

CITY OF LYNDEN



EXECUTIVE SUMMARY

Meeting Date:	November 18, 2019	
Name of Agenda Item:	Development Standards Variance – Front Street Station Business Park	
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:		
Planning Commission Package and Minutes of 10-24-19		
Summary Statement:		
<p>A Development Standards Variance application has been brought forward by Don and Sally Korthuis for a variance to the required right-of-way (ROW) dedication and resulting street section for West Front Street. The Variance would facilitate the development of a business park development called Front Street Station. The proposed project is located on approximately 7 acres of vacant property and would affect approximately 475 feet of frontage along West Front Street.</p> <p>The application requests the dedication of 10 feet rather than 20 feet of additional ROW, which would be required for the full 80' ROW identified in the Development Standards. The 30-foot ROW abutting Front Street Station allows construction of a 44' wide paved street cross-section matching the improved street to the east but reduces sidewalk width from 8 feet to 5 feet, with a small 3' planter strip between, and street trees shifted into parking islands on the property.</p> <p>West Front Street is a considered an impact fee (arterial) street which means that the City assumes responsibility for its improvement using developer impact fees. Currently the City has a pending EDI application for County grant and loan funds to assist in the improvement of this section of roadway.</p> <p>The alternate standard is based on sound engineering and has support from Public Works and Planning staff. The variance also recognizes the burden of pioneering development on a previously unimproved portion of West Front Street. This variance is specific to the frontage of the West Front Street Station.</p>		
Recommended Action:		
Motion to approve the Development Standards Variance allowing for a 10' right-of-way dedication and alternate street standard along the Front Street Station frontage and to authorize the Mayor's signature on the document.		