

CITY OF LYNDEN

EXECUTIVE SUMMARY



Meeting Date:	February 1, 2021	
Name of Agenda Item:	Set the Public Hearing – Stuit Development Agreement	
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 checked="" type="checkbox"/> Yes - Reviewed <input type="checkbox"/> No - Not Reviewed <input type="checkbox"/> Review Not Required	
Attachments:		
Proposed Revised Stuit Short Plat, Letter to Vacate Findings, 10-22-19 Findings of Fact, Original Short Plat Application		
Summary Statement:		
<p>Dannon Traxler, representing her clients Ben and Lindy Stuit, has proposed a development agreement that outlines an alternate schedule for infrastructure build-out on a proposed short plat located on Flynn Road (Bay Lyn Road). The Stuits seek to construct a single-family home on Lot A of the short plat and burden the remaining undeveloped portion of the short plat, Lot C, with the majority of infrastructure improvements.</p> <p>Staff originally issued findings with the intent to approve the 4-lot short plat. These findings were later vacated at the request of Ms. Traxler so that the Stuits could propose the alternate development schedule. The revised short plat application has been reduced to 3 lots consistent with the terms of the proposed development agreement. Administrative approval of the revised short plat and associated conditions will hinge on the details of the development agreement.</p> <p>Staff and legal counsel's review is expected to conclude with a draft agreement and associated no-build covenant that is subject to a public hearing and Council's review at the February 16th meeting.</p>		
Recommended Action:		
Motion to set the public hearing for February 16, 2021 to consider the Stuit Development Agreement which pertains to a pending short plat application.		