



Pierce County Council

930 Tacoma Ave S, Rm 1046
Tacoma, WA 98402-2176
(253) 798-7777
FAX (253) 798-7509
Toll-Free (800) 992-2456
www.piercecountywa.org/council

Failed at the
05-07-2019

Council meeting'

Council Amendment No. 6
Proposed Ordinance No. 2019-10s
Tan

Date: May 2, 2019
To: Councilmembers
From: Connie Ladenburg, Council District No. 4
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 limit the total number of golf villa units to 90 consistent with the Resort Developer's proposal.

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 with golf villa units limited to 90 of the total;
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

Staff Contacts:
Mike Kruger, Senior Legislative Analyst – (253)798-6067
Jenifer Schultz, Committee Clerk – (253) 798-6696