

Mike Derrig

PORT LUDLOW PLANNING FORUM

January 6, 1998

*Development Agreement*

Sally Smith, Chairman  
Council of Ludlow Owners Associations  
P.O. Box 65435  
Port Ludlow, WA 98365

Dear Sally,

Now that the holidays have come to a close we can hopefully begin to focus on the final organizational steps of the Planning Forum.

While there are other issues that need resolution such as the County Comprehensive Plan, the Unified Community Center Study and others, paramount to the Planning Forum process is to finalize a development and operating plan for Port Ludlow that would meet the goals of CLOA, the local business community and others. This has been our collective goal all along.

Olympic Resource Management is willing to enter into a binding agreement with the community and county outlining how future development will occur in Port Ludlow. This agreement could include most community-wide issues studied during the Planning Forum and will embody all significant items in the EIS and also the goals of the 20 Year Plan.

This form of agreement is defined in the Growth Management Act and is used elsewhere in the state under similar circumstances of development and is called a "Development Agreement". Development Agreements can address such topics as:

- SEPA and other environmental reviews
- Building permits - land use (zoning)
- Water quality
- Sewer services
- Other utilities
- Design standards for all construction
- Critical areas management (environmentally sensitive areas)
- Parks, trails, open space, roads
- Wildlife preserves
- Ownership and management of common areas and other assets
- etc.

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A Development Agreement would not supersede nor replace any existing CCRs, Bylaws, Architectural Control Committees, etc. It would bind the parties and possible successors to the agreement, to future development.

In my opinion, this is the most important potential result of all of the work and significant investments that the community and developer have completed in the processes that have preceded, the EIS, 20 Year Plan and the Planning Forum.

I recommend that CLOA sponsor a committee to begin to work with ORM to frame a Development Agreement. It is ORM's goal to submit to the county a Development Agreement after adoption of the County Comprehensive Plan, probably sometime in mid-March.

After much thought about the potential make-up of a committee to undertake this task, I offer the following suggestion to you for consideration.

First, the Development Agreement will define what will or can exist at Port Ludlow when or if it is developed to completion, from recreational amenities, community owned assets, commercial and town service facilities, etc. Therefore, the self-governance committee will be an important influence during this process.

Further, as much continuity as possible should be maintained during this phase of the Planning Forum with the work that has preceded. Therefore this new committee should have a mix of 20 Year Community Plan members.

Next we should have elected community leaders participate in this process to provide input on issues that may effect their members.

Lastly, having some individuals knowledgeable in this type of process is also important.

Based on the above I recommend the following individuals for your committee:

<u>Name</u>	<u>Planning Forum Committee</u>	<u>20 Year Plan Member</u>	<u>Association Leadership</u>	<u>Development Knowledge</u>
Sally Smith	Resort Communications Transportation	no	Pres. COLA	---?---
George Dyer	None	no	V.P. LMC	yes
Frosty Foust	Financial Feasibility	no	Board Member SBCA	yes

<u>Name</u>	<u>Planning Forum Committee</u>	<u>20 Year Plan Member</u>	<u>Association Leadership</u>	<u>Development Knowledge</u>
John Hutsell	Self-Governance	yes	Board Member North Bay Condos CLOA	yes
Frank Siler	Self-Governance Site Planning	no	LMC ARC	yes
Ward Lawler	Self-Governance Unified Community Health Care	no	CLOA Board	---?---
Moulton Prussing	Unified Community Financial Feasibility Self-Governance Health Care	yes	Past Pres. CLOA	---?---
Ollie Gardner	Unified Community	yes	Pres. LOA	---?---

~~Howard Slack~~ +  
~~for Port Ludlow~~ -  
We would like to start meeting very soon with the first organizational meeting to take place within 10 days if possible.

Please let me know your thoughts on this.

Thank you.

Sincerely yours,



Mike Derrig  
Port Ludlow Planning Forum

c: Greg McCarry

# Development Agreement

- TED HUNTER - COMP PLAN CONSULTING STAY.
- REQ. PUB. HEAR. w/ DEV. AGREEMENT.  
w/ COMMUNITY COMMISSIONERS.  
BUT NOT PLANNING COMMISSION.
- PLANN. COMM ONLY SETS FOR COMP PLAN  
& ORDINANCES.
- T.H. ADVOCATES ADOPTING PERM ZONING  
ORDINANCES / ST. THEN ADOPTING COMP.  
- PLAN. OTHERWISE SLOWS DOWN PROCESS.
- DESIR SUPERVISOR say for STATE LAWS

