



Staff Report

September 7, 2021 Council Workshop Meeting

Amendments to Green Mountain PRD Development Agreements

Presenter: Steve Wall, Public Works Director

Time Estimate: 10 minutes

Phone	Email
360.817.7899	swall@cityofcamas.us

BACKGROUND: The City entered into a Purchase and Sale Agreement (PSA) with Terrell & Associates, LLC, et. al. effective December 1, 2020 regarding the donation of 60 acres to the City and purchase of 55 acres by the City. The parcels were originally a part of the Green Mountain Planned Residential Development (PRD) and identified as "Phase 3". The 60-acre donation of property to the City (shown below as "Parcel 1" in Figure 1) occurred in December 2020 and the PSA stipulated that the purchase of the remaining 55 acres for \$3.8 million (shown as "Parcel 2" in Figure 1) is to close no later than October 31, 2021. As a condition of closing, Section 3(j) of the PSA also requires that two existing development agreements associated with the Green Mountain PRD be amended to remove the donated and purchased parcels, and therefore the City, from any obligations associated with the Green Mountain PRD.

SUMMARY: There are two existing development agreements that reference the parcels included in the PSA; one agreement recorded on January 6, 2015 relating to conditions for the Green Mountain PRD in general, and one agreement recorded on February 5, 2016 relating to Sewer Improvements needed to serve the North Shore and Green Mountain areas. The attached Development Agreement Amendments have been drafted to remove Parcels 1 and 2, and therefore the City, from the obligations of each Agreement while allowing for the remaining private Green Mountain PRD properties to remain as responsible parties.

Development agreements and any amendments require that a Public Hearing be held prior to the City Council taking any action. Staff anticipates holding Public Hearings on the proposed Amendments at the September 20, 2021 Regular Meeting and will be requesting that Council consider approval of the Amendments at the October 4th Regular Meeting.

Project Proposal

Combination Donation and Purchase of approx. 115 acres

- Accept Donation of 60 acres (Parcel 1)
- Purchase 55 acres (Parcel 2)



Figure 1: Green Mountain PRD Ph. 3 Donation and Purchase

EQUITY CONSIDERATIONS:

What are the desired results and outcomes for this agenda item?

- Inform the City Council of the need for the amendments to the Development Agreements and ensure that the City is not party to, or have any future obligations associated with, the Agreements.

What's the data? What does the data tell us?

- N/A

How have communities been engaged? Are there opportunities to expand engagement?

- There will be public hearings scheduled for each development agreement amendment where the public can comment and provide feedback to Council.

Who will benefit from, or be burdened by this agenda item?

- The City will benefit from this agenda item by removing itself from any future obligations associated with a private development.

What are the strategies to mitigate any unintended consequences?

- The requirement to hold a Public Hearing and discuss fully with Council prior to Council's consideration of the amendments.

Does this agenda item have a differential impact on underserved populations, people living with disabilities, and/or communities of color? Please provide available data to illustrate this impact.

- N/A

Will this agenda item improve ADA accessibilities for people with disabilities?

- N/A

What potential hurdles exist in implementing this proposal (include both operational and political)?

- Staff does not foresee any potential hurdles at this time.

How will you ensure accountabilities, communicate, and evaluate results?

- N/A

How does this item support a comprehensive plan goal, policy or other adopted resolution?

- As discussed previously with Council, entering into the Purchase and Sale Agreement for the donated and purchased property satisfies multiple goals and policies within the City's adopted Comprehensive Plan and adopted Parks, Recreation and Open Space Plan.

BUDGET IMPACT: The amendments to the development agreements do not result in any direct financial impact to the City. Purchase of the 55-acre parcel will come before the City Council in a future, separate agenda item.

RECOMMENDATION: Confirm scheduling of two separate public hearings, one for each development agreement amendment, at the September 20th Regular City Council Meeting.