

## ORDINANCE 912

### AN ORDINANCE OF THE CITY OF TENINO GRANTING APPROVAL OF FINAL PLAT PSD2017-0001, HIDDEN MEADOW, A 30-UNIT SUBDIVISION

**WHEREAS**, the City Council of the City of Tenino duly adopted Ordinance 877, granting Mr. Doug Bloom, Rainier General Development, approval of Conditional Use Permit CUP 2018-001 and Preliminary Plat PSD2017-0001, Hidden Meadow, for a 30-unit subdivision at a Regular Meeting of the Tenino City Council on May 23, 2018; and

**WHEREAS**, Mr Bloom has revegetated the disturbed areas of Scattercreek with native or pre-existing species and returned the site to a pre-development elevation and condition as required by the Conditional Use Permit CUP-2018-001; and

**WHEREAS**, the City Council of the City of Tenino finds the Final Plat meets all standards established by state law and Title 114 of the Tenino Municipal Code; and

**WHEREAS**, the City Council of the City of Tenino finds that the final plat bears the certificates and statements of approval required by this title and state law; and

**WHEREAS**, the final plat conforms to the content requirements of TMC § 114.50.050; and

**WHEREAS**, the required improvements pursuant to TMC § 114.50 have been installed or bonded for same; and

**WHEREAS**, the facilities and improvements required to be provided by the developer have been completed or, alternatively, that the developer has provided a performance bond, or cash in lieu thereof, or other security commonly used by banking and lending institutions; provided further that the bond, cash deposit, or other security has been filed with the City Clerk/Treasurer in a form acceptable to the city and in an amount of 125% of costs and with sureties commensurate with improvements remaining to be completed and securing to the city the construction and installation of the improvements within a fixed time as set by the council, pursuant to § 100.30.120;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TENINO, WASHINGTON:**

**Section I.** The final plat of the Hidden Meadow Subdivision is consistent with the Tenino Municipal Code and is ready for the signature of the Mayor of Tenino.

- a. It conforms to all terms of preliminary plat approval.
- b. The bond, by its essential terms, ensures completion of improvements.

**Section 2.** Due to exigent circumstances in the form of the COVID-19 pandemic, a second reading of this ordinance is waived.

**Section 3.** This ordinance shall take effect five days after publication as required by law.

**ADOPTED** by the City Council of the City of Tenino, Washington, and **APPROVED** by its Mayor, at a regularly scheduled open public meeting this 9<sup>th</sup> day of June, 2020.

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**Wayne Fournier, Mayor**

ATTEST:

APPROVED AS TO FORM:

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John C. Millard, Clerk/Treasurer

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Richard L. Hughes, City Attorney