Resolution M-2693

A RESOLUTION OF THE CITY OF OLYMPIA, WASHINGTON, AUTHORIZING TERMINATION AND RELEASE OF THE MARCH 2000 DEVELOPMENT AGREEMENT OF THE BRIGGS URBAN VILLAGE CONCOMITANT AGREEMENT; PROVIDING DIRECTION TO AND AUTHORIZING THE CITY MANAGER; EXPRESSLY PRESERVING THE CITY'S REGULATORY AUTHORITY; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, in accordance with Chapter 36.70B RCW, the City executed a concomitant agreement with Briggs Development Co. Inc, and Gary E. Briggs, dated March 2000, Auditor File Number 3324016 (the "2000 Development Agreement") concerning certain real property comprised of approximately 137 acres, described therein and generally known as Briggs Urban Village development, and generally located in the southwest quarter of Section 25 and the northeast quarter of Section 36, Township 18 North, Range 2 West, W.M, as described in the agreement ("the Property"); and

WHEREAS, the 2000 Development Agreement was intended primarily to ensure development of the Property in conformance with the local land use and zoning in effect at that time, as well as to ensure the configuration, dedication and funding of certain public infrastructure associated with the Property; and

WHEREAS, the Property has largely developed in accordance with the 2000 Development Agreement and the approved Master Plan for the Briggs Urban Village; and

WHEREAS, since the 2000 Development Agreement was executed, the City has comprehensively overhauled its land use and zoning development regulations; and

WHEREAS, the current property owner has requested termination of the 2000 Development Agreement in order to facilitate development of the Property consistent with the City's current regulatory framework; and

WHEREAS, the City has a strong interest in ensuring that new development in the City of Olympia and its urban growth area, satisfies and is within full compliance with current land use and zoning regulations; and

WHEREAS, termination of the 2000 Development Agreement will serve the public interest by ensuring such regulatory compliance, facilitating the City's review and processing of development permit applications with respect to the Property, removing an obsolete constraint from the title of the Property, and clarifying the current landowners' rights and restrictions; and

WHEREAS, on December 18, 2025, the City of Olympia Council's Land Use and Environment Committee reviewed the Development Agreement and recommended termination;

NOW, THEREFORE, THE OLYMPIA CITY COUNCIL HEREBY RESOLVES as follows:

Section 1. Findings. The recitals above are hereby adopted by reference as findings in support of this resolution.

Section 2. Termination and Release of Development Agreement. The City Manager is hereby authorized to negotiate and execute on the City's behalf an instrument in a form approved by the City Attorney (or the City Attorney's designee) terminating and releasing the City's interest in the 2000 Development

Agreement. The terms of such instrument must be consistent with this resolution and, in particular, must reserve the City's full regulatory authority and police power over the subject property.

Section 4. Reservation of Authority. Nothing herein may be construed as waiving, abridging, or otherwise limiting the City of Olympia's regulatory authority or police powers. Any future development and use of the Property must comply fully with all applicable development standards, permitting requirements, and procedures. Without limitation of the foregoing, any future development of the Property is subject to, and must be in full compliance with, all then-applicable regulations governing the subdivision, site development, building permit, and State Environmental Policy Act (SEPA) review processes.

Section 5. Effective Date. This resolution takes effect immediately upon passage of the Olympia City Council.

PASSED BY THE OLYMPIA CITY COUNCIL this 24th day of February 2026.

APPROVED:

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Mayor

ATTEST:

Sean Krier
_____
CITY CLERK

APPROVED AS TO FORM:

Michael M. Young
_____
SENIOR DEPUTY CITY ATTORNEY