

CITY OF LYNDEN



EXECUTIVE SUMMARY

Meeting Date:	July 6, 2020	
Name of Agenda Item:	Ord 1603 Amending LMC 19.26	
Section of Agenda:	Public Hearing	
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 checked="" type="checkbox"/> Yes - Reviewed <input type="checkbox"/> No - Not Reviewed <input type="checkbox"/> Review Not Required	
Attachments:		
Draft Ord 1603, Redlined revision of LMC 19.26, Planning Commission Minutes of 3-12-20		
Summary Statement:		
<p>In 2007 the City of Lynden adopted development standards that allowed for the creation of a zoning overlay specific to the needs of a hospital or large medical campus.</p> <p>Wishing to facilitate medical services within the community, and recognizing the potential of utilizing smaller sites, the City initiated an amendment to these standards which would reduce the minimum size for a development for a Medical Services Overlay. The amendment also clarified the language found in 19.26.090 related to transportation impact fees. At a March 12 hearing the Planning Commission voted unanimously to recommend approval of the amendment.</p> <p>Since the March hearing the amendment has been on hold due to the COVID-19 restrictions on government actions. This delay has added pressure to a pending Peace Health project timeline and called attention to the required approval process. Additional review also found that the site Peace Health has targeted for development has a net acreage of <u>less than 5 acres</u> and a minimum development area of 4 acres would create better feasibility than the 5 that was previously proposed. As such, with the Mayor's support, staff has drafted additional amendments to this code section. In total the attached amendment proposes the following:</p> <ul style="list-style-type: none"> • Reduces the minimum development area from 8 acres to <u>4 acres</u>. • Allows projects which are not subdividing property or proposing phased infrastructure improvements to move to Design Review rather than the Binding Site Plan Process. • Clarifies Section 19.26.090(B) related to transportation impact fees <p><u>Legal review was completed on June 26 which suggested a clarified version of these amendments.</u> A final version of the proposed ordinance and a redlined copy of the subject code has been included in the agenda package. (The additional proposed amendments are highlighted for your consideration.)</p>		
Recommended Action:		
Motion to approve Ordinance 1603 amending Lynden Municipal Code 19.26 regarding Medical Services Overlay and authorize the Mayor's signature on the document.		