

CITY OF LYNDEN  
PLANNING COMMISSION RESOLUTION #20-07

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

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) to be located 1990 Main Street, in Lynden.

WHEREAS, running concurrently with this application is a request for a site-specific rezone on the above noted property from RS-100 (Single Family Residential) to RMD (Residential Mixed Density) and on August 13, 2020, the City of Lynden Planning Commission recommended approval to the City Council through Resolution #20-06, and

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 and will be required to 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 1 of the MPRD approval was determined to be complete on March 10, 2020, and the notice of application was published in the Lynden Tribune on March 25, 2020; 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, as phased environmental review was requested, the proposal was reviewed under the State Environmental Policy Act and on March 18, 2020 a Mitigated Determination of Non-Significance was issued for the project, and

WHEREAS, the Lynden Planning Commission held a virtual public hearing on August 13, 2020, to accept public testimony on the proposed master planned residential development concept 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 August 4, 2020,

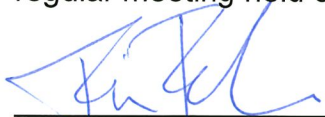
WHEREAS, the Lynden Planning Commission has reviewed the request and has made the following findings of fact for recommending to the City Council the Master Planned Residential Development Concept application:

1. The development is consistent with the Comprehensive Plan and meets the applicable requirements and intent of the Lynden Municipal Code.
2. The development makes adequate provisions for open space, drainage ways, streets and other public ways, transit stops, water supply, sanitary wastes, parks and recreation facilities, playgrounds, sites for schools and school grounds.
3. The development adequately mitigates impacts identified under Titles 16-19.
4. The development is beneficial to the public health, safety and welfare and is in the public interest.
5. The development does not lower the level of service of transportation and / or neighborhood park facilities below the minimum standards established within the Comprehensive Plan, and fully complies with Chapter 17.15 of the City Code.
6. The area, location and features of land proposed for dedication are a direct result of the development proposal, are reasonably needed to mitigate the effects of the development, and are proportional to the impacts created by the development.

NOW THEREFORE, BE IT RESOLVED by the Lynden Planning Commission to recommend approval of the **Lions Gate Master Planned Residential Development Concept** by a vote of 4-0, to the Lynden City Council, subject to the Technical Review Committee Report dated August 4, 2020, and further subject to the following conditions:

1. **That the maximum unit count be no more than 134 units.**
2. **That paired housing lots be a minimum of 3000 square feet, single family detached lots a minimum of 4000 square feet and single family detached lots adjacent to green space be a minimum of 3500 square feet.**
3. **That there be a variety of townhomes and 4-plex units with the 4-plex units being permitted along the Guide Meridian only.**
4. **That the reference to open spaces between the duplex / 4-plex buildings along the west side of the development be removed and considered part of the lot.**
5. **That zero lot lines be added to separate the townhome lots south along Main Street.**

PASSED by the Planning Commission of the City of Lynden, Whatcom County, at their regular meeting held on the 13<sup>th</sup> day of August 2020.



Tim Faber, Vice Chairperson,  
Lynden Planning Commission



Heidi Gudde,  
Planning Director