

CITY OF LYNDEN
PLANNING COMMISSION RESOLUTION #21-04

ORIGINAL

**A resolution of recommendation for the approval of the
Kode Kamp Vista Long Plat**

WHEREAS, Northwood Partners, LLC, hereinafter called the "Proponents," submitted a complete application to the City of Lynden, hereinafter called "the City," for the subdivision of approximately 28.41 acres into 92 single family residential building lots at 8744 Northwood Road in Lynden; and

WHEREAS, the RMD zone, permits single-family homes only on lots with a minimum of 6,000 square feet subject to the requirements listed under 19.16 of the Lynden Municipal Code in accordance with the zoning and subdivision ordinances; and

WHEREAS, the application was determined complete on December 4, 2020, and the notice of application was published in the Lynden Tribune on January 20, 2021; 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 Lynden Planning Commission held a virtual public hearing on January 28, 2021, 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 6, 2021, and

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

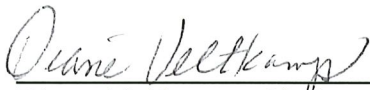
1. The development is consistent with the Comprehensive Plan and meets the applicable requirements and intent of the Lynden Municipal Code.
2. The development makes adequate provisions for open space, drainage ways, streets and other public ways, transit stops, water supply, sanitary wastes, parks and recreation facilities, playgrounds, sites for schools and school grounds.
3. The development adequately mitigates impacts identified under Titles 16-19.
4. The development is beneficial to the public health, safety and welfare and is in the public interest.

5. The development does not lower the level of service of transportation and / or neighborhood park facilities below the minimum standards established within the Comprehensive Plan, and fully complies with Chapter 17.15 of the City Code.
6. The area, location and features of land proposed for dedication are a direct result of the development proposal, are reasonably needed to mitigate the effects of the development and are proportional to the impacts created by the development.

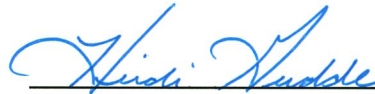
NOW THEREFORE, BE IT RESOLVED by the Lynden Planning Commission to recommend approval of the **Kode Kamp Vista Long Plat #20-01** by a vote of 5-0, to the Lynden City Council, subject to the Technical Review Committee Report dated January 6, 2021, and further subject to the following conditions:

- That duplex lots be disbursed throughout the interior of the plat (on lots at least 8,000 sf or greater) in areas where on-street parking is more readily available and that there be no single family or duplex parking allowed on Northwood Road.
- That the East Lynden Trail be extended along Northwood Road to meet condition #34 as noted in the Technical Review Committee Report dated January 6, 2021, under Parks and Recreation.

PASSED by the Planning Commission of the City of Lynden, Whatcom County, at their regular meeting held on the 28th day of January 2021.



Diane Veltkamp, Chairperson
Lynden Planning Commission



Heidi Gudde,
Planning Director