

RESOLUTION 1971

A RESOLUTION OF THE CITY OF NORTH BEND, WASHINGTON, ACCEPTING WATER, SEWER, STORM DRAINAGE, AND STREET IMPROVEMENTS FROM JOHN DAY HOMES, INC. RELATING TO THE RANGER STATION COTTAGES, A 55-LOT SUBDIVISION

WHEREAS, on February 22, 2010, John Day Homes, Inc. (“Developer”) received preliminary plat approval to construct 66 single-family residential lots on an 8.09-acre site known as the Ranger Station Cottages. The Developer reduced the lot count to 55 single-family residential lots for Final Plat Approval. Final Plat Approval occurred November 1, 2016; and

WHEREAS, on October 6, 2015, the City and Developer executed a Developer Extension Agreement for the Ranger Station Cottages water, sewer, storm drainage, and street improvements; and

WHEREAS, the Developer constructed certain water, sewer, storm drainage, and street improvements for the Ranger Station Cottages 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, 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 water, sewer, storm drainage, and street Improvements built for the Ranger Station Cottages 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 water, 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 6TH DAY OF APRIL, 2021.

CITY OF NORTH BEND:

APPROVED AS TO FORM:

Rob McFarland, Mayor

Michael R. Kenyon, City Attorney

Effective: April 6, 2021
Posted: April 7, 2021

ATTEST/AUTHENTICATED:

Susie Oppedal, City Clerk