

CITY OF LYNDEN

EXECUTIVE SUMMARY



Meeting Date:	August 2, 2021	
Name of Agenda Item:	Skyview Development Agreement	
Section of Agenda:	Public Hearing	
Department:	Planning Department	
Council Committee Review:		Legal Review:
<input type="checkbox"/> Community Development	<input type="checkbox"/> Public Safety	<input checked="" type="checkbox"/> Yes - Reviewed
<input type="checkbox"/> Finance	<input type="checkbox"/> Public Works	<input type="checkbox"/> No - Not Reviewed
<input type="checkbox"/> Parks	<input type="checkbox"/> Other: _____	<input type="checkbox"/> Review Not Required
Attachments:		
Skyview Development Agreement and Exhibits		
Summary Statement:		
<p>The City Council is being asked to hear public comment and consider a development agreement which outlines the developer obligations and timeline for a mixed-use portion of the Skyview Townhome project. This multi-family project is located east of Northwood Road with the northern edge Badger Road frontage.</p> <p>The agreement affects <u>Lot A</u> of the Skyview Lot Line Adjustment as shown in the agreement exhibits. This parcel has a zoning of Commercial Services Local (CSL). The City's CSL zoning permits mixed-use development that maintains a minimum of 60% commercial space on combined ground floor areas. Although the City's code includes provision for this ratio of commercial to residential use to be accommodated in multiple buildings it does not include specifics as to the timing of this build out.</p> <p>The attached agreement proposes that the residential portion of the mixed-use development may proceed prior to the establishment of a commercial use. A portion of Lot A will be reserved to accommodate the commercial component at a later date.</p> <p>The residential portion to be constructed on the CSL parcel includes 15 townhomes which are accessed from the southern residential neighborhood (North Prairie Phase 7) and built to residential (RM-3) development standard. The future commercial development would be accessed from the Badger Road to the north. The agreement includes developer obligations including landscape buffer and pedestrian trail connections which must be constructed in association with the residential portion of the project.</p> <p>Staff is supportive of the agreement because the uses are defined by separate access points, the residential portion will be built to RM-3 standards, pedestrian amenities will be built with the residential phase, and the market for commercial property along the Badger corridor is relatively weak. Staff's recommended condition of approval is to note that the cost of the City's legal review is passed along to the applicant prior to execution of the agreement.</p>		
Recommended Action:		
Motion to approve the Skyview Development Agreement and authorize the Mayor's signature on the document on the condition that the applicant cover's the City's legal review expenses.		