

CITY OF LYNDEN

EXECUTIVE SUMMARY



Meeting Date:	December 16, 2019	
Name of Agenda Item:	Development Standards Variance 19-02 – 1583 East Badger Road	
Section of Agenda:	Public Hearing	
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:		
Variance application package, Staff report, Draft Findings of Fact		
Summary Statement:		
<p>A Development Standards Variance application has been brought forward by Robert Langei for a variance to the required right-of-way (ROW) dedication and resulting street section. The proposed roadway would be used to access the multi-family portion of the property located at 1583 East Badger Road.</p> <p>In some similar instances, property owners have opted to create private roads with more narrow profiles. However, staff does not support a private street at this location as it is the terminus of an existing public street network. Additionally, due to maintenance and jurisdictional concerns, the City has begun to discourage the development of streets that have the appearance of being public but are actually private.</p> <p>At the same time, staff recognizes that providing a standard 60-foot-wide right-of-way would significantly constrain development due to the shape and size of the subject property. The applicant is requesting a variance to dedicate a right-of-way which is 41 feet rather than 60 feet. The proposed standard would include on-street parking and a sidewalk on only one side of the street.</p> <p>Staff is concerned that a reduced street standard could create parking shortages that would negatively affect the adjacent North Prairie Phase 7 neighborhood. As such, staff is supportive of the variance on the condition that future development provide an additional 20% on-site parking to accommodate for the on-street parking that is lost in the revised standard.</p>		
Recommended Action:		
Motion to approve Variance 19-02 on the condition that future development provide all code required on-site parking plus an additional 20%, and authorize the Mayor's signature on the Findings of Fact.		