

RESOLUTION 1907

A RESOLUTION OF THE CITY OF NORTH BEND, WASHINGTON, GRANTING FINAL PLAT APPROVAL FOR THE CASCADE CANYON PHASE 1 SUBDIVISION

WHEREAS, in December 2015, the City of North Bend’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 City 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 (Phase 3) of the subject property in which the final plat was subsequently recorded in September 2018; and

WHEREAS, Toll Brothers, Inc. has requested final plat approval for the Cascade Canyon Phase 1 68-lot development project as a portion of the remaining 131-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 adequate securities 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 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 and the Plat Condition #25 Agreement (Intersection Agreement);

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

Section 1. Authorization: The North Bend 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 Segale Subdivision. Accordingly, the final plat of the Cascade Canyon Phase 1 Subdivision is hereby approved on condition that the developer Toll Brothers, Inc. 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 Toll Brothers, Inc. shall further complete Bills of Sale and other necessary administrative tasks as set forth in and required by the Developer Extension Agreement and the Plat Condition #25 Agreement (Intersection Agreement).

PASSED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 17TH DAY OF SEPTEMBER, 2019.

CITY OF NORTH BEND:

APPROVED AS TO FORM:

Kenneth G. Hearing, Mayor

Eileen M. Keiffer, City Attorney

ATTEST/AUTHENTICATED:

Effective: September 17, 2019
Posted: September 18, 2019

Susie Oppedal, City Clerk