

CITY OF LYNDEN

EXECUTIVE SUMMARY



Meeting Date:	December 2, 2019	
Name of Agenda Item:	Development Agreement – Front Street Station Business Park	
Section of Agenda:	New Business	
Department:	Planning Department	
Council Committee Review:	<input type="checkbox"/> Community Development <input type="checkbox"/> Finance <input type="checkbox"/> Parks	<input type="checkbox"/> Public Safety <input checked="" type="checkbox"/> Public Works <input type="checkbox"/> Other: _____
		Legal Review: <input checked="" type="checkbox"/> Yes - Reviewed <input type="checkbox"/> No - Not Reviewed <input type="checkbox"/> Review Not Required
Attachments:		
Planning Commission package and meeting minutes of 10/24/19, Development Agreement with Exhibits		
Summary Statement:		
<p>The development agreement attached has been brought forward by Don and Sally Korthuis for a business park development called Front Street Station. The 7-acre project is located on Front Street west of Duffner Drive.</p> <p>Due to the potential mix of uses, LMC 19.23 specifies that property owners developing a business park formalize a development agreement with the City Council after receiving a recommendation from the Planning Commission on 5 specific areas of review.</p> <p>On October 24, 2019 this agreement received Planning Commission recommendation for approval.</p> <p>Beyond the issues reviewed by the Planning Commission the agreement also outlines a methodology for the collection of impact fees, establishes access points on West Front Street, and notes the potential for a variance to the street standard associated with West Front Street (by separate application).</p> <p>On November 18, 2019 the City Council approved two related requests: a Conditional Use Permit which supported wholesale and warehouse uses, and a street standards variance which reduced the amount of dedicated frontage required at this location.</p> <p>Fully developed the park would provide leasable spaces for a wide variety of retail, office, light manufacturing and warehouse uses within the 124,000 square foot park.</p>		
Recommended Action:		
Motion to approve the development agreement with Front Street Station LLC and to authorize the Mayor’s signature on the document.		