

# CITY OF LYNDEN

## EXECUTIVE SUMMARY



<b>Meeting Date:</b>	August 19, 2019	
<b>Name of Agenda Item:</b>	Final Plat Approval – North Prairie Phase 7, Division 2	
<b>Section of Agenda:</b>	New Business	
<b>Department:</b>	Planning Department	
<b>Council Committee Review:</b>	<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: _____
	<b>Legal Review:</b> <input type="checkbox"/> Yes - Reviewed <input type="checkbox"/> No - Not Reviewed <input checked="" type="checkbox"/> Review Not Required	
<b>Attachments:</b>		
Final Plat Drawings, Findings of Fact		
<b>Summary Statement:</b>		
<p>In September of 2017 the City Council granted preliminary plat approval for the long plat known as North Prairie Phase 7, a proposal by Bob Libolt of North Prairie LLC. The long plat is located east of Northwood Road at the intersection of Brome Street. The 93 lot plat is approximately 23 acres and has a single-family zoning of RS-72.</p> <p>On December 17, 2018 the City Council authorized an amendment to the development plan which allowed the 93 lot plat to be split into two divisions. At the same meeting the Council authorized final plat approval Division 1 which is made up of 60 lots.</p> <p>Mr. Libolt is now requesting final plat approval of Division 2. This includes the remaining 33 lots of the North Prairie Phase 7 Long Plat.</p> <p>Staff recommends granting final plat approval based on the following conditions:</p> <ol style="list-style-type: none"> <li>1. Completion of all punch list items.</li> <li>2. Submittal and acceptance of required maintenance bonds and any necessary performance bonds.</li> <li>3. Payment of final inspection fees for plat construction.</li> <li>4. Submittal of final as-built drawings.</li> <li>5. Submittal of final plat mylars.</li> <li>6. Final development fees paid in full.</li> </ol>		
<b>Recommended Action:</b>		
Motion to grant final plat approval of Division 2 of the North Prairie Phase 7 Long Plat subject to the conditions noted above.		