

CITY OF LYNDEN

EXECUTIVE SUMMARY



Meeting Date:	November 15, 2021	
Name of Agenda Item:	Duffner MHP Expansion Conditional Use Permit	
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:		
Planning Commission Resolution 21-09, Final Staff Report and Recommendations, Technical Review Committee Report and Applicant Response, Conditional Use Permit Application 21-01		
Summary Statement:		
<p>Conditional Use Permit 21-01 is a request to allow the addition of 14 manufactured home units to the existing non-conforming use of a manufactured home community on a Commercially zoned property. This request comes on the heels of a recent code amendment which allows units to be added if approved through a Conditional Use Permit. Although intensification of the use may be permitted through this action it should be noted that the boundaries of the community are not permitted to expand.</p> <p>The application came before the Planning Commission as a virtual open public hearing on October 21st. The resulting resolution recommended approval but confirmed 19 specific conditions that were assembled by staff from all city departments during the Technical Review process. The result would be the addition of <u>13</u> housing units in association with the completion of street frontage improvements, the coordination of access points, and the cleanup of natural areas on the western property edge. The recommendations would also require additional lighting, landscaping, and addressing which are meant to improve the safety and aesthetics of the community.</p> <p>The Planning Commission Resolution and staff review documents are attached for Council review.</p>		
Recommended Action:		
Motion to approve Conditional Use Permit 21-01 which authorizes the addition of 13 housing units to the Duffner Manufactured Home Community subject to the conditions outlined in the Planning Commission Resolution 21-09. This motion also authorizes the mayor's signature on the Findings of Fact and Conclusion of Law.		