

RESOLUTION 1844

A RESOLUTION OF THE CITY OF NORTH BEND, WASHINGTON, GRANTING FINAL PLAT APPROVAL FOR THE POLYGON HOMES EAST GROVE 13-LOT SUBDIVISION

WHEREAS, in March 3, 2015, the City's Hearing Examiner granted applicant Polygon Homes Preliminary Plat Approval for the proposed East Grove (formerly named Maloney Grove 13), 13-Lot development project; and

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

WHEREAS, Polygon Homes has requested final plat approval for the East Grove 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 adequate security in place 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 City 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 a bond guaranteeing completion of the infrastructure 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 City 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 East Grove Subdivision. Accordingly, the final plat of the East Grove Subdivision is hereby approved on condition that the owner first secures a bond in a form acceptable to the City

guaranteeing completion of the infrastructure improvements required by the Preliminary Plat. The owner 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 2ND DAY OF OCTOBER, 2018.

CITY OF NORTH BEND:

APPROVED AS TO FORM:

Kenneth G. Hearing, Mayor

Michael R. Kenyon, City Attorney

ATTEST/AUTHENTICATED:

Effective: October 2, 2018

Posted: October 3, 2018

Susie Oppedal, City Clerk