

CITY OF LYNDEN



EXECUTIVE SUMMARY

Meeting Date:	December 7, 2020	
Name of Agenda Item:	Findings of Fact for the Kamm Creek MPRD – Application 20-02	
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:		
Findings of Fact for the Kamm Creek MPRD		
Summary Statement:		
<p>On November 16, the City Council granted preliminary approval to the Kamm Creek MPRD application. The MPRD concept for the 20-acre property located on the west side of Northwood Road approximately 640 feet south of Kamm Road. The property is unique in that it is significantly impacted by critical areas and floodplain. As a result, although the underlying RS-100 zoning allows for up to 4 homes per acre, the proposed development reaches a gross density of only 2 units per acre. The proposal includes a blend of lot sizes with about 15 lots in the 5,000-6,000 sf range and most of the remaining lots over 7,800 sf in size. Lots are clustered into two groups with wetlands and open areas dividing the development. Every lot borders common space which will be preserved in association with critical areas.</p> <p>On October 8 the Planning Commission held a virtual public hearing regarding the proposal. (Minutes of this meeting are included in the Council package). The Commission concluded the hearing by confirming most of staff recommendations within the TRC report and recommending approval of the proposal with specific conditions.</p> <p>Findings of Fact, representing the Council’s decision to approve, are attached.</p>		
Recommended Action:		
Motion to approve the findings of fact for Kamm Creek MPRD preliminary approval and authorize the Mayor’s signature on the document.		