

CITY OF LYNDEN

EXECUTIVE SUMMARY



Meeting Date:	April 4, 2022	
Name of Agenda Item:	Kamm Creek Planned Residential Development Agreement and CCRs	
Section of Agenda:	New Business	
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 checked="" type="checkbox"/> Yes - Reviewed <input type="checkbox"/> No - Not Reviewed <input type="checkbox"/> Review Not Required	
Attachments:		
City Council Findings of Fact for Kamm Creek PRD Approval, Kamm Creek PRD Agreement and CCR document.		
Summary Statement:		
<p>Lynden Municipal Code 19.29 related to the approval of Planned Residential Developments (PRD) calls for the review of the final PRD agreement and Covenants, Conditions, and Restrictions (CCRs) by the City's Planning Commission and City Council. Review is intended to ensure consistency with the details of the approved PRD.</p> <p>The Kamm Creek PRD is a 40-lot development on a 20-acres located on the west side of Northwood Road. The property is unique in that it is significantly impacted by critical areas and floodplain. The proposal includes a blend of lot sizes with about 15 lots in the 5,000-6,000 sf range and most of the remaining lots over 7,800 sf in size. Lots are clustered into two groups with wetlands and open areas dividing the development. Pedestrian movement is facilitated through the site with sidewalks and walking paths including a path bordering Northwood Road.</p> <p>The PRD was approved by Council on December 8, 2020. Subsequent, revised findings were approved by Council on September 7, 2021. The resulting revised Findings of Fact and Conclusions of Law are included as an attachment. The staff and City's legal counsel have reviewed the agreement and CCR documents. The Planning Commission also reviewed documents and met on March 24th to discuss. This meeting concluded with a recommendation for approval.</p>		
Recommended Action:		
Motion to approve, as presented, the Development Agreement as well as the corresponding Covenants, Conditions and Restrictions for the Kamm Creek Planned Residential Development and authorize the Mayor's signature on the agreement.		