

ORIGINAL

CITY OF LYNDEN
PLANNING COMMISSION RESOLUTION #22-01

**A resolution of recommendation for the approval of the
Lions Gate Master Planned Residential Development Step 2 of 2**

WHEREAS, AVT Consulting, LLC, on behalf of Mannahouse Church, hereinafter called the "Proponent," submitted a complete application to the City of Lynden, hereinafter called "the City," for the development of approximately 21.83 acres into a Master Planned Residential Development (MPRD) located at 1990 Main Street, in Lynden.

WHEREAS, Chapter 19.29 of the Lynden Municipal Code (LMC) permits the development of property within the RMD zone as a planned residential development; and

WHEREAS, The primary purpose of a Master Planned Residential Development (MPRD) is to promote creativity in site layout and design by allowing flexibility in the application of the standard zoning requirements and development standards; and

WHEREAS, the proponent has opted for a 2-step approval process as described in 19.29 which requires that the second step in the application return to the Planning Commission within the setting of a public hearing to finalize the design standards and development agreement associated with the plan, and

WHEREAS, the application for Step 2 of the MPRD approval was submitted on March 1, 2022, and the notice of application was published in the Lynden Tribune on May 18, 2022; and

WHEREAS, the Proponent has provided the City the receipts for the certified mailing of all required notices to all property owners within three hundred feet of the subject property together with the affidavits of posting said notices; and

WHEREAS, the proposal was granted a phased environmental review as permitted under WAC 197- 11-060(5). The Phase 1 MDNS was issued March 16, 2020. Step 2 of the phased MDNS was issued on May 13, 2022. This determination is associated with Step 2 of the MPRD proposal which includes more detailed proposal information than what was available for the Step 1 concept approval.

WHEREAS, the Lynden Planning Commission held a public hearing on June 9, 2022, to accept public testimony on Step 2 of 2 of the Master Planned Residential Development application, and that meeting was duly recorded; and

WHEREAS, the City's Technical Review Committee has reviewed the request for the development of property and has provided comments and recommendations to the Planning Commission in a report dated June 3, 2022,

WHEREAS, the Lynden Planning Commission has reviewed the request and found that the MPRD application meets the minimum criteria outlined in **LMC 19.29.010 (PRD**

Purpose) for recommending to the City Council the Lionsgate Master Planned Residential Development, and

WHEREAS, the Lynden Planning Commission has reviewed the request and found that the MPRD application meets the minimum criteria outlined in **LMC 19.29.060 (J) (Minimum Development Standards)** for recommending to the City Council the Lionsgate Master Planned Residential Development, and

WHEREAS, the Lynden Planning Commission has reviewed the request and found that the MPRD application meets the minimum criteria outlined in **LMC 19.29.100 (Criteria for Approval)** of Lynden Municipal Code for recommending to the City Council the Lionsgate Master Planned Residential Development.

NOW THEREFORE, BE IT RESOLVED by the Lynden Planning Commission to recommend approval of Step 2 of 2 for the **Lionsgate Master Planned Residential Development** by a vote of 4-0, to the Lynden City Council, subject to the following:

1. **Staff conditions outlined in the Technical Review Report dated June 3, 2022.**
2. **That the Lionsgate stormwater report clearly address overland flows which may occur during high water rain events. That the HOA be required to maintain this and all other private stormwater features. That these maintenance responsibilities be addressed in the property's covenants, conditions, and restrictions (CCRs).**
3. **A minimum 20-foot setback be required for all lots along the project's north property line to accommodate a stormwater feature meant to address overland flow.**
4. **That the boulevard be widened on the west lane, fronting lots 79-87, to accommodate on-street parking; and, that a urban shoulder be striped to delineate an area meant for bike travel on the east side.**
5. **That lots 96, 97 and 99 be subject to a 25-foot buffer adjacent to the Guide Meridian and, as a result of this shift, that lot 96 be labeled as a duplex lot and that lots 97-100 would be combined to become 2 four-plex parcels.**

PASSED by the Planning Commission of the City of Lynden, Whatcom County, at their regular meeting held on the 9th day of June 2022.



Tim Faber, Chairperson,
Lynden Planning Commission



Heidi Gudde,
Planning Director