

CITY OF LYNDEN

EXECUTIVE SUMMARY



Meeting Date:	September 7, 2021	
Name of Agenda Item:	Set the Public Hearing date for Development Standards Variance 21-01 – Lot Design of the Cedarbrook Short Plat	
Section of Agenda:	Consent	
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:	Proposed plat map, Application the design standards variance and supporting information	
Summary Statement:	<p>A Development Standards Variance application has been brought forward by Cedarbrook Partners LLC to vary a subdivision standard that relates to the proportions of residential lots. Specifically, LMC 18.14.020(A) states that no residential lot shall be created deeper than three times its width.</p> <p>The request to vary this standard comes forward as part of a Shoreline Substantial Development (SSD) Permit and a Short Plat application. The Hearing Examiner held a public hearing regarding the Shoreline permit on August 26, 2021. The final determination of this hearing is pending but will be available prior to the Council’s hearing on this variance. The short plat determination will be made subject to the outcome of the Shoreline permit and the Council’s decision on the Variance request.</p> <p>The subject property is unique in that the Fishtrap Creek runs along its eastern boundary. The creek and associated critical areas limit the development along this eastern half of the property. As such, the 4 lots that are proposed to be created are accessed from the western edge. Three of the lots run lengthwise west to east across the 3-acre parcel so the lot depth is more than three times the lot width. The variance does not seek to reduce the minimum size of the lots as each is over 20,000 square feet, well above the 10,000 square foot minimum.</p> <p>Variance requests must be brought forward to a public hearing. At this time staff is requesting that the public hearing be set for September 20, 2021.</p>	
Recommended Action:	Motion to set a public hearing date of September 20, 2021 for variance application #21-01 – Cedarbrook Short Plat.	