



PLANNING DEPARTMENT  
Heidi Gudde, Planning Director  
(360) 354 - 5532

## Planning Department Memorandum

**To:** Planning Commission

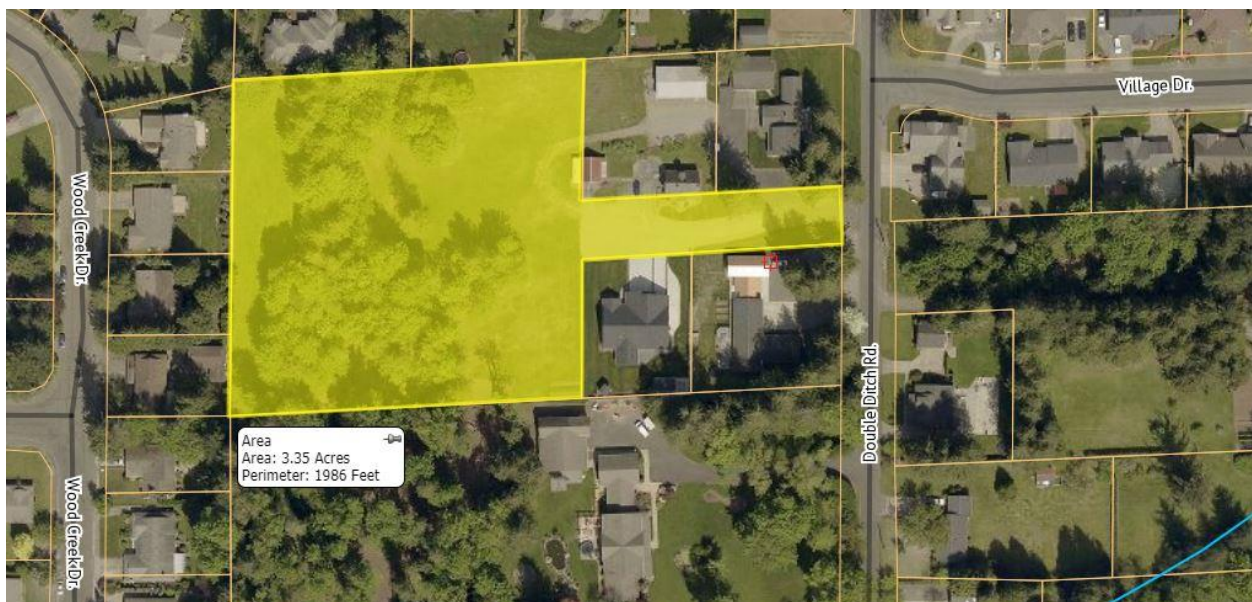
**From:** Heidi Gudde, Planning Director

**Date:** July 3, 2019

**Re:** Long Plat Application 19-01 – Young’s Long Plat and Development Standards Variance Application 19-01

Long Plat application 19-01 has been brought forward by the Young Family. Located with a single access point at 8323 Double Ditch Road, just south of Village Drive, the property is zoned for single-family use with minimum lot sizes of 10,000 square feet (RS-100). The 3.35 acre plat is proposing the creation of 7 single family lots. The design of the plat is a single stubbed cul-de-sac. To facilitate the plat layout that is proposed, the applicant is requesting that the cul-de-sac exceed the maximum cul-de-sac length of 450 feet. Development Standards Variance Application 19-01 requesting this exception has been submitted for the Commission’s review.

Beyond the development standards variance, the long plat application is proposing to meet the plat design criteria described in LMC 18.14.



Subject property highlighted in yellow.

# CITY OF LYNDEN



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It should be noted that previous land use actions on this property have resulted in approval conditions related to the existing onsite trees which is discussed in the TRC report. Additionally, LMC 19.61.140 requires that healthy trees greater than 12" in diameter at five feet in height be preserved by every reasonable effort. And, that those trees that are removed be replaced in equal number. As such, the applicant is developing a survey documenting the tree inventory on the property and identifying those trees or stands of trees which can be safely preserved. In the SEPA findings, staff has required that the applicant develop a plan to replace trees which are removed. The mitigation may result in the need for a landscape easement to be placed on the face of the plat.

As required, the Young family has notified residents within 300 feet of the property line of the long plat proposal and the corresponding environmental review through the SEPA process. The Planning Department has had inquiries related to the notices but no formal comments were submitted to the record.

Consistent with LMC 17.03 the application is seeking the Planning Commission's review in a public hearing. Assuming that adequate information has been provided, the Commission is expected to develop a recommendation to the City Council. The recommendation could be one of approval, approval with conditions, or a recommendation of denial. The application and complete record created during the review and hearing process will move to the City Council for consideration. No additional comment will be added to the record after the Planning Commission closes their public hearing.