

# CITY OF LYNDEN

## EXECUTIVE SUMMARY



<b>Meeting Date:</b>	April 1, 2024	
<b>Name of Agenda Item:</b>	Public Hearing to consider Zoning Text Amend. 24-01 re ADUs	
<b>Section of Agenda:</b>	Public Hearing	
<b>Department:</b>	Community Development Dept	
<b>Council Committee Review:</b>	<b>Legal Review:</b>	
<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: _____	<input type="checkbox"/> Yes - Reviewed <input type="checkbox"/> No - Not Reviewed <input checked="" type="checkbox"/> Review Not Required
<b>Attachments:</b>		
Draft Ord 24-1668, Proposed Zoning Text Amendment, Application, Staff Report, Public Comment		
<b>Summary Statement:</b>		
<p>The City Council is being asked to hear and consider a proposed amendment to the development regulations related to accessory dwelling units (ADUs) as found in LMC 19.20. The attached staff report includes analysis of the city’s existing code and the proposed amendment. Although the amendment would personally benefit the applicant, it is important to note that the State has required that these changes occur by the start of 2026. This proposal would simply implement most of these changes prior to the State’s deadline.</p> <p>The Planning Commission and Technical Review Committee have provided a recommendation on the proposal that supports the amendment but includes staggered implementation dates for the removal of the owner-occupied covenant and a collection of impact fees for ADUs. Currently the city does not collect impact fees for ADUs while the State outlines that the cities may collect up to 50% of the impact fees collected for a single-family home.</p> <p>Subsequent feedback from the Community Development Committee indicates support of the revision including the delayed implementation date regarding the removal of the owner-occupancy requirement. However, the Committee indicated that the Council may wish to begin collecting impact fees for ADUs at an earlier date to assist in mitigation of impacts.</p> <p>The Department of Commerce has concluded their comment period and commends the City for considering this action ahead of the State’s deadline.</p>		
<b>Recommended Action:</b>		
Motion to approve Zoning Text Amendment 24-01 in the format recommended by the Planning Commission except that a start date for impact fee collection should be altered to _____, and to authorize the Mayor’s signature on the associated ordinance.		