

ORDINANCE NO. 1981-20

AN ORDINANCE OF THE CITY OF MILTON, WASHINGTON, APPROVING A DEVELOPMENT AGREEMENT BETWEEN BRIDGE ACQUISITIONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LAND LLOYD DEVELOPMENT COMPANY, INC., A WASHINGTON CORPORATION, AND THE CITY OF MILTON, A WASHINGTON OPTIONAL CODE CITY AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Washington State Legislature has authorized the execution of development agreements between a local government and a person having ownership or control of real property within its jurisdiction consistent with state law, specifically RCW 36.70B.170 through .210; and

WHEREAS, Land Lloyd Development Company, Inc., as Washington corporation (“Owner”) is the current owner of that certain real property described and depicted in Exhibits A and B of the development agreement attached hereto as Exhibit 1 (the “Development Agreement”), which real property is located in the City of Milton, Washington (the “Property”);

WHEREAS, Bridge Acquisitions, LLC, a Delaware Limited Liability Company (“Bridge”) is the contract purchaser/ground lessee of the Property and is the applicant for redevelopment of the Property with four industrial/warehouse buildings in accordance with the Planned Development Master Plan Approval, Site Plan Approval and SEPA applications (Project Nos. LUA 2019-008 to LUA 2019-0010) (collectively, “Bridge Point I-5 Seattle Project”); and

WHEREAS, redevelopment of the Property in accordance with the Planned Development Master Plan for the Bridge Point I-5 Seattle Project and this development agreement will serve the public health, safety and welfare by providing substantial tax revenues, job creation, enhanced project design and road and transportation infrastructure improvements that are beneficial to the City and mitigate project impacts; and

WHEREAS, the Development Agreement is consistent with the requirements of the City’s Comprehensive Plan, the City’s development standards and land use application procedures and other applicable development regulations and is a proper exercise of the City’s police power; and

WHEREAS, the following events have occurred in the processing of the Bridge Point I-5 Seattle Project applications:

- a) The City of Milton Hearing Examiner conducted an open record public hearing on October 31, 2019;
- b) The City of Milton Hearing Examiner issued his Report and Recommendation on November 19, 2019;
- c) The Milton City Council conducted a closed record public hearing on December 2, 2019 and continued to December 9, 2019 based on the record before the Hearing Examiner; and
- d) By Ordinance No. 1980-20, the City Council approved the Planned Development Master Plan and related Bridge Point Project Applications and adopted the City of Milton

Hearing Examiner's Findings of Fact and Conclusions of Law, dated November 19, 2019 and modified Finding of Fact 13 to expressly prohibit certain uses within the Planned Development zone;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MILTON, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. The City Council finds and declares that the foregoing recitals and contents of the Development Agreement, in substantially the form attached hereto as Exhibit 1, are consistent with the Milton Comprehensive Plan, Milton development regulations, and chapter 43.21C (SEPA) RCW, and are hereby adopted as the Council's findings in support of this Ordinance.

Section 2. Based on the foregoing, the City Council hereby adopts and approves the Development Agreement, in substantially the form attached hereto as Exhibit 1, and the Mayor is hereby authorized to execute it on behalf of the City.

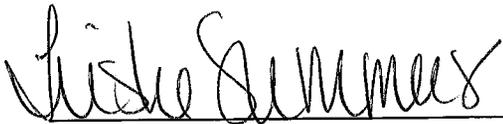
Section 3. SEVERABILITY. If any section, sentence, clause or phrase of this Ordinance should be held to be invalid by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

Passed by the Milton City Council the 10th day of February 2020, and approved by the Mayor, the 10th day of February 2020.



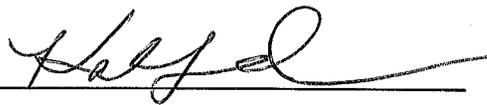
SHANNA STYRON SHERRELL, MAYOR

ATTEST/AUTHENTICATED:



CITY CLERK

APPROVED AS TO FORM:

BY: 

CITY ATTORNEY

FILED WITH THE CITY CLERK: 2-10-20

PASSED BY THE CITY COUNCIL: 2-10-20

PUBLISHED: 2-12-20

EFFECTIVE DATE: 2-12-20

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