

CITY OF LYNDEN



EXECUTIVE SUMMARY

Meeting Date:	March 15, 2021	
Name of Agenda Item:	Preliminary Plat Approval – Kode Kamp Long Plat	
Section of Agenda:	New Business	
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:		
Long Plat Application 20-01 and supporting materials, Staff memo to the PC, Planning Commission Minutes.		
Summary Statement:		
<p>Jeff Palmer, on behalf of Northwood Partners LLC, has applied for the subdivision of approximately 28 acres located at the northeast corner of Kamm Road and Northwood Road into 92 lots. The proposed long plat is dependent on a corresponding application to rezone the property from RS-100 to Residential – Mixed Density (RMD). This is a zoning category that calls for a variety of lot sizes and is meant to accommodate detached single-family homes, attached (or paired) single-family homes, and duplexes. Proposed lot sizes range from the 6,000 square foot rant to well over 10,000 square feet. The applicant has indicated a desire to maintain all the lots for single family detached homes except for 5 lots near the Northwood entrance of the plat which would be used for duplexes. Pedestrian accommodations will be made interior to the plat in the form of sidewalks and, on Northwood Road, widened roadway shoulder that is delineated by a curb and flexible lane markers.</p> <p>The Technical Review Committee has concluded review with a recommendation to approve the long plat with the applicant meeting two specific conditions related to minimum lot sizes and / or the location of the duplex lots.</p> <p>A public hearing was held before the Planning Commission on January 28, 2021. The Planning Commission concluded the hearing by voting to recommend to the City Council but similar to staff recommendation included the following conditions. (1.) That duplex lots be disbursed throughout the interior of the plat in areas where on-street parking is more readily available; and (2.) That there be no single family or duplex parking be allowed on Northwood Road and (3.) 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.</p>		
Recommended Action:		
Motion to grant preliminary approval of the Kode Kamp Long Plat 20-01 as conditioned by the Planning Commission and to authorize the Mayor’s signature on the attached Findings of Fact and Conclusions of Law.		