

OLYMPIA WORKING GROUP SUMMARY MASTER DEVELOPMENT AGREEMENT

Date: August 10, 2021

Time: 3:00 p.m. – 4:30 p.m.

Attendees: Nathan Cherpeski, Tami Moody, Wendy Thomas, Chase Andrizzi, Blake Thomas, Olympia Development Team

This meeting focused on the conversation from the previous night’s Special City Council Meeting that discussed the Olympia master development agreement (MDA). There were four key topics the Olympia team pulled from the meeting that need to be addressed in negotiations: number and mixture of units, a major open space amenity, processing of applications, and phasing/performance triggers.

The group discussed that commercial pacing/triggers (i.e. x amount of commercial space is required before residential phase y can be constructed) are difficult to successfully execute because commercial land use cannot be forced and because residential growth and accompanying traffic drive commercial demand. The Olympia team noted they feel it’s more effective to reserve property—especially the most prime location at 12600 South/U-111—for commercial space as the development matures. They also noted that the Salt Lake County MDA does not require pacing for commercial vs. residential, and that it only requires a simple report *if* a phase includes commercial area, and if so, how many jobs and the anticipated salaries.

Regarding open space amenities, the group discussed including a requirement in the MDA to build more open space closer to the densest areas in Olympia to alleviate “pressure” of dense population with nearby recreation space (i.e., x units within y distance requires a proportional amount of adjacent “amenitization”). For a major community amenity, it was suggested to draft an MDA clause that the master developer will contribute x dollars toward the identified amenity that the City will construct within the project. The group noted the City can lean on its existing parks master plan to identify the best options for a major amenity within the project.

The group discussed the number and mixture of units. The development team said they are not willing to reduce the total units (6,330) that are entitled by Salt Lake County. It was acknowledged that the closer denser areas get to their allowable capacity per the design guidelines, such as those near major roadways out of the project, the larger the lot sizes can be on the rest of the project.

The Council also talked the night before about the transfer/sale of units to subdivisions. The group discussed this and noted a report can be given to the City about the amount of units sold in a subdivision to a builder. Additionally, the group noted the City will likely already be aware of the unit sale because builders typically don’t close on land sales until the City grants approval of the upcoming project.

The independent review committee (IRC) was discussed, and the group was amenable to have the IRC review purely administrative, yes/no application decisions, and allow the Planning Commission review anything that has a subjective aspect to it.

Staff members will compile suggestions based on the Special City Council Meeting and this meeting and return to the City Council in the next available meeting to discuss and negotiate the MDA.