



City of Tukwila
***Planning and Community
 Development Committee***

- ◆ Dennis Martinez, Chair
- ◆ Tosh Sharp
- ◆ Armen Papyan

<u>Distribution:</u>	
D. Martinez	Mayor McLeod
T. Sharp	M. Wine
A. Papyan	A. Youn
	L. Humphrey

AGENDA

MONDAY, DECEMBER 09, 2024 – 5:30 PM

ON-SITE PRESENCE: TUKWILA CITY HALL DUWAMISH CONFERENCE ROOM 6300 SOUTHCENTER BOULEVARD	REMOTE PARTICIPATION FOR THE PUBLIC: 1-253-292-9750, ACCESS CODE: 866559860# Click here to: Join Microsoft Teams Meeting For Technical Support: 1-206-433-7155
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Item	Recommended Action	Page
1. BUSINESS AGENDA a. Code Amendment to Remove Requirement for Phased Binding Site Improvement Plans to Include a Development Agreement. <i>Neil Tabor, Senior Planner</i>	a. Forward to Planning Commission.	Pg.1
2. MISCELLANEOUS		

Next Scheduled Meeting: *January 2025*





INFORMATIONAL MEMORANDUM

TO: Planning and Community Development Committee

FROM: Nora Gierloff, AICP, Community Development Director

BY: Neil Tabor, AICP, Senior Planner

CC: Thomas McLeod

DATE: December 3, 2024

SUBJECT: Code Amendment to Remove Requirement for Phased Binding Site Improvement Plans to include a Development Agreement

ISSUE

Staff has identified a requirement for phased binding site improvement plans (BSIPs) to undertake a development agreement – in addition to the BSIP – which is believed to be a redundant requirement. Staff is proposing to remove this requirement in a code amendment.

BACKGROUND

Binding Site Improvement Plans are plans used to provide flexibility for sale of property within a larger development, which often rely on shared features within the larger site, such as parking, access points, landscaping, utilities, refuse collection areas, etc. As an alternative to the traditional subdivision process these plans are typically used for commercial or industrial sites however, they can also be used for residential and mixed use developments, which may desire to sell individual portions of land for building sites, while retaining shared common areas. BSIPs can also provide flexibility when combined with creating condominium ownership or phased development.

DISCUSSION

Codified in TMC 17.16, BSIPs proposing to develop in phases are required to enter into a development agreement in addition to completing the BSIP. Staff believes this requirement is redundant to the BSIP process and existing requirements. Development agreements add cost to a project by adding several months of process time for review, analysis, legal consultants, contracting, and scheduling of a public hearing before City Council. This equates to months of unnecessary additional carrying costs for developers on what are generally large-scale projects, in addition to increased permit fees. In addition to the staff and City Council time exhausted, this process also creates uncertainty for the developer by changing the review from being entirely administrative, based on municipal code standards, to a legislative process before the City Council on a generally, technically complex topic.

Staff is proposing to create a code amendment to remove the requirement for phased BSIPs to also complete development agreements. Development agreements would remain an option for developers of phased BSIPs if circumstances of the development made them desirable.

RECOMMENDATION

Staff recommends that the topic be forwarded on to the Planning Commission for further review, and a code amendment be returned to City Council at a later date. The code amendment will likely be combined with other housekeeping code amendments.

