

CITY OF LYNDEN



EXECUTIVE SUMMARY

Meeting Date:	August 21, 2023	
Name of Agenda Item:	Res 23-1078 Design Stds Variance 23-01 – Walnut Street	
Section of Agenda:	Public Hearing	
Department:	Planning & Community Development 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:	Draft Res 23-1078, TRC Report and Recommendation, REVISED Application for Design Standards Variance 23-01 – Walnut Street	
Summary Statement:	<p>JWR Design, on behalf of Pacific Edge Builders, has applied for a Design Standards Variance related to improvements to a public right-of-way. Pacific Edge, a local developer / contractor, desires to construct a commercial building on a vacant lot at the terminus of Walnut Street, adjacent to the railroad tracks, addressed as 315 Walnut Street.</p> <p>Development here triggers a requirement to improve street frontage at the project’s address that would include curb, gutter, sidewalk and paving of drive aisles. However, because the entire dead-end street is relatively unimproved the applicant is proposing an alternate standard. The application proposes to pave approximately 440 linear feet at 20 feet wide, centered on the 60-foot public right-of-way. This project would provide improvement along the entire street rather than meet a ¾ street standard improvement exclusively along the 70 feet of the property’s frontage as required by code (Engineering Design and Development Standards Div 4.3 (C) and Table 4-1.).</p> <p>The project will preserve parking on both sides of the street and will not hinder existing access points. Initially a gravel pedestrian walkway was proposed with the variance application but this was removed as it would be impractical and difficult to maintain with truck and vehicle traffic crossing and parking in the same area. The applicant also provided a cost estimate which indicated the varied standard would actually cost considerably more than the code-required standard.</p> <p>The Technical Review Committee has completed a final report and recommendation to approve with specific clarifications and conditions as detailed in Res 23-1078.</p>	
Recommended Action:	Motion to approve Resolution 23-1078 granting a Design Standards Variance 23-01 with specific conditions regarding paving and maintenance of Walnut Street and to authorize the Mayor’s signature on the document.	