CITY OF LYNDEN

EXECUTIVE SUMMARY

Meeting Date:	October 18, 2021
Name of Agenda Item:	Final Plat Approval – Kode Kamp Long Plat Phase 1
Section of Agenda:	New Business
Department:	Planning Department

Council Committee Review:		Legal Review:
☐ Community Development ☐ Public Safety		☐ Yes - Reviewed
☐ Finance ☐ Public Works		☐ No - Not Reviewed
☐ Parks ☐ Other: _____		☒ Review Not Required

Attachments:
Plat Maps, Findings of Fact, TRC Report

Summary Statement:

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 1 includes 65 lots and develops all but the northwest corner of the property.

It should be noted that at the time of preliminary approval the applicant indicated that 5 of the lots would be used for duplexes as permitted by the Residential Mixed Density zoning designation. Since then, the applicant has indicated a preference for all lots to be dedicated to single family use and the plat will be noted as such unless the Council objects.

The Council is being asked to consider final plat approval for Phase 1 of the Kode Kamp Vista Long Plat under the following conditions:

1. Completion of all punch list items including fencing critical areas.
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 of final plat mylars.
6. Final development fees paid in full.
7. Condition that all street trees are installed prior to final plat approval of Phase 2.

Recommended Action:

Motion to grant final approval of Phase 1 of the Kode Kamp Vista Long Plat subject to the conditions 1-7 listed above, and to authorize the Mayor's signature on the final plat documents.