

CITY OF LYNDEN

EXECUTIVE SUMMARY



Meeting Date:	May 6, 2019	
Name of Agenda Item:	Final Plat Approval – Berryman Estates	
Section of Agenda:	New Business	
Department:	Planning Department	
Council Committee Review:	Legal Review:	
<input type="checkbox"/> Community Development <input type="checkbox"/> Public Safety <input type="checkbox"/> Finance <input type="checkbox"/> Public Works <input type="checkbox"/> Parks <input type="checkbox"/> Other: _____	<input type="checkbox"/> Yes - Reviewed <input type="checkbox"/> No - Not Reviewed <input checked="" type="checkbox"/> Review Not Required	
Attachments:		
Final Plat Drawings, Findings of Fact		
Summary Statement:		
<p>On July 2, 2018 the City Council granted preliminary plat approval for the long plat known as Berryman Estates, a proposal by Marlin Arneson. The 11.38 acre long plat is located on the northeast corner of Badger Road and Line Road. The northern edge of the plat is zoned RM-2 and platted to accommodate duplex units. The southern portion of the plat is zoned RS-72 and platted for single family homes. In total the plat is 39 lots and represents a built-out density of approximately 5 dwelling units per acre.</p> <p>The plat includes the amenity of an extension of the Badger trail at its northern boundary. Vehicular circulation is accommodated from Aaron Drive.</p> <p>Final development fees have been paid in full.</p> <p>Staff recommends granting final approval based on the following conditions:</p> <ol style="list-style-type: none"> 1. Completion of all punch list items. 2. Submittal and acceptance of required maintenance bonds and any necessary performance bonds. 3. Payment of final inspection fees for plat construction. 4. Submittal of final as-built drawings. 5. Submittal of final plat mylars. 		
Recommended Action:		
Motion to grant final plat approval of the Berryman Estates Long Plan #18-01 subject to the conditions noted above.		