

CITY OF LYNDEN



EXECUTIVE SUMMARY

Meeting Date:	September 19, 2022	
Name of Agenda Item:	Ord 1654 – Moratorium on Residential Development within CSL Zones	
Section of Agenda:	Consent	
Department:	Planning Department	
Council Committee Review:	<input checked="" 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:		
Draft Ord 1654		
Summary Statement:		
<p>The City’s existing zoning ordinance, under certain provisions allows multi-family residential development within the Commercial Services- Local (CSL) zones in conjunction with first floor commercial spaces. These projects are often referred to as “mixed-use” and are intended to facilitate a symbiotic relationship between commercial uses and the residents that live nearby.</p> <p>As the demand for commercial space wans, the viability of mixed-used projects has been called into question by the Community Development Committee. As a result, at the start of 2022 the City Council approved Ordinance 1642 which enacted a moratorium on residential development within the City’s Commercial Services – Local (CSL).</p> <p>Subsequently, planning staff have been working with the Community Development Committee and the Planning Commission on a revised ordinance which would be more sensitive to the current commercial and residential markets. The final ordinance, including associated comprehensive Plan amendments, are expected to go to public hearing before the Planning Commission on September 22nd and then be routed to the Department of Commerce for comment prior to the City Council hearing in December. In the meantime, the City Council being asked to consider a reestablishment of the moratorium on residential development within the CSL zone which would last through the remainder of 2022 as the previous moratorium has expired.</p>		
Recommended Action:		
Motion to approve Ordinance 1654 which would reinstate an interim moratorium on new residential development within the City’s CSL zones through the end of the 2022 calendar year, and to authorize the Mayor’s signature on the document.		