

RESOLUTION NO. 1381

A RESOLUTION OF THE CITY OF DES MOINES, WASHINGTON approving the Final Plat entitled "The Pinnacles" as shown and described in City Administration file number LUA2015-0030.

WHEREAS, the City has received an application for the Final Plat for the modified subdivision entitled "The Pinnacles," from Pinnacles at Des Moines LLC, 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 Rules 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 August 20, 2015, reviewed the preliminary modified subdivision entitled "The Pinnacles", and

WHEREAS, the City Council passed Resolution Number 1305 at its regular meeting on August 20, 2015 approving the preliminary modified subdivision entitled "The Pinnacles", and

WHEREAS, the applicant has complied with or posted securities to ensure compliance with all conditions established by Resolution 1305, and

WHEREAS, the City Council, in regular meeting on March 8, 2018, reviewed the proposed Final Plat entitled "The Pinnacles"; 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 August 20, 2015, under Resolution No. 1305, 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 "The Pinnacles" is hereby approved by the Des Moines City Council subject to the following conditions:

(1) Per DMMC 18.235.050, multiple building permit applications by the same applicant or one standing in privity to the applicant for the construction of a series of single-family dwellings in the same subdivision or short subdivision are considered regulated improvements requiring design review. A Design Review application shall be reviewed and approved prior to issuance of the second residential building permit for the subdivision.

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

(3) The park in lieu fee will be paid prior to the recording of the final plat pursuant DMMC 17.35.180.

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 Community Development Department;
- (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 8th day of March, 2018 and signed in authentication thereof this 8th day of March, 2018.



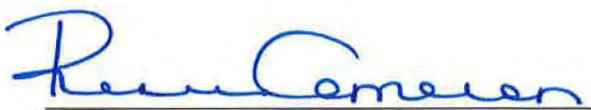
M A Y O R

APPROVED AS TO FORM:



Assistant City Attorney

ATTEST:



City Clerk