

# RESOLUTION 1915

## A RESOLUTION OF THE CITY OF NORTH BEND, WASHINGTON, GRANTING FINAL PLAT APPROVAL FOR THE CHG SF, LLC SUNRISE GLEN 19-LOT SUBDIVISION

**WHEREAS**, in June 12, 2017, the City's Hearing Examiner granted applicant CMP Partners LLC Preliminary Plat Approval for the proposed Sunrise View 19-lot subdivision. In January 2018, CMP Partners LLC sold Sunrise View to CHG SF, LLC (Conner Homes), which renamed the subdivision to Sunrise Glen; 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**, CHG SF, LLC has requested final plat approval for the Sunrise Glen 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 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 Council finds that adequate security has been provided to ensure the full and prompt completion of the improvements set forth in the Hearing Examiner's decision approving the Preliminary Plat for the Sunrise Glen Subdivision. Accordingly, the final plat of the Sunrise Glen Subdivision is hereby approved on condition that the owner first secures and provides 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 19<sup>TH</sup> DAY OF NOVEMBER, 2019.**

**CITY OF NORTH BEND:**

**APPROVED AS TO FORM:**

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**Kenneth G. Hearing, Mayor**

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**Eileen M. Keiffer, City Attorney**

**ATTEST/AUTHENTICATED:**

Effective: November 19, 2019

Posted: November 20, 2019

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**Susie Oppedal, City Clerk**