

RESOLUTION 2116

A RESOLUTION OF THE CITY OF NORTH BEND, WASHINGTON, ACCEPTING WATER DISTRIBUTION SYSTEM, WASTEWATER COLLECTION SYSTEM, STORM DRAINAGE SYSTEM, AND CURB AND STREET PAVING IMPROVEMENTS FROM TAYLOR MORRISON NORTHWEST, LLC FOR THE 13-LOT EAST GROVE SUBDIVISION

WHEREAS, Taylor Morrison Northwest, LLC (“Developer”) has completed construction of the 13-lot East Grove Subdivision Project (“Project”); and

WHEREAS, in approximately September 2017, the Project was sold by Landmark Pacific Group LLC to Polygon Homes LLC, and Polygon Homes LLC changed its corporate name to Taylor Morrison Northwest LLC around February 2020 who assumed the original Developer Extension Agreement and completed constructed the subdivision; and

WHEREAS, the Developer received State Environmental Protection Act (“SEPA”) Determination of Nonsignificant (“DNS”) on January 21, 2015; and

WHEREAS, the Developer received Engineering Plan Approval on March 9, 2016; and

WHEREAS, the Developer received Final Plat Approval on January 11, 2018; and

WHEREAS, the Developer has constructed the required water distribution system, wastewater collection system, storm drainage system, and curb and street paving improvements (collectively “Infrastructure Improvements”); and

WHEREAS, City Staff inspected the Infrastructure Improvements and the City accepts transfer of ownership of Developer-constructed Infrastructure Improvements; and

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

WHEREAS, the City Council of the City of North Bend finds that the Infrastructure 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 accepts the water distribution system, wastewater collection system, storm drainage system, and curb and street paving improvements built for the 13-lot East Grove 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 water distribution system, wastewater collection system, storm drainage system, 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 20TH DAY OF
AUGUST, 2024.**

CITY OF NORTH BEND:

APPROVED AS TO FORM:

Mary Miller, Mayor

Kendra Rosenberg, City Attorney

ATTEST/AUTHENTICATED:

Effective: August 20, 2024
Posted: August 21, 2024

Susie Oppedal, City Clerk