

CITY OF LYNDEN

EXECUTIVE SUMMARY



Meeting Date:	January 6, 2025	
Name of Agenda Item:	Ord 25-1704 Restoring and Amending LMC 19.23.110 - Mixed-Use Development Regulations	
Section of Agenda:	Consent	
Department:	Community Development	
Council Committee Review:	Legal Review:	
<input checked="" type="checkbox"/> Community Development	<input type="checkbox"/> Public Safety	<input type="checkbox"/> Yes - Reviewed
<input type="checkbox"/> Finance	<input type="checkbox"/> Public Works	<input type="checkbox"/> No - Not Reviewed
<input type="checkbox"/> Parks	<input type="checkbox"/> Other: _____	<input checked="" type="checkbox"/> Review Not Required
Attachments:		
Draft Ord 25-1704 Amending LMC 19.23.110, Planning Commission minutes of 11-14-24		
Summary Statement:		
<p>On January 21st the Council will be asked consider Ordinance 25-1704 which is meant to accomplish two revisions to the city's mixed-use development regulations:</p> <ol style="list-style-type: none">1. The ordinance restores a portion of the mixed-use code which was inadvertently repealed by Ord 23-1669. Ord 23-1669 was meant to simply amend the applicability of the small-scale mixed-use code to include the South Historic Business District but, due to an error in how the ordinance was worded, a portion of the code that should have been left unchanged was repealed in its entirety.2. The current proposal also includes an amendment to the maximum height regulations for to small-scale mixed-use regulations. Currently, although applicable properties have a zoning category of Commercial, building height is limited to 32 feet when a mix of uses are proposed on properties less than an acre in size. This was intended to be build in sensitivity to the existing character of the Central and South HBD Subareas. However, it has been recognized that certain mixed-use projects may benefit from greater building heights without negatively impacting the surrounding properties. In these situations additional height could be requested through a Conditional Use Permit (CUP). City Council is the final approval body on CUP requests for additional height. <p>Council is asked to set the public hearing to consider the amendment.</p>		
Recommended Action:		
Motion to set a public hearing date of January 21, 2025, to hear and consider Ord. 25-1704 which would restore and amend the City's mixed-use development regulations within LMC 19.23.110.		