

CITY OF LYNDEN

EXECUTIVE SUMMARY



Meeting Date:	September 20, 2021	
Name of Agenda Item:	Development Standards Variance 21-01 – Lot Design of the Cedarbrook Short Plat	
Section of Agenda:	Public Hearing	
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:		
Technical Review Committee Report, Hearing Examiner SSD Decision, Proposed plat map, Application for the design standards variance and supporting information		
Summary Statement:		
<p>A Development Standards Variance application has been brought forward by Cedarbrook Partners LLC to vary a subdivision standard that relates to the proportions of residential lots. Specifically, LMC 18.14.020(A) states that no residential lot shall be created deeper than three times its width.</p> <p>The request to vary this standard comes forward as part of a Shoreline Substantial Development (SSD) Permit and a Short Plat application. The Hearing Examiner held a public hearing regarding the Shoreline permit on August 26, 2021 and has approved the request.</p> <p>The subject property is unique in that the Fishtrap Creek runs along its eastern boundary. The creek and associated critical areas limit the development along this eastern half of the property. As such, the 4 lots that are proposed to be created are accessed from the western edge. Three of the lots run lengthwise west to east across the 3-acre parcel so the lot depth is more than three times the lot width. The variance does not seek to reduce the minimum size of the lots as each is over 20,000 square feet, well above the 10,000 square foot minimum.</p> <p>Variance requests must be brought forward to a public hearing and public comment received on the item. Staff has included the Technical Review Committee report which concludes with support for the variance.</p>		
Recommended Action:		
Motion to approve Development Standards Variance Request #21-01 associated with the Cedarbrook Short Plat application.		