

EXECUTIVE SUMMARY OF DEVELOPMENT AGREEMENT BETWEEN
CITY OF CASTLE ROCK, WASHINGTON AND CT6, LLC, RAYMOND PIEREN, AND MLC VENTURES LLC
FOR
LANDING ON THE COWLITZ

Authority

State law permits cities to enter into development agreements with property owners to set forth development standards and other provisions that will apply to and govern and vest the development, use, and mitigation of the development of the real property for the duration specified in the agreement.

Purpose

Development agreements are well-suited to large, multi-phased projects to address issues not fully covered by code or the development approvals. Development agreements cannot change, or be inconsistent with, the code.

Benefits to the City and Property Owners

- Establishes expectations about the nature and extent of the development.
- Provides predictability for the developer and City on what will be provided by the developer in terms of uses, design standards and vehicular and pedestrian access, and the mitigation measures for project impacts.
- Confirms review processes for future actions and modifications.
- Sets a finite term for build out of the project consistent with the approvals and code at the time of vesting.

Summary of key terms

- References and incorporates the City Council and the hearings examiner's master plan and other land use approvals, as amended.
- Defines key terms.
- Addresses the modification processes for changes to the Project and provides for expedited review of certain boundary line adjustments and exempt land divisions.
- Vests the p\Project to the land use control ordinances in effect at the time of approval except for building codes, utility standards, and regulations necessary to address a serious threat to public health and safety or to comply with the law.
- Clarifies allowed residential uses.
- Addresses parks and road standards applicable to the Project, including pedestrian access and connections.
- Establishes a process for analyzing trip generation, distribution, and mitigation for traffic impacts.
- Requires accommodation for a future roundabout at the Project entrance.
- Ensures continued collaboration between the City and CT6 as the Project builds out.
- Reserves trips, and sewer and water capacity.
- Recognizes a potential connection to DNR lands.
- Allows for SDC credits and latecomer fees for infrastructure CT6 provides in excess of its needs.
- Lists additional design standards, infrastructure requirements, permitting processes, and other matters addressed in the project approvals.
- Requires CC&Rs to ensure maintenance of private infrastructure
- Sets a term of 20 years.