

# RESOLUTION 1680

## A RESOLUTION OF THE CITY OF NORTH BEND, WASHINGTON, GRANTING FINAL PLAT APPROVAL FOR DIVISION 2 OF THE MINER'S RIDGE SUBDIVISION

**WHEREAS**, On April 25, 2014, the City's Hearing Examiner granted applicant John Day Homes Preliminary Plat Approval for the Miner's Ridge Subdivision; and

**WHEREAS**, in the Hearing Examiner's Preliminary Plat Approval and consistent with City regulations, the Council has authorized the development of the plat in phases; and

**WHEREAS**, John Day Homes has requested final plat approval for Division 2; and

**WHEREAS**, City staff has reviewed the proposed final plat of Division 2 for compliance with North Bend Municipal Code 20.01.004, finds that there is still additional work that must be completed within a designated time frame, but recommends approval as set forth on the attached Exhibit A subject to submission of adequate security to insure the completion of the remaining work in the event the developer should fail to comply with the terms of the preliminary plat approval; and

**WHEREAS**, the Council finds that the final plat of Division 2 conforms to all the terms and conditions of the Preliminary Plat Approval, as approved by the Hearing Examiner, and approved engineering plans, and that the final plat of Division 2 meets the requirements of applicable laws; and

**WHEREAS**, the applicant has secured a bond guaranteeing completion of the infrastructure improvements required by the Preliminary Plat Approval, approved engineering plans, and shall further complete Bills of Sale and other necessary administrative tasks including providing full as-built plans and GIS requirements, as set forth in the Developer Extension Agreement;

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

**Section 1. Authorization.** The Council finds that all conditions of the Miner's Ridge Preliminary Plat Approval set forth in the Hearing Examiner's decision dated April 25, 2014 ("Decision") have been satisfied, or that adequate security has been posted to ensure the full and prompt completion of said improvements. Accordingly, the final plat of Division 2 of the Miner's Ridge Subdivision is hereby approved on condition that the owner has secured a bond guaranteeing completion of the infrastructure improvements required by the Preliminary Plat Approval. The required infrastructure improvements are

set forth on pages 10 – 18 of the Decision as Condition Nos. 1-63. The owner shall further complete Bills of Sale and other necessary administrative tasks as set forth in and required by the Developer Extension Agreement.

**PASSED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 5<sup>TH</sup> DAY OF MAY, 2015.**

**CITY OF NORTH BEND:**

**APPROVED AS TO FORM:**

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**Kenneth G. Hearing, Mayor**

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**Michael R. Kenyon, City Attorney**

**ATTEST/AUTHENTICATED:**

Effective: May 5, 2015

Posted: May 6, 2015

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**Susie Oppedal, City Clerk**