

RESOLUTION NO. 1374

A RESOLUTION OF THE CITY OF DES MOINES, WASHINGTON granting an extension to submit the final plat documents for the preliminary Planned Unit Development (PUD) subdivision entitled "Crestwood Park".

WHEREAS, Northlake Crestwood LLC, the owner of the real property in the City of Des Moines, filed an application on December 8, 2006 for a preliminary subdivision, and

WHEREAS, the City Council, approved the preliminary plat for the Crestwood Park PUD subdivision on December 6, 2007, and

WHEREAS, DMMC 17.10.210(1) requires that the applicant shall submit a final plat to the Planning, Building, and Public Works Department within five years following the date the preliminary subdivision was approved or the preliminary subdivision approval shall be deemed void and any development rights that have vested in the applicant shall be considered abandoned, and

WHEREAS, RCW 58.17.140(3)(b) extends the deadline for final plat submittal to ten years for subdivisions with preliminary plat approval on or before December 31, 2007, and

WHEREAS, DMMC 17.10.210(2) allows the applicant to request to extend the preliminary subdivision approval for up to one additional year; provided that the request must be delivered in writing to the Planning, Building and Public Works Department at least 30 days prior to expiration of the ten-year period and the applicant has attempted in good faith to submit the final plat within the designated time period, and

WHEREAS, the approved preliminary plat for the Crestwood Park PUD subdivision will expire on December 6, 2017, unless an extension is granted by the City, and

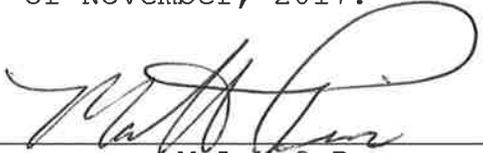
THE CITY COUNCIL OF THE CITY OF DES MOINES RESOLVES AS FOLLOWS:

Sec. 1. Extension granted. A one-year extension is hereby granted by the Des Moines City Council for the PUD subdivision entitled "Crestwood Park" requiring the final plat documents to be submitted to Planning, Building, and Public Works Department by December 6, 2018 as authorized in DMMC 17.10.210(2).

Sec. 2. Findings of fact. The following findings of fact are adopted by the City Council in support of its decision to approve the timeframe extension for the Crestwood Park PUD Subdivision:

applicant, and to each person who submitted timely written or oral testimony to the City Council for inclusion in the record.

ADOPTED BY the City Council of the City of Des Moines, Washington this 30th day of November, 2017 and signed in authentication thereof this 30th day of November, 2017.



M A Y O R

APPROVED AS TO FORM:



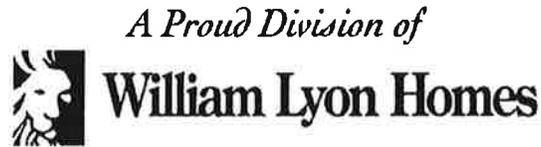
Assistant City Attorney

ATTEST:



City Clerk

EXHIBIT A
POLYGON  NORTHWEST



October 31, 2017

Denise E. Lathrop, AICP
Planning & Development Services Manager
City of Des Moines
21630 11th Avenue S, Suite D
Des Moines, WA 98198-6398

RE: Crestwood Park PUD – LUA06-056

Dear Ms. Lathrop;

Polygon Northwest, a proud Division of William Lyon Homes formally requests the one year extension for the preliminary plat of Crestwood Park Planned Unit Development Subdivision. On December 6, 2007, the City of Des Moines City Council passed resolution 1060 approving the preliminary plat. To date the plat has fallen victim to the greatest housing recession seen on record and today Polygon Northwest is prepared to move the plat forward with civil engineering approval, land development and home construction. Polygon has also re-engaged with the original consultant team, including the civil engineer of record, the biologist of record and the traffic engineer of record and as a result have made the following submittals in a sign of good faith to the City of Des Moines in our effort to preserve the preliminary plat vesting status before the expiration takes affect December 6, 2017.

10/20/17 – City of Des Moines Final Engineering Submittal

- Updated Civil Engineering plans (Site Visit by Engineer)
- Geotechnical Report
- Critical Area Study & Mitigation Plan
- SWPPP (minor updates)
- Storm Drainage Report (minor updates)
- Master Use Application
- Grading Application
- \$16,554 (fee)

10/23/17 - Water/Sewer Certificates of Availability Issued by Lakehaven Utility

10/25/17 – Scott Brainard of Wetland Resources, Inc. conducted a site visit to review the wetlands. The Corps has been contacted by both the City of Des Moines staff and Scott to ensure a path forward for the isolated wetlands.

10/27/17 - City of Des Moines Minor Deviation per DMMC 17.103240(2) Submittal

- Narrative and Minor Deviation Request
- Updated Preliminary Plat

- Exhibit showing the changes
- Master Use Application
- \$1,820 (fee)

10/27/17 - Lakehaven Utility District Developer Extension Submittal

- Application
- \$2,100 (fee)

Should the City Council grant the requested preliminary plat extension, Polygon is committed to the following schedule;

<i>Site Construction Plan Approval:</i>	<i>December 2017</i>
<i>Land Development Start:</i>	<i>March 2018</i>
<i>Land Development Complete:</i>	<i>September 2018</i>
<i>Model Home Construction Start:</i>	<i>October 2018</i>
<i>Model Home Completion:</i>	<i>April 2019</i>
<i>Sales Start:</i>	<i>April 2019</i>
<i>Production Start:</i>	<i>November 2018</i>
<i>First Home Delivery:</i>	<i>May 2019</i>

Thank you in advance for your time and consideration. Please feel free to contact us with any questions.

Respectfully,



Nick Abdelhour
Director Land Acquisition & Entitlement

cc: Ken Lauzen, The Blueline Group
Scott Brainard, Wetland Resources
Chris Bicket, TENW
Susan Cezar, City of Des Moines
Brenda Fodge, Polygon WLH, LLC