

RESOLUTION 2083

A RESOLUTION OF THE CITY OF NORTH BEND, WASHINGTON, ACCEPTING WASTEWATER COLLECTION, STORM DRAINAGE, AND CURB AND STREET PAVING IMPROVEMENTS FROM TRI POINTE HOMES, INC. FOR THE CEDAR LANDING 139-LOT SUBDIVISION

WHEREAS, Tri Pointe Homes, Inc., formerly Quadrant Homes Inc., (“Developer”) has completed construction of the 139-lot Cedar Landing Subdivision (“Project”). The Project is comprised of three separate phases: Phase 1 (62 lots); Phase 2 (62 lots); and Phase 3 (15 lots); and

WHEREAS, the Developer received Preliminary Plat Approval on March 4, 2016, for Phases I and II, and on October 11, 2016, for Phase 3; and

WHEREAS, on May 2, 2017, the Developer and the City entered into Developer Extension Agreements for Phases 1 and 2 of the Project’s wastewater collection, storm drainage, and curb and street paving infrastructure improvements (“Improvements”), and on June 18, 2017, for Phase 3’s Improvements; and

WHEREAS, the Developer received Engineering Plan Approval for Project Phases 1 – 3 on August 29, 2017, May 30, 2019, and March 22, 2018, respectively; and

WHEREAS, the Developer received Final Plat Approval for Project Phases 1 – 3 on January 8, 2019, February 4, 2020, and January 8, 2019, respectively; and

WHEREAS, the Developer received Sewer Lift Station acceptance for Project Phases 1 – 3 on July 20, 2021; and

WHEREAS, the Developer has constructed the required Improvements; and

WHEREAS, City staff have inspected the Improvements and the City accept transfer of ownership of Developer-constructed infrastructure Improvements; and

WHEREAS, the Developer has provided the City with the market value assignment for the Improvements and a Bill of Sale for the Improvements; 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 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 wastewater collection, storm drainage, and curb and street paving improvements built for the 139-lot Cedar Falls Subdivision Project 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 wastewater collection, storm drainage, and curb and street paving 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 3RD DAY OF OCTOBER, 2023.

CITY OF NORTH BEND:

APPROVED AS TO FORM:

Rob McFarland, Mayor

Kendra Rosenberg, City Attorney

ATTEST/AUTHENTICATED:

Effective: October 3, 2023

Posted: October 4, 2023

Susie Oppedal, City Clerk