

RESOLUTION NO. 1359

A RESOLUTION OF THE CITY OF DES MOINES, WASHINGTON approving the Final Plat entitled "Highline View Estates" as shown and described in City Administration file number LUA07-004 and LUA2015-0034.

WHEREAS, the City has received an application for the Final Plat for the modified subdivision entitled "Highline View Estates," from Lakeridge Development Inc., the owner of the real property described in said application, and

WHEREAS, pursuant to the State Environmental Policy Act, chapter 43.21C RCW, the Administrative Guideline and local ordinance adopted to implement it, the SEPA Official reviewed all relevant environmental documents and determined that the proposed subdivision would not result in probable significant adverse environmental impacts, and based on information within those environmental documents, a Determination of Non-significance was issued, and

WHEREAS, the City Council, in regular meeting on July 3, 2008, reviewed the preliminary modified subdivision entitled "Highline View Estates," and

WHEREAS, the City Council passed Resolution No. 1082 at its regular meeting on July 3, 2008 approving the preliminary modified subdivision entitled "Highline View Estates," and

WHEREAS, the City Council passed Resolution No. 1272 at its regular meeting on July 24, 2014 granting an extension to submit the final plat documents for the preliminary modified subdivision entitled "Highline View Estates," and

WHEREAS, the applicant has complied with or posted securities to ensure compliance with all conditions established by Resolution No. 1082, and

WHEREAS, the City Council, in regular meeting on May 11, 2017, reviewed the proposed Final Plat entitled "Highline View Estates;" now, therefore

THE CITY COUNCIL OF THE CITY OF DES MOINES RESOLVES AS FOLLOWS:

Sec. 1. The following findings of fact are adopted by the Des Moines City Council:

(1) The Final Plat is consistent with the preliminary subdivision approved by the City Council on July 3, 2008, under Resolution No. 1082, and

(2) All required improvements are installed or securities to cover the cost of installation are submitted in accordance with DMMC 17.40.090, and

(3) The Final Plat is consistent with the provisions of Title 17 DMMC, and chapter 58.17 RCW.

Sec. 2. Decision criteria. The criteria used in making the decision are those required by chapter 17.10 DMMC and chapter 17.15 DMMC.

Sec. 3. Approval subject to conditions. The modified subdivision and the Final Plat entitled "Highline View Estates" is hereby approved by the Des Moines City Council subject to the following conditions:

(1) Construction of the private park/recreation Tract "D" - installation of the playground equipment and landscaping. The applicant has posted a bond for the completion of the park/recreation tract by September 1, 2017, and

(2) Final landscaping for South 240th Street right-of-way and Tract "B" - public storm drainage facility and utility tract. The applicant has posted a bond for the completion of these items by September 1, 2017, and

(3) The applicant has submitted a Declaration of Covenants, Conditions and Restrictions. The document will be recorded concurrently with the final plat, and

(4) The park in lieu fee will be paid prior to the recording of the final plat pursuant to condition (6) of Resolution No. 1082.

Sec. 4. Compliance with other law. Nothing in this Resolution shall be construed as excusing the applicant from compliance with all federal, state, or local statutes, ordinances, or regulations applicable to this subdivision other than as expressly set forth herein.

Sec. 5. Resolution attached to approval documents. A certified copy of this Resolution, along with the findings of fact herein adopted, shall be attached to and become a part of the evidence of said subdivision and Final Plat and shall be delivered to the applicant.

Sec. 6. Distribution of resolution following City Council action. Certified or conformed copies of this Resolution shall be delivered to the following:

- (1) City of Des Moines Planning Building and Public Works Department and Building Division;
- (2) South King Fire and Rescue; and
- (3) City Clerk of the City of Des Moines.

ADOPTED BY the City Council of the City of Des Moines, Washington this 11th day of May, 2017 and signed in authentication thereof this 11th day of May, 2017.


MAYOR

APPROVED AS TO FORM:


City Attorney

I, Bonnie Wilkins, City Clerk, do hereby certify that the foregoing is a true and correct copy of the original instrument on file and of record in my office in Des Moines, Washington 98198



ATTEST:


Deputy City Clerk for
City Clerk