

RESOLUTION NO. 1102

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, RELATING TO LAND USE AND ZONING; AUTHORIZING THE EXECUTION OF THE DEVELOPMENT AGREEMENT WITH HARBOR HILL LLC ON 18.56 ACRES AT THE SOUTHEAST CORNER OF HARBOR HILL DRIVE AND BORGEN BOULEVARD, LEGALLY DESCRIBED AS PARCEL A, CITY OF GIG HARBOR BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NUMBER 210303155007, IN THE CITY OF GIG HARBOR, PIERCE COUNTY, WASHINGTON

WHEREAS, RCW 36.70B.170 authorizes a local government and a person having ownership or control of real property within its jurisdiction to enter into a development agreement; and

WHEREAS, a development agreement must set forth the development standards and other provisions that shall apply to, govern and vest the development, use and mitigation of the development of the real property for the duration specified in the agreement (RCW 36.70B.170(1)); and

WHEREAS, a development agreement must be consistent with the applicable development regulations adopted by a local government planning under chapter 36.70A RCW (RCW 36.70B.170(1)); and

WHEREAS, the City of Gig Harbor has adopted development regulations for development agreements in Chapter 19.08 of the Gig Harbor Municipal Code; and

WHEREAS, the Developer applied for a Development Agreement on December 22, 2016 for the real property known as Lot 6 of the Harbor Hill Business Park and identified as tax parcel No. 4002470061; and

WHEREAS, the Developer has a fee simple or other substantial beneficial interest in the real property totaling 18.56 acres at the southeast corner of Harbor Hill Drive and Borgen Boulevard (Lot 6 of the Business Park at Harbor Hill) in the City of Gig Harbor, Pierce County, Washington, which is legally described as Parcel A, City of Gig Harbor Boundary Line Adjustment recorded under Auditor's File Number 210303155007, Pierce County, Washington; and

WHEREAS, on April 24, 2017, the City Council held a public hearing on the request to initiate the Development Agreement; and

WHEREAS, the Planning and Building Committee considered the requested development agreement on July 5th, 2017 and directed staff to take the application and associated requests to the Design Review Board for their consideration; and

WHEREAS, the Design Review Board met on July 27th, 2017 and reviewed the application and requests and requested a joint meeting with the Planning and Building Committee on August 24th; and

WHEREAS, on August 24th, 2017 a joint meeting with the Planning and Building Committee and Design Review Board occurred, and the Design Review Board made a verbal recommendation to move the project forward for the Planning and Building Committee recommendation to City Council; and

WHEREAS, the City's SEPA Responsible Official issued a Mitigated Determination of Non-Significance and Adoption of Existing Environmental Documents (MDNS) on September 14, 2017 for the Development Agreement; and

WHEREAS, on October 2nd, 2017 the Planning and Building Committee held a portion of their meeting on site to review the current conditions and made a formal recommendation to forward the requests to the full council with further discussion regarding the landscaping deviations; and

WHEREAS, on October 16th, 2017 the City Council held a work study session regarding the project and reviewed the full scope of requests, discussed the public benefits and traffic improvements being provided by the applicant, discussed allowing a minimum of five monument signs on the site, and directed staff to prepare the development agreement to allow flexibility in the landscaping retention in specific areas, while retaining other areas with more native vegetation; and

WHEREAS, on November 13th, 2017 the City Council held a public hearing on the Development Agreement and considered the resolution during a regular public meeting; and

WHEREAS, on November 27, 2017, after considering the application, the staff report and all public testimony presented, City Council approved the Development Agreement attached hereto as Exhibit A; Now, Therefore,

THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON,
HEREBY RESOLVES AS FOLLOWS:

Section 1. The City Council hereby authorizes the Mayor to execute the Development Agreement with Harbor Hill LLC, attached hereto as Exhibit A.

Section 2. The City Council hereby directs the Planning Director to record the Development Agreement against the Property legally described in Exhibit F to the

Development Agreement, at the cost of the applicant, pursuant to RCW 36.70B.190, on or immediately following the effective of the Development Agreement.

PASSED by the Council and approved by the Mayor of the City of Gig Harbor this 27th day of November, 2017.

CITY OF GIG HARBOR



Mayor Jill Guernsey

ATTEST/AUTHENTICATED:



Molly M. Towslee, City Clerk

APPROVED AS TO FORM:
Office of the City Attorney



Angela G. Summerfield

FILED WITH THE CITY CLERK: 11/14/17
PASSED BY THE CITY COUNCIL: 11/27/17
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