



## COMMUNITY DEVELOPMENT COMMITTEE

### MINUTES

4:00 PM December 15, 2021  
City Hall, 2<sup>nd</sup> Floor Conference Room

#### 1. ROLL CALL

**Council:** Kyle Strengholt, Brent Lenssen, Gary Bode, Mayor Scott Korthuis

**Staff:** Dave Timmer, Heidi Gudde, John Williams

**Chamber:** Gary Vis

**Attendees:** Mike Kooy

#### 2. APPROVAL OF MINUTES

- a. Community Development Committee Meeting Minutes of 11/17/21 approved as presented.

#### 3. DISCUSSION ITEMS

- a. Moratorium on Residential Development in CSL Zones

Overview given by Lenssen regarding the potential moratorium.

Comments from Mike Kooy who is currently working on a residential project within the CSL zone. His design team is working overtime to submit the project prior to the start of the moratorium.

Bode voiced concerns regarding parking for multi-family and especially provisions for reduced parking at senior housing complexes.

Kooy offered insights regarding landlords charging for stalls. In some cases tenants are paying for 4 stalls and other tenants don't have any parking within the complex. This leads them to park on the street and impacts surrounding neighborhoods.

Location of the project and availability of on-street parking makes a difference.

Lenssen asked about the significance of age 55 when it comes to "senior" housing.

John Williams provided some information about the Federal Acts that have used 55 and 62 to identify specific age groups and associated housing needs.

Mayor brought up an aside on traffic flow near Lynden High School and how modifications there may affect the availability of on-street parking.

Moratorium discussion turned to a potential start date. CDC suggested a potential start date of January 1, 2022.

Ongoing discussion related to parking and if code revisions related to parking should take precedence over the moratorium code revisions.

The group indicated that it would like to see parking code proposals from staff at the January 19<sup>th</sup> CDC meeting.

b. Interlocal Agreement regarding Building Inspection and Permit Review

Overview given by Gudde as informational so that the Council members have a preview of the agreement before it comes to the full Council agenda. The agreement is staying nearly identical to the previous agreement except that additional detail is being reviewed related to the section on compensation. Blaine currently reviewing.

c. Land Use Projects Map

Briefly discussed new projects within the City.

d. Commercial Vehicles in Residential Zones

Committee discussed the parking of commercial vehicle in residential neighborhoods. This issues stemmed from some recent complaints of about night noise of a tow truck. Committee recommends making polite contact with the tow truck owner to make sure he is aware of the neighbor concern but no civil enforcement action.

e. Buildable Lands Report Update – Methodology

Update to the Committee about staff's work on the Buildable Lands Report.

**Next Meeting Date: January 19, 2022**