

# **RESOLUTION 1927**

## **A RESOLUTION OF THE CITY OF NORTH BEND, WASHINGTON, ACCEPTING SEWER, STORM DRAINAGE, AND STREET IMPROVEMENTS FROM POLYGON WLH, LLC RELATING TO THE COTTAGES AT NORTH BEND, A 37-LOT SUBDIVISION**

**WHEREAS**, on November 13, 2015, Polygon WLH, LLC (“Developer”) received preliminary plat approval to construct 37 single family residential lots on a 5-acre site known as the Cottages at North Bend; and

**WHEREAS**, on August 17, 2016, the City and Developer executed a Developer Extension Agreement for the Cottages at North Bend subdivision’s sewer, storm drainage, and street improvements; and

**WHEREAS**, in September 2016 construction commenced on the Cottages at North Bend subdivision; and

**WHEREAS**, the Developer constructed certain sewer, storm drainage, and street improvements for the Cottages and North Bend subdivision (“Improvements”); and

**WHEREAS**, the City has inspected the Improvements, received mylar as-builts, and a GIS disk as required by North Bend Municipal Code (“NBMC”); and

**WHEREAS**, the NBMC requires certain improvements of the subdivision to be dedicated to the City for future ownership, operation and maintenance; and

**WHEREAS**, pursuant to the recorded Final Plat, certain other improvements of the subdivision, such as the frontage bio-infiltration swales, shall be owned, operated, and maintained by the Cottages at North Bend Homeowner’s Association; and

**WHEREAS**, the Developer has provided the City with the market value for the Improvements and a related Bill of Sale; and

**WHEREAS**, the City Council of the City of North Bend finds that the Improvements meet the standards of the City, and that the value assigned by the Developer for said Improvements reflects a fair market value;

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

**Section 1.** The City Council of the City of North Bend hereby accepts the sewer, storm drainage, and street improvements built for the Cottages at North Bend subdivision as depicted in the attached **Exhibit A** to this Resolution, which is incorporated herein by reference.

**Section 2.** The Mayor is authorized to execute the Bill of Sale accepting the sewer, storm drainage, and street improvements on behalf of the City of North Bend, in the form attached hereto as **Exhibit B** or in a substantially similar form, in a final form acceptable to the City Attorney.

**PASSED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND,  
WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 3<sup>RD</sup> DAY OF  
MARCH, 2020.**

**CITY OF NORTH BEND:**

**APPROVED AS TO FORM:**

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**Rob McFarland, Mayor**

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**Michael R. Kenyon, City Attorney**

**ATTEST/AUTHENTICATED:**

Effective: March 3, 2020  
Posted: March 4, 2020

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**Susie Oppedal, City Clerk**