

CITY OF LYNDEN
PLANNING COMMISSION RESOLUTION #19-02

**A resolution of recommendation for the approval of the
DeJong Long Plat**

WHEREAS, Eldon and Renae DeJong, hereinafter called the "Proponents," submitted a complete application to the City of Lynden, hereinafter called "the City," for the subdivision of approximately 9.44 acres into 23 residential multi-family lots within the RM-3 zone at 1205 E Badger Road in Lynden.

WHEREAS, the RM-3 zone permits the development of multi-family buildings of up to 12 units per building. Chapter 19.17 of the Lynden Municipal Code outlines the minimum lot size and associated requirements; and

WHEREAS, the application was determined complete on December 4, 2019, and the notice of application was published in the Lynden Tribune on December 31, 2019; and

WHEREAS, the Proponent has provided the City with receipts for the certified mailing of all required notices to all property owners within three hundred feet of the subject property together with the affidavits of posting said notices; and

WHEREAS, the proposal was reviewed under the State Environmental Policy Act and a mitigated determination of non-significance was issued for the project, and

WHEREAS, the development is consistent with the Comprehensive Plan and meets the applicable requirements and intent of the Lynden Municipal Code (LMC).

WHEREAS, the long plat meets the criteria for approval as required under Lynden Municipal Code 18.12.030, and as outlined below; and

WHEREAS, the Lynden Planning Commission held a public hearing on January 23, 2020, at the City of Lynden, City Hall Annex, 205 4th Street, Lynden, Washington, to accept public testimony on the proposed subdivision and that meeting was duly recorded;

WHEREAS, the City's Technical Review Committee has reviewed the request for the subdivision of the property and has provided comments and recommendations to the Planning Commission in a report dated January 2, 2020, and

WHEREAS, the Lynden Planning Commission has reviewed the application and has made the following findings of fact for recommending **approval** the DeJong Long Plat:

1. The application complies with Chapter 18.06 of this Title, General Requirements for Subdivision Approval.
2. The application complies with lot and plat design standards as required under Chapter 18.14 of this Title, unless specifically varied through the Development Standards Variance process outlined in LMC Chapter 17.17.

3. The application complies with the development standards and requirements listed under this title and the Project Manual for Engineering Design and Development Standards, unless specifically varied through the Development Standards Variance process outlined in LMC Chapter 17.17.
4. The application complies with all other applicable provisions of the Lynden Municipal Code, including LMC Chapter 17.15 regarding adequate public facilities and LMC Chapter 13.24 regarding stormwater management.
5. Appropriate provisions are made for, but not limited to; the public health, safety and general welfare, for open spaces and drainage ways, for roads, streets, alleys and transit stops, for potable water supply, sanitary sewer, stormwater management, parks and recreation, and shall consider all other relevant facts including sidewalks and other pedestrian corridors, and amenities that improve the quality of the neighborhood;
6. That the subdivision and dedication will serve the public interest.

NOW THEREFORE, BE IT RESOLVED by the Lynden Planning Commission to recommend approval of the **DeJong Long Plat #19-02** by a vote of 4-0, to the Lynden City Council, subject to the Technical Review Committee Report dated January 2, 2020 and further subject to the following conditions:

- The plat to include a 30-foot wide utility easement over the proposed public water and sewer extensions shown on Lot 6.
- Additional vehicular access and street facing garages be prohibited on Aaron Drive frontages.
- Planning Commission did not support the staff suggested plat condition that “Buildings along the Aaron Drive frontage (lots 1, 11, 12, and 23) be required to be oriented so that front doors rather than rear yards are facing Aaron Drive” as front doors located along the Aaron Drive frontage would promote on-street parking.
- Second story balconies along the Aaron Drive frontage (lots 1, 11, 12 and 23) must be appropriately screened from the street right-of-way.

PASSED by the Planning Commission of the City of Lynden, Whatcom County, at their regular meeting held on the 23rd day of January 2020.



Diane Veltkamp, Chairperson
Lynden Planning Commission



Heidi Gudde,
Planning Director