

# CITY OF LYNDEN

## EXECUTIVE SUMMARY



<b>Meeting Date:</b>	April 3, 2023	
<b>Name of Agenda Item:</b>	Site Specific Rezone 23-01 – Moa Property	
<b>Section of Agenda:</b>	New Business	
<b>Department:</b>	Planning	
<b>Council Committee Review:</b>	<input type="checkbox"/> Community Development <input type="checkbox"/> Finance <input type="checkbox"/> Parks	<input type="checkbox"/> Public Safety <input type="checkbox"/> Public Works <input type="checkbox"/> Other: _____
	<b>Legal Review:</b> <input type="checkbox"/> Yes - Reviewed <input type="checkbox"/> No - Not Reviewed <input checked="" type="checkbox"/> Review Not Required	
<b>Attachments:</b>	Planning Commission Resolution and meeting minutes of March 9, 2023, Tech Review Committee Report dated Feb 22, 2023, Written Public Comment, Rezone Application	
<b>Summary Statement:</b>	<p>Rezone application 23-01 is coming before the City Council seeking a shift in residential zoning category from a single-family RS-100 zone to a multi-family RM-1 zone.</p> <p>The subject property, located at the east end of Grover Street, is less than one acre in size at approximately 30,300 square feet. The land and existing home were subdivided in 2021 from one lot into three single-family lots and addressed as 1181, 1183, and 1185 E. Grover Street. After division, one new home and associated accessory dwelling unit (ADU) was constructed on the site. Although the owners executed and recorded an ADU covenant stating they would be living on the property they are now not interested in meeting this development requirement and are instead seeking to utilize each lot of the three-lot plat for rentals. The RM-1 zoning, if approved, would allow the two existing homes to be legally converted into duplexes with the potential for a third duplex on the remaining vacant lot – a total of 6 multi-family units.</p> <p>The Planning Commission held a public hearing on March 9<sup>th</sup> to consider the application and accept public testimony. The Commission concluded that the request did not meet the criteria to rezone and the resulting decision was a recommendation to deny. The Technical Review Committee provided a detailed report which considered the tangible aspects of a potential rezone but also the process by which a rezone was sought, which was essentially, after the fact. Due to these circumstances specific to this application, staff offered conclusions but abstained from offering a specific recommendation to approve or deny. If approved a corresponding ordinance, with any Council conditions will be brought forward at a subsequent meeting.</p>	
<b>Recommended Action:</b>	<p><b>Motion to deny</b> rezone application 23-01 or, <b>Motion to approve</b> rezone application 23-01 on the condition that a development agreement is brought forward which will obligate the applicant to the conditions described in the Technical Review Report including metering, utility, and design standards.</p>	