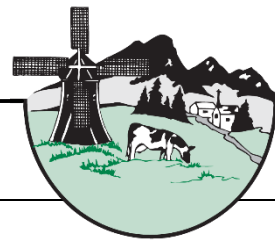


CITY OF LYNDEN

EXECUTIVE SUMMARY – City Council



Meeting Date:	April 17, 2023	
Name of Agenda Item:	Amendment to Existing Right-of-Way and Conditional Use Permit Requirements for the Duffner Mobile Home Park (2010 Front Street)	
Section of Agenda:	Consent Agenda	
Department:	Public Works	
Council Committee Review:	<input type="checkbox"/> Community Development <input type="checkbox"/> Finance <input type="checkbox"/> Parks	<input type="checkbox"/> Public Safety <input checked="" 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:		
Amendment to February 7, 2007 Agreement for ROW Improvements - 2010 Front Street		
Summary Statement:		
<p>The current owners of the Duffner Mobile Home Park at 2010 Front Street, Four ‘S’ Investments, have requested an amendment to the existing 2007 Agreement requiring right-of-way improvements to Front Street abutting their property. The original agreement required the right-of-way improvements after 32 units or if the property is redeveloped. The property owner requested that the trigger for improvements be increased to 46 units and that the improvements be more clearly defined. The City issued a Conditional Use Permit in November 2021 that establishes criteria for adding additional units to the mobile home park. In recognition of the Conditions for adding units established by the Conditional Use Permit approved by the Planning Commission, the Public Works Committee concurred in concept with amending the agreement as proposed by the owner’s attorney at their February 8, 2023 Meeting. At the request of staff, the City Attorney drafted the attached amendment. This amendment increases the number of units allowed before triggering the improvements to 46 units, provided the Conditions of the Conditional Use Permit are met. It also clarifies that the “road improvements” mean construction of the street to the City’s three-quarters (3/4) street design standard.</p> <p>The Public Works Committee discussed this at their April 5, 2023, meeting and concurred to recommended approval by City Council.</p>		
Recommended Action:		
That the City Council approve the amendment to the 2007 Agreement for right-of-way improvements to Front Street required by 2010 Front Street and authorize the Mayor to sign the amendment as drafted by the City Attorney.		