



## STAFF REPORT

**DATE:** 12/29/2022

**TO:** The Honorable Mayor and City Council

**FROM:** Blake Thomas, Community Development Director

**SUBJECT:** Discussion Regarding a Proposed Amendment to the Olympia Master Development Agreement

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### **RECOMMENDATION:**

Provide feedback to staff and the applicant regarding the proposed amendments to the Olympia Master Development Agreement (MDA).

### **ISSUE BEFORE COMMISSION:**

Should the City Council approve of the proposed amendments to the Olympia MDA?

### **BACKGROUND/SUMMARY:**

The Olympia Master Development Agreement was recorded November 16, 2021. The project encompasses 933 acres and, including 80 acres, (with 20 additional acres under contract for a total of 100 acres) owned by the Jordan School District (JSD), who is identified as the Special Owner in the MDA. Currently, all amendments to the MDA require approval from the JSD.

Section 2.18 of the MDA requires the Master Developer to install secondary water infrastructure for all areas of the development within water pressure zones 3 and 4.

Section 2.10 of the MDA contemplates two scenarios regarding the location of the future intersection of 12600 South and U-111, each of which provides guidance on commercial development requirements within the development.

### **DISCUSSION:**

The Master Developer proposes to make 4 adjustments to the MDA, as follows:

1. Remove the requirement for providing dry secondary water lines in Olympia.

2. It is possible that Olympia will only end up including a portion of the intersection on the 12600 South and U-111. This is a scenario that was not contemplated in the current agreement and needs to be included so that the commercial requirements under this new possible scenario are identified.
3. The Master Developer is exploring different financing options for the PID in addition to the one-time contract fee. This amendment will allow the City Council to consider other funding sources for public infrastructure.
4. The Master Developer would like to build in a provision that doesn't require every amendment to go to the JSD for approval if it doesn't involve them. This will allow future amendments that are unrelated to their school sites to move forward without a full board approval. (The JSD Board approved this change at the December 13<sup>th</sup> Board Meeting).

This item was discussed with the Planning Commission at the December 15<sup>th</sup> Planning Commission meeting. There was some brief discussion regarding the removal of secondary water infrastructure from the development but no significant concerns were brought to the attention of the staff.

### **ALTERNATIVES:**

The City Council will receive a recommendation from the Planning Commission regarding the proposed amendment to the Master Development Agreement. Clear direction from the City Council for each of the proposed changes to the MDA is necessary for the staff and the developer to continue working to finalize the MDA amendment so that it can be prepared and reviewed by the Planning Commission and City Council.

### **ATTACHMENTS:**

- 1) MDA Amendment Application
- 2) Draft MDA Amendment
- 3) Redline draft of Amended and Restated Olympia PID Governing Document