

**ORDINANCE NO. 1487**  
**AN ORDINANCE OF THE CITY OF LYNDEN**  
**AUTHORIZING AMENDMENTS TO THE NORTH PRAIRIE PLANNED RESIDENTIAL**  
**DEVELOPMENT AGREEMENT**

**WHEREAS**, The City of Lynden Council ("City Council") entered into a Development Agreement "Agreement" (AFN 2140302560) with North Prairie, LLC effective on March 28, 2014, to develop the property commonly known as "North Prairie PRD" and which is more particularly described in Exhibit A of the Agreement; and

**WHEREAS**, On July 20, 2015, the Lynden City Council approved Resolution 925 establishing a hearing date for the amendment of the North Prairie PRD (Planned Residential Development) development agreement to allow the waiver of transportation impact fees if the applicant constructs the extension of Aaron Drive from the eastern boundary of the PRD to Northwood Road, as well as the clarification of park impact fee collection and the residential parking requirements.

**WHEREAS**, the Lynden City Council held a public hearing on August 3, 2015, to accept public testimony on the proposed amendment to the development agreement, and

**WHEREAS**, per the Agreement, amendments must be processed in accordance with LMC 19.29.120; and

**NOW THEREFORE**, the City Council of the City of Lynden does ordain as follows:

**Section 1:** Approval of amendments to the Development Agreement "Agreement" (AFN 2140302560) with North Prairie, LLC effective on March 28, 2014, attached hereto as Exhibit A.

**Section 2:** If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The Council hereby declares that it would have passed this code and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases has been declared invalid or unconstitutional, then the original ordinance or ordinances shall be in full force and effect.

**Section 3:** Any ordinance or parts of ordinances in conflict herewith are hereby repealed.

**Section 4:** This ordinance shall be in full effect five (5) days after its passage, approval and publication as provided by law.

PASSED BY THE LYNDEN CITY COUNCIL THIS 3rd DAY OF AUGUST, 2015 BY A VOTE OF 6 IN FAVOR AND 0 AGAINST, AND SIGNED BY THE MAYOR ON THE 3 DAY OF AUGUST, 2015.

  
MAYOR

ATTEST:



CITY CLERK

APPROVED TO AS FORM:

  
CITY ATTORNEY