

CITY OF LYNDEN



EXECUTIVE SUMMARY

Meeting Date:	November 16, 2020	
Name of Agenda Item:	Preliminary Approval of the Kamm Creek MPRD – Application 20-02	
Section of Agenda:	New Business	
Department:	Planning 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 Package and supporting Reports, Final Staff Executive Summary to the PC and TRC Report dated Oct 2, 2020, Planning Commission Minutes of Oct 8, 2020, Planning Commission Resolution 20-08		
Summary Statement:		
<p>Bob Libolt, representing Kamm Creek Investments LLC, has requested the approval of a Master Planned Community (MPRD) concept for the 20-acre property located on the west side of Northwood Road approximately 640 feet south of Kamm Road. The property is unique in that it is significantly impacted by critical areas and floodplain. As a result, although the underlying RS-100 zoning allows for up to 4 homes per acre, the proposed development reaches a gross density of only 2 units per acre. The proposal includes a blend of lot sizes with about 15 lots in the 5,000-6,000 sf range and most of the remaining lots over 7,800 sf in size. Lots are clustered into two groups with wetlands and open areas dividing the development. Every lot borders common space which will be preserved in association with critical areas. (Critical areas report is available but not attached due to the size of the report).</p> <p>Staff agrees that the property is a good fit for a planned residential district because of the constraints associated with the critical areas and flood plains. However, a few concerns remained at the conclusion of staff's review. These are addressed in the final TRC report dated October 2, 2020. The conditions related to staff recommendation relate to setbacks, street design, a traffic study update, and lot coverage.</p> <p>On October 8 the Planning Commission held a virtual public hearing regarding the proposal. (Minutes of this meeting are included in the Council package). The Commission concluded the hearing by confirming most of staff recommendations within the TRC report and recommending approval of the proposal with specific conditions. The resulting resolution is attached.</p>		
Recommended Action:		
Motion to preliminarily approve the Kamm Creek MPRD and resulting subdivision as recommended and conditioned by the Planning Commission and to authorize the Mayor's signature on the corresponding Findings of Fact and Conclusions of Law.		