

RESOLUTION 1738

A RESOLUTION OF THE CITY OF NORTH BEND, WASHINGTON, GRANTING FINAL PLAT APPROVAL FOR RANGER STATION COTTAGES

WHEREAS, on February 22, 2010, the City Hearing Examiner granted applicant John Day Homes Preliminary Plat Approval for Ranger Station Cottages; and

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

WHEREAS, John Day Homes has requested final plat approval; and

WHEREAS, City staff has reviewed the proposed final plat for compliance with North Bend Municipal Code Section 20.01.004, and finds that there is still additional work that must be completed within a designated time frame, but recommends approval 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 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 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 between John Day Homes and the City of North Bend dated February 22, 2010 ("the DEA");

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 Ranger Station Cottages Preliminary Plat Approval set forth in the Hearing Examiner's decision have been satisfied, or that adequate security has been posted to ensure the full and prompt satisfaction of said improvements. Accordingly, the final plat of Ranger Station Cottages 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 and include the North Bend Way / Thrasher Avenue intersection widening

and Thrasher Avenue parking strip. The owner shall further complete Bills of Sale and other necessary administrative tasks as set forth in and required by the DEA.

PASSED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 1ST DAY OF NOVEMBER, 2016.

CITY OF NORTH BEND:

APPROVED AS TO FORM:

Kenneth G. Hearing, Mayor

Michael R. Kenyon, City Attorney

ATTEST/AUTHENTICATED:

Effective: November 1, 2016
Posted: November 2, 2016

Susie Oppedal, City Clerk