

# CITY OF LYNDEN

## EXECUTIVE SUMMARY



<b>Meeting Date:</b>	February 18, 2020	
<b>Name of Agenda Item:</b>	Preliminary Plat Approval – DeJong Long Plat 19-02	
<b>Section of Agenda:</b>	New Business	
<b>Department:</b>	Planning Department	
<b>Council Committee Review:</b>	<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: _____
	<b>Legal Review:</b> <input type="checkbox"/> Yes - Reviewed <input type="checkbox"/> No - Not Reviewed <input checked="" type="checkbox"/> Review Not Required	
<b>Attachments:</b>		
Long Plat Application 19-02 and supporting materials, Staff memo to the PC, Planning Commission Minutes of 1-23-2020 and Planning Commission Resolution 19-02.		
<b>Summary Statement:</b>		
<p>The DeJong family and their agent, Jerry Blankers, are requesting preliminary plat approval for the DeJong long plat. This long plat is located north of Aaron Drive near Line Road. The property is approximately 9.44 acres in size and is zoned as residential multi-family, RM-3. The plat does not propose specific housing types but divides the property into 23 lots accommodating a maximum capacity of 102 multi-family units.</p> <p>The proposed street has been designed to meet City standards and the two access points on Aaron Drive. The development of the plat is proposed in two phases. Phase 2 will include lots 12-23 and the completion of the internal street loop (see plat drawings for more detail).</p> <p>The application went to a public hearing before the Planning Commission on January 23 where a recommendation for approval was given with conditions. The conditions which affect the plat design, outside of typical engineering standards, include: a prohibition of driveways along Aaron Drive, the requirement that balconies on second floors, if proposed, be appropriately screened from Aaron Drive, and that the plat continue the establishment of a pedestrian trail at its north property line.</p> <p>The Council is being asked to consider preliminary approval for the DeJong Long Plat. Final plat approval for each phase will return to Council following infrastructure improvements.</p>		
<b>Recommended Action:</b>		
Motion to grant preliminary approval of the DeJong Long Plat 19-02 consistent with Planning Commission Resolution 19-02, and to authorize the Mayor’s signature on the attached Findings of Fact and Conclusions of Law.		