

CITY OF LYNDEN

EXECUTIVE SUMMARY



Meeting Date:	May 2, 2022	
Name of Agenda Item:	Final Plat Approval – Kode Kamp Long Plat Phase 2	
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:		
Plat Maps, Findings of Fact, TRC Report		
Summary Statement:		
<p>City Council granted preliminary approval for the Kode Kamp Vista long plat on March 15, 2021. The subdivision of approximately 28 acres is located at the northeast corner of Kamm Road and Northwood Road. Ultimately it divides the property into 92 lots. The first of two phases of this plat has come forward for final plat approval. Phase 2 includes the remaining 27 lots located in the northwest corner of the property. The property has a zoning of RMD (Residential Mixed Density) which allows for the inclusion of duplexes, however, Kode Kamp Vista is dedicated solely to single family use and the plat will be noted as such.</p> <p>The Council is being asked to consider final plat approval for Phase 2 of the Kode Kamp Vista Long Plat under the following conditions:</p> <ol style="list-style-type: none"> 1. Completion of all punch list items. 2. Submittal and acceptance of required maintenance bonds and any necessary performance bonds. 3. Payment of final inspection fees for plat construction. 4. Submittal of final as-built drawings. 5. Submittal and recording of final plat mylars. 6. Final development fees paid in full. 7. Installation of all streetlights and street trees. 8. Recording of necessary utility and access easements. 9. Completion of development agreement obligations related to off-site improvements. 		
Recommended Action:		
Motion to grant final approval of Phase 2 of the Kode Kamp Vista Long Plat subject to the conditions 1-9 listed above, and to authorize the Mayor’s signature on the final plat documents.		