

CITY OF LYNDEN



EXECUTIVE SUMMARY

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| Meeting Date: | January 17, 2023 | |
| Name of Agenda Item: | Final Plat Approval – Kamm Creek PRD | |
| Section of Agenda: | New Business | |
| Department: | Planning | |
| 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 checked="" type="checkbox"/> Yes - Reviewed <input type="checkbox"/> No - Not Reviewed <input type="checkbox"/> Review Not Required | |
| Attachments: | | |
| Plat maps, Council approved Findings of Fact, Council approved PRD Contract and CCRs | | |
| Summary Statement: | | |
| <p>The Kamm Creek Planned Residential Development (PRD) is a 20-acre subdivision located in the southeast corner of the city along the west side Northwood Road. Property division on this project is constrained by critical areas and floodplain. As a result, a PRD was used to cluster 40 single-family lots into two areas. Private streets, storm water management, and conservation areas in this PRD will be the perpetual responsibility of the Homeowners Association – which is described in the easement documents and the property’s CCRs (Covenants Conditions and Restrictions).</p> <p>City Council granted preliminary plat approval for the Kamm Creek PRD in November of 2020. Subsequently, the Council reviewed and approved the PRD’s development agreement and CCRs on April 4, 2022 (Finding and the Agreement are attached).</p> <p>The Council is being asked to consider final plat approval for the Kamm Creek PRD under the following conditions:</p> <ol style="list-style-type: none"> 1. Completion of all punch list items. 2. Submittal and acceptance of required maintenance and performance bonds. 3. Payment of final inspection fees for plat construction. 4. Submittal of final as-built drawings. 5. Final development fees paid in full. 6. Installation of all streetlights and street trees. 7. Recording of necessary utility and access easements. 8. Completion of development agreement obligations including provisions to extend pedestrian trail easements to the west per Sec. 3.5 and all required off-site improvements. 9. Recording of final development agreement and private stormwater maintenance agreement as approved by City Council on April 4, 2022. 10. Submittal and recording of final plat mylars. | | |
| Recommended Action: | | |
| Motion to grant final plat approval of Kamm Creek Planned Residential Development subject to the conditions 1-10 listed above, and to authorize the Mayor’s signature on the final plat documents. | | |