

RESOLUTION NO. 17-1197

A RESOLUTION OF THE CITY OF BLACK DIAMOND, WASHINGTON, GRANTING FINAL PLAT APPROVAL FOR TEN TRAILS (F/K/A "THE VILLAGES") PP2C DIVISION 1 SUBDIVISION

WHEREAS, on September 20, 2010, the City Council adopted Ordinance No. 10-946 approving a Master Planned Development ("MPD") permit for applicant CCD Black Diamond Partners LLC's ("Oakpointe"), f/k/a Yarrow Bay, for development of a master planned community known as "The Villages"; and

WHEREAS, on December 12, 2011, the City Council adopted Ordinance No. 11-970 approving The Villages Development Agreement ("DA") with Oakpointe setting forth extensively negotiated requirements and agreed conditions governing commercial and residential development activity within The Villages MPD; and

WHEREAS, on January 28, 2015, the City's Hearing Examiner conditionally granted Preliminary Plat Approval for the subdivision known The Villages Phase 2C ("PP2C"), and Oakpointe has since changed the name of The Villages to "Ten Trails"; and

WHEREAS, Oakpointe has applied for final plat approval (File No. PLN17-0076) for the Ten Trails PP2C Division 1 Subdivision ("PP2C Division 1"); and

WHEREAS, under the DA, Oakpointe's application for final plat approval of Ten Trails PP2C Division 1 is vested to the Black Diamond Municipal Code in effect as of the date of the DA, which is attached as Exhibit E to the DA ("Vested Code"); and

WHEREAS, City staff and members of the Master Development Review Team ("MDRT") have reviewed the proposed final plat for PP2C Division 1 for compliance with all provisions of state law and the Vested Code, as well as all conditions imposed by the applicable MPD permit, the DA, the Hearing Examiner's Preliminary Plat Approval and decision in the related SEPA appeal, and the MPD Framework Design Standards and Guidelines (collectively, "Conditions of Approval"), and have prepared and provided to the City Council a Staff Report summarizing their findings in detail; and

WHEREAS, City staff and members of the MDRT, based on their review of the final plat application, recommend approval of the PP2C Division 1 final plat, subject to Oakpointe's submission of adequate security to ensure the completion of the remaining work; and

WHEREAS, Oakpointe is willing and able to secure a bond guaranteeing completion of all infrastructure improvements required by the Conditions of Approval; and

WHEREAS, section 17.20.060.B. of the Vested Code requires the City Council to review the Staff Report and proposed final plat to assure its conformance to all Conditions of Approval and that adequate bonds, if applicable, have been posted, and further requires the City Council, by resolution, to make written findings to that effect and to authorize the Mayor to execute the City Council's approval in writing on the face of the final plat; and

WHEREAS, RCW 58.17.140 and Vested Code section 17.20.060 require that the City Council approve, disapprove, or return the final plat for modification within a limited time period, unless the applicant consents to a longer time; and

WHEREAS, RCW 58.17.195 prohibits the approval of any subdivision unless the City makes a formal written finding of fact that the proposed subdivision is in conformity with applicable zoning ordinances and other land use controls;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. Findings and Approval of Final Plat. The City Council finds, based on its review of the Staff Report and proposed plat, that all Conditions of Approval have been satisfied, or where they have not yet been satisfied, that adequate security has been or will be posted by Oakpointe to ensure the full and prompt completion of all required improvements that have not been completed. Further, the City Council finds that the proposed subdivision is in conformity with applicable zoning ordinances and land use controls of the City. Accordingly, the final plat for Ten Trails PP2C Division 1 is hereby approved on condition that Oakpointe provides a bond, in a form and amount acceptable to the City, guaranteeing completion of all infrastructure improvements required by the Conditions of Approval that have not yet been completed.

Section 2. Authorization. Upon Oakpointe's provision of the bond described in Section 1, the Mayor is authorized to sign the final plat signifying the City Council's approval.

PASSED BY THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 7TH DAY OF DECEMBER, 2017.

CITY OF BLACK DIAMOND:



Carol Benson, Mayor

Attest:



Brenda L. Martinez, City Clerk