



City Of Kenmore, Washington

Memorandum

Date: June 17, 2015

To: Mayor and Councilmembers

From: Rob Karlinsey, City Manager *pk*

Subject: City Manager's Recommendation for the Development Agreement with Bastyr University

Recommendation: At the June 15th Council meeting, Council passed a motion approving further review of a Development Agreement with Bastyr University. The City Manager recommends that on June 29, 2015 the City Council approves the Development Agreement (Contract 15-C1446) with Bastyr University to amend the Master Plan, extending the term of the plan for five years. The development agreement process requires a Council super majority approval (five votes). Council approval of Ordinance No. 15-0400 approves the Development Agreement and directs the City Manager to execute the Agreement (Contract 15-C1446) on behalf of the City.

Background: By Ordinance No. 09-0304, passed on December 14, 2009, the City Council approved the Bastyr University Master Plan. The Master Plan is effective until December 31, 2020. The City Comprehensive Plan states that the purpose of the Master Plan is to guide the development and activities of the Bastyr University property, which shall be limited to the activities and use levels in the Master Plan and in the Public and Semi-Public zone. The Kenmore Municipal Code 18.120.050 authorizes minor amendments to an approved master plan pursuant to a development agreement, where the amendments do not change the nature or level of use or do not require a new environmental review. The City has determined that extending the Master Plan for five years through December 31, 2025 is a minor amendment to the Master Plan.

KMC Chapter 18.110 authorizes the City to enter into a development agreement with persons who have control of real property in accordance with the provisions and procedures of that Chapter. The City and Bastyr desire to enter into a development agreement, to extend the term of the Master Plan for five years to December 31, 2025. No other amendments to the Master Plan are proposed.