

RESOLUTION 1837

A RESOLUTION OF THE CITY OF NORTH BEND, WASHINGTON, GRANTING FINAL PLAT APPROVAL FOR THE RIDGE AT TANNERWOOD SUBDIVISION

WHEREAS, in December 2015, the City's Hearing Examiner granted applicant Mark Segale Preliminary Plat Approval for the proposed Segale 152-lot development project; and

WHEREAS, in the Hearing Examiner's Preliminary Plat Approval and consistent with City regulations, the Council has authorized the development of the plat; and

WHEREAS, in 2017 Mark Segale sold the subject property to Toll Brothers, Inc.; and

WHEREAS, in 2018 Toll Brothers, Inc., entered into a private agreement with Riverside at Tannerwood, LLC to allow Riverside at Tannerwood, LLC to develop a 21-lot phased portion of the subject property; and

WHEREAS, Riverside at Tannerwood, LLC has requested final plat approval for the Ridge at Tannerwood 21-lot development project as a portion of the overall 152-lot development project; and

WHEREAS, City staff has reviewed the proposed final plat for compliance with North Bend Municipal Code Section 20.01.004 and Chapter 17.16, finds that there is still additional work that must be completed within a designated time frame, but recommends approval subject to submission of adequate securities to ensure the completion of the remaining work in the event the developer should fail to comply with the terms of the preliminary plat approval; and

WHEREAS, the Council finds that the final plat conforms to all the terms and conditions of the Preliminary Plat Approval, as approved by the Hearing Examiner, and approved engineering plans, and that the final plat meets the requirements of applicable laws; and

WHEREAS, the applicant has secured bonds guaranteeing completion of the infrastructure, offsite improvements along SE Tanner Road, and landscaping improvements required by the Preliminary Plat Approval, the approved engineering plans, and shall further complete Bills of Sale and other necessary administrative tasks including providing full as-built plans and GIS requirements, as set forth in the Developer Extension Agreement;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Authorization. The Council finds that adequate security has been or will be posted to ensure the full and prompt completion of the improvements set forth in the Hearing Examiner’s decision approving the Preliminary Plat for the Segale Subdivision. Accordingly, the final plat of the Ridge at Tannerwood Subdivision is hereby approved on condition that the developer Riverside at Tannerwood, LLC first secures a bond in a form acceptable to the City guaranteeing completion of the infrastructure improvements required by the Preliminary Plat. The owner and/or developer Riverside at Tannerwood, LLC shall further complete Bills of Sale and other necessary administrative tasks as set forth in and required by the Developer Extension Agreement.

PASSED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 17TH DAY OF JULY, 2018.

CITY OF NORTH BEND:

APPROVED AS TO FORM:

Kenneth G. Hearing, Mayor

Michael R. Kenyon, City Attorney

ATTEST/AUTHENTICATED:

Effective: July 17, 2018
Posted: July 18, 2018

Susie Oppedal, City Clerk