved. The revised final plat of Hedgewood East is hereby approved and Section 2 of Ordinance No. 2807 is hereby amended to read as follows:

Section 2. Approval of Final Plat.

The revised final plat of Hedgewood East File No. LAND-2014-0816, as modified according to the administrative modification approved by the City of Redmond Technical

Committee on February 5, 2016, is hereby approved, subject to fulfilling any latecomer agreements, posting of any performance guarantees as determined by the Director of Public Works [AND], the termination of easements and covenants as determined by the Development Engineering & Construction Manager, and the fulfillment of any conditions placed on the administrative modification approved by the Technical Committee.

Section 4. Effective Date. This ordinance shall be effective five days after its publication, or publication of a summary thereof, in the City's official newspaper, or as otherwise provided by law.

ADOPTED by the Redmond City Council this 15th day of March,
2016.

APPROVED:



JOHN MARCHIONE, MAYOR

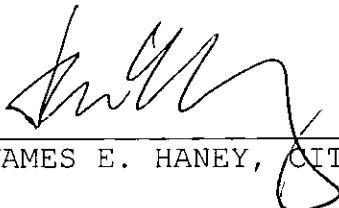
ATTEST:



MICHELLE M. HART, MMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:



JAMES E. HANEY, CITY ATTORNEY

FILED WITH THE CITY CLERK:	March 1, 2016
PASSED BY THE CITY COUNCIL:	March 15, 2016
SIGNED BY THE MAYOR:	March 18, 2016
PUBLISHED:	March 21, 2016
EFFECTIVE DATE:	March 26, 2016
ORDINANCE NO. 2826	

YES: BIRNEY, CARSON, MARGESON, MYERS, SHUTZ, STILIN