



**Staff Report**

For Special City Council Meeting - 8/13/2021

***Subject - New Business - Contingent Land Transfer Agreement***

**Synopsis:** City Attorney, Peter Watts, will present a draft agreement for the contingent land transfer at Friday's meeting. This agreement is between the landowner/developer and the City of Gearhart. The City has a strong interest in locating the City's Fire/Police station at the highest possible elevation, and to the extent possible, outside of the XL Tsunami inundation zone. The land developers are interested in developing the property within the City's Urban Growth Boundary at the R-1 density, which would provide more residential lots than under Clatsop County zoning.

In exchange for a higher density, the developer will transfer two parcels of land to the City for the use of a new park, and the placement of a new fire/police station.

**Recommended Motion:**

- 1) Through consensus of the Council, allow the City Administrator to enter into the contingent agreement with the developers;
- 2) Make changes to the agreement and allow the City Administrator to sign the agreement;
- 3) Do nothing.

**Legal Analysis:** The agreement will be presented at the meeting.

**Financial Analysis:** If the agreement is signed, the developer will be able to build at the same R-1 density that most of residential Gearhart has. The City will obtain two parcels of land.

Respectfully Submitted,

A handwritten signature in black ink, appearing to be the name "Chad", written in a cursive style.

Chad