

CITY OF LYNDEN
 PLANNING COMMISSION RESOLUTION #21-11

A resolution of recommendation for the approval of the Development Contract for the Parkview West Apartments, an amendment to the RB Development and Heritage Park PRD as well as the Covenants, Conditions and Restrictions for RB Development

WHEREAS, Pacific Surveying and Engineering, Inc. hereinafter called the "Proponent," submitted a complete application to the City of Lynden, hereinafter called "the City," Requesting to amend the RB Development / Heritage Park PRD to allow a building expansion that includes an age-restricted senior housing facility.

WHEREAS, In order to ensure consistency with the approved PRD/PRDa, Chapter 19.29 of the Lynden Municipal Code (LMC) calls for the review of the final PRD and CCR documents by the City's Planning Commission and City Council. Review.

WHEREAS, the Lynden Planning Commission held a virtual meeting on November 18, 2021, to review the final PRD documents as required by code, and that meeting was duly recorded;

WHEREAS, the Lynden Planning Commission has reviewed the Development Contract for the Parkview West Apartments, an amendment to the RB Development and Heritage Park PRD as well as the Covenants, Conditions and Restrictions for RB Development and has recommend approval to the City Council.

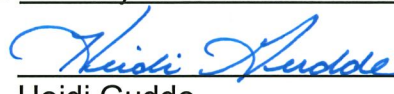
NOW THEREFORE, BE IT RESOLVED by the Lynden Planning Commission to recommend approval by a vote of 4-0, to the Lynden City Council, of the Development Contract for the Parkview West Apartments, an amendment to the RB Development and Heritage Park PRD as well as the Covenants, Conditions and Restrictions for RB Development *subject to the following modifications:*

- Table 1. Original Parkview West PRD Requirements should note RB Development Apartments, not Parkview West Apartments.
- Table 2. Amended Parkview West PRD Requirements should be corrected from RB Development Apartments to Parkview West Apartments.
- Page 6 of the Development Agreement, third paragraph after the tables. The front setback along (Aaron Drive) should be 20-feet not 15-feet.
- That parking stall striping and labeling must be in place prior to building occupancy and the requirement be noted on permit plan sets.

PASSED by the Planning Commission of the City of Lynden, Whatcom County, by a vote of 4-0, at their regular meeting held on the 18th day of November 2021.



Tim Faber, Chair
 Lynden Planning Commission



Heidi Gudde
 Planning Director