

## SULTAN CITY COUNCIL AGENDA ITEM COVER SHEET

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**ITEM NUMBER:** A-1

**DATE:** August 23, 2007

**SUBJECT:**

Approval of the Timber Ridge Estates Final Planned Unit Development, Formal Subdivision Final Plat, Acceptance of a Performance Bond (\$288,000.00), and a 2-year Maintenance Bond (\$478,000.00). Timber Ridge Estates is an 85-Lot Planned Unit Development and Formal Subdivision, File Number Number FPPUD 04-002 (Plat/PUD Maps – Attachment 1).

**CONTACT PERSON:** Rick Cisar, Director of Community Development

**ISSUE:**

The issue before the City Council is to approve Resolution 07-18 accepting the Timber Ridge Estates Planned Unit Development and Formal Final Subdivision.

**SUMMARY:**

The City Council on July 13, 2005 adopted Resolution Number 05-17 approving the Timber Ridge Estates Preliminary Planned Unit Development and Subdivision. In consideration of City Council Approval, the Developer has completed the construction of the public and private facilities necessary to provide urban services to the subdivision.

Therefore, City Staff has prepared Resolution 07-18 Approving the Final Planned Unit Development and Formal Plat for the Timber Ridge Estates.

**BACKGROUND:**

The Timber Ridge Estates Planned Unit Development and Formal Subdivision, is located on a 33.0-acre site on the east side of Sultan Basin Road, ¼ mile north of State Route 2. The attached PUD Map (Drawing C-1) identifies the property.

The Preliminary Planned Unit Development and Subdivision Plat was Approved by the City Council on July 13, 2005. The Planned Unit Development and Preliminary Plat was Approved with Modifications to the Recommended Conditions by the Hearing Examiner, who conducted an Open Record Hearing on April 12, 2005.

The Plat includes 85-lots with a range from 4,159 to 8,498 square feet.

The access to the subdivision is from Sultan Basin Road on 141 St S.E. and 142<sup>nd</sup> S.E. as shown on the attached Plat Map. Future access will be a connection to the East-West Roadway in the Sultan Industrial Park.

On August 8 ,2007, an inspection of the subdivision and related improvements was completed by the City Civil Site Inspector, Wayne Lawrence and City Engineer Jon Stack. During the inspection it was noted that the following items would be bonded for by the Developer: (1) the final lift of asphalt on Sultan Basin Road, 141st and 142nd Streets SE and 142nd Place SE and 143 Place SE.; (2) landscaping and two recreation areas; (3) street signs and stripping; (4) mailboxes and fencing. We anticipate these improvements will be completed by the Spring of 2008.

The Final Plat filing and Approval Procedures are outlined in SMC Sections 16.28.400 to 16.28.450 and are included as Attachment 2. The most recent change to 16.28.400 D requires the signatures of all Council Members present at the meeting.

The Performance Bond is equal to 125% of the estimated cost of the remaining improvements necessary to complete the subdivision. The estimated costs of the bond are approved by the City Engineer. In the event the developer fails to complete the improvements, the City utilizes the additional 25% to administer completion of the improvements.

The Maintenance Bond is equal to 15% of the total cost of the improvements and runs for a two (2) year period. The bond covers any construction deficiencies identified during the two (2) year period which are corrected to the satisfaction of the City prior to acceptance of the improvements.

#### **FISCAL IMPACT:**

The Developer has paid all applicable Final Planned Unit Development and Plat Processing and Review Fees: Final Plat/PUD Fee (\$11,300.00); LID-97 Costs (\$199,410.06); and a Recreation in Lieu-of-Fee (\$25, 318.95) for a total of \$236,029.01.

#### **RECOMMENDED ACTION:**

Approval of Resolution 07-18 Approving of the Timber Ridge Estate Planned Unit Development and Formal Final Subdivision Plat. Acceptance of a Performance Bond in the amount of \$288,000.00 and a 2-year Maintenance Bond in the amount of \$478,000.00 and authorization to release the bonds upon completion and approval of the remaining improvements as Recommended by City Staff.

**RECOMMENDED MOTION:**

To approve Resolution 07-18 Approving the Timber Ridge Estates Planned Unit Development and Formal Subdivision Final Plat and Acceptance of a Performance Bond in the amount of \$288,000.00, a 2-year Maintenance Bond in the amount of \$478,000.00, and authorization to release the bonds upon completion and approval of the remaining improvements as Recommended by City Staff.

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**COUNCIL ACTION:**

**DATE:**

**ATTACHMENT:**

1. Final Planned Unit Development and Plat Map
2. SMC Chapter 16.28.400 thru 16.28.450 - Final Plat Approval Process
3. Timber Ridge - Subdivision Performance Bond \$288,000.00
4. Timber Ridge - Subdivision Maintenance Bond \$478,000.00