

CITY OF LYNDEN

EXECUTIVE SUMMARY



Meeting Date:	August 7, 2023	
Name of Agenda Item:	Set the Public Hearing for Design Stds Variance 23-01	
Section of Agenda:	Consent	
Department:	Planning & Community Development Department	
Council Committee Review:	<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: _____	Legal Review: <input type="checkbox"/> Yes - Reviewed <input type="checkbox"/> No - Not Reviewed <input checked="" type="checkbox"/> Review Not Required
Attachments:	Application for Design Standards Variance 23-01 – Walnut Street	
Summary Statement:	<p>JWR Design, on behalf of Pacific Edge Builders, has applied for a Design Standards Variance related to improvements to a public right-of-way. The applicant is considering the development of a vacant lot at the terminus of Walnut Street (adjacent to the railroad tracks).</p> <p>Development here triggers a requirement to improve street frontage. As a majority of the street is relatively unimproved the applicant is proposing an alternate standard which would raise the level of improvement along the entire street rather than meet a ¾ street standard improvement exclusively at their property’s frontage as required by code (Engineering Design and Development Standards Div 4.3 (C) and Table 4-1.)</p> <p>The application details paving at 20 feet in width and a pedestrian walkway at 6 feet in width.</p> <p>A staff report and recommendation will come forward at the August 21st meeting which is slated to include a public hearing on this variance request.</p>	
Recommended Action:	Motion to set the public hearing date of August 21, 2023, for Design Standards Variance 23-01 regarding improvements to Walnut Street.	