



## RESOLUTION NO. 40870

1 A RESOLUTION relating to economic development; approving a Development  
2 Agreement by and between the City of Tacoma, Vista Property Tacoma  
3 LLC, and William P. and Arlene M. Crum, for development of certain real  
property in the City of Tacoma.

4 WHEREAS Vista Property Tacoma LLC (“Vista”), and William P. Crum and  
5 Arlene M. Crum (“Crums”) are the owners of certain properties located at North  
6 Vista View Drive, and Narrows Place in Tacoma, and

7 WHEREAS the properties were previously owned by the City, which, on  
8 September 6, 1990, conveyed the properties on behalf of Tacoma Public Utilities  
9 (“TPU”) to Vista’s and Crums’ predecessors-in-interest via Quit Claim, and

10 WHEREAS the City’s conveyance of the properties was subject to certain  
11 restrictions on future use and development terms and conditions which were for  
12 the benefit of the purchasers, and

13 WHEREAS, between 1991 and the present, the original 11 parcels have  
14 been consolidated into two remaining parcels, and the current owners desire to  
15 set terms for the development of those parcels, and

16 WHEREAS RCW 36.70B.170 (1) authorizes the execution of a  
17 development agreement between a local government and a person or entity  
18 having ownership or control of real property within its jurisdiction, and

19 WHEREAS a development agreement made pursuant to that authority  
20 must set forth the development standards and other provisions that apply to,  
21 govern, and vest the development, use, and mitigation of the development of the  
22 real property for the duration specified in the agreement, and  
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WHEREAS the City of Tacoma (“City”), Vista, and the Crums have negotiated terms and conditions for the platting and development of real property located in the City of Tacoma, and

WHEREAS, pursuant to RCW 36.70B.200, the City Council will receive public comment concurrent with consideration of the proposed Development Agreement, and

WHEREAS the Development Agreement adopted by this Resolution meets the requirements of RCW Chapter 36.70B and is consistent with applicable City development regulations, and

WHEREAS the City reserves its authority to impose new or different regulations to the extent required by a serious threat to public health and safety, and

WHEREAS the City Council deems it to be in the best interest of the City of Tacoma to enter into this Development Agreement; Now, Therefore,

**BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:**

Section 1. That the City Council hereby approves the Development Agreement between the City of Tacoma, Vista Property Tacoma LLC, and William P. and Arlene M. Crum for development of certain real property identified in the Agreement and the terms and conditions contained therein, said Agreement to be substantially in the form of the document on file in the office of the City Clerk.



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Section 2. That the City Manager is authorized and directed to execute on behalf of the City the Development Agreement between the City of Tacoma, Vista Property Tacoma LLC, and William P. and Arlene M. Crum, and any other documents necessary to execute said Agreement, and to make any minor modifications as may be required and are consistent with the intent of the Agreement, or to correct any scrivener's errors.

Section 3. That the City Manager, or designee, is hereby authorized to take and execute any additional measures or documents that may be necessary to effectuate the findings and intent of this Resolution.

Adopted \_\_\_\_\_

\_\_\_\_\_  
Mayor

Attest:  
  
\_\_\_\_\_  
City Clerk

Approved as to form:  
  
\_\_\_\_\_  
Deputy City Attorney