

# **RESOLUTION 2117**

## **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 11-LOT WEST GROVE SUBDIVISION**

**WHEREAS**, Taylor Morrison Northwest, LLC (“Developer”) has completed construction of the 11-lot West Grove Subdivision Project (“Project”); and

**WHEREAS**, in approximately September 2017, the Project was sold by Eagle Ridge Enterprises 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 passed under Resolution 1866; and

**WHEREAS**, the Developer received State Environmental Protection Act (“SEPA”) Determination of Nonsignificant (“DNS”) on March 25, 2015; and

**WHEREAS**, the Developer received Engineering Plan Approval on January 19, 2018; and

**WHEREAS**, the Developer received Final Plat Approval on March 20, 2019; 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 11-lot West 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 20<sup>TH</sup> 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**