



REQUEST FOR ACTION

Development Agreement with Bigelow Homes LLC for Westbury First Subdivision

MEETING DATE:

July 20, 2026

ORIGINATING DEPT:

Public Works

AGENDA SECTION:

Consent Agenda

PRESENTER:

Dillon Dombrovski

Action Requested:

Authorizing a development agreement with Bigelow Homes LLC for Westbury First Subdivision.

Report Narrative:

Bigelow Homes LLC (Owner) owns real property lying south of Kingsbury Dr NW and east of 60th Ave NW. Applicant is seeking Final Plat approval for Westbury First Subdivision, through application CD2026-014PLAT, to subdivide the property to facilitate a residential development. The Public Works team has coordinated with the Owner's representative to draft terms for a development agreement for the property. The agreement addresses items such as obligations related to construction of public streets, utilities and storm water management facilities within the property; construction and maintenance of certain private utilities; terms for the dedication of public easements; obligations related to pedestrian facilities; and terms for the payment of Public Works collected development-related charges. The Public Works team recommends approval of this agreement, which has been provided to the Owner for signing prior to execution and recording by the City.

Priorities & Foundational Principles:

Housing Access

Fiscal Responsibility and Sustainability

Policy Considerations & DEI Impact:

Execution of a development agreement will serve to memorialize the Owner's and the City's obligations related to the development of a property and will ensure the appropriateness of the development project within the greater framework of applicable City policies.

Prior Legislative Actions & Community Engagement:

February 18, 2026: Council Meeting - Major Land Subdivision No. CD2026-001PLAT approved

June 1, 2026: Council Meeting - City-Owner Contract Project No. J5671 for Westbury First Subdivision approved

July 20, 2026: Council Meeting - Westbury First Subdivision Final Plat No. CD2026-014PLAT scheduled

Fiscal & Resource Impact:

The Owner has paid a document preparation and recording fee for this agreement.

Alternative Action(s):

No alternative actions are suggested at this time.

Prepared By:

Mark Baker

Attachments:

[Development Agreement with Bigelow Homes LLC for Westbury First Subdivision](#)