



Pierce County Council


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Passed at the
05-07-2019
Council meeting.

Council Amendment No. 5 Proposed Ordinance No. 2019-10s Salmon

Date: May 2, 2019

To: Councilmembers

From: Connie Ladenburg, Council District No. 

Hearing Date: May 7, 2019

Attachments: None

Subject: Proposed Amendment to Ordinance No. 2019-10s – Ground Lease Chambers Bay Resort

The following amendment to Exhibit A would clarify that the golf villas will be constructed in conjunction with the hotel as required by the City of University Place.

1. Starting on page 3 of Exhibit A, amend Section 1.05.1 as shown below:

1.05.1 Use. The Property is leased to Tenant for the purpose of constructing, maintaining and operating the Improvements consisting of a resort hotel, golf villas, restaurant, spa, event space, golf clubhouse, Golf Course support facilities, and parking necessary to serve the Improvements on the Property, and for other uses and purposes customarily associated with and reasonably related to a resort hotel, and for no other use or purpose without the prior written consent of Landlord. In no event shall the use include a gaming operation or devices without written approval of the County Council. Tenant will develop, construct and operate certain Improvements including the Buildings as part of the Project which shall include:

1. No more than 190 hotel or golf villa units;
2. Event and meeting space;
3. New clubhouse and pro shop (the "Clubhouse")
4. Spa;
5. Restaurant (s) and bar(s);
6. Publicly accessible outdoor amenities including a new public plaza and enhanced recreational trails;
7. 200 parking spaces or the minimum required under University Place Municipal Code for the proposed Project; and
8. Not more 239,000 sq. ft. of total Building space

All in accordance with the Plans and Specifications approved by Landlord pursuant to Section 4.04, and no other improvements without the prior written consent of Landlord. Tenant shall not permit the Project or any Improvement to be used for any unlawful

purpose nor shall Tenant permit any nuisance or waste in or upon the Premises or the Improvements. Gaming, gambling, and any devices to permit gaming or gambling shall be permitted only if lawful and approved by the County Council. The Project shall be constructed and used as first-class hotel and resort facilities. Golf villa units are only authorized in conjunction with the resort and hotel lodging. Subject to Tenant's express rights to cease or interrupt operation of the Project hereunder, the Buildings and Project shall be repaired, maintained and operated by Tenant throughout the term in a first-class condition, as such repair and maintenance standards are measured relative to other similar facilities at first class golf course resorts, taking into account the age and type of building, market conditions, occupancy levels and other relevant factors, all as reasonably determined by Tenant from time to time. Any dispute regarding the first-class nature, condition, operation or maintenance of the Project or the other matters in this Section 1.05 shall be settled by arbitration in accordance with Section 16 of this Lease.

Staff Contacts:

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