

# CITY OF LYNDEN

## EXECUTIVE SUMMARY



<b>Meeting Date:</b>	November 20, 2023	
<b>Name of Agenda Item:</b>	Premier Packing (Project Zebra) Conditional Use Permit 23-01 for Bldg Height	
<b>Section of Agenda:</b>	New Business	
<b>Department:</b>	Community Development Department	
<b>Council Committee Review:</b>	<input 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: _____
	<b>Legal Review:</b> <input type="checkbox"/> Yes - Reviewed <input type="checkbox"/> No - Not Reviewed <input checked="" type="checkbox"/> Review Not Required	
<b>Attachments:</b>		
Draft Res 23-1086, PC Reso 23-05, PC Minutes of 10/26/23, Final Staff Report and Recommendations, CUP Application 23-01		
<b>Summary Statement:</b>		
<p>In December of 2022 the City Council approved Conditional Use Permit 22-02 which related to a seafood processing facility for Premier Packing (also known as Project Zebra). The company proposed to move from its current location at the center of the city to a property on Curt Maberry Drive. There they propose to construct a seafood processing facility with associated truck access, employee parking, and utility infrastructure. The proposal also included an additional 5 feet of building height for the freezer portion of the structure resulting in a maximum height of 50-feet.</p> <p>Recently the applicant returned to the city to modify the approved Permit and request additional height on the same facility. The height would allow for greater efficiency in freezer storage could take advantage of the latest pallet stacking technology without increasing the footprint of the facility. The current application is seeking a height of 80 feet for the freezer portion of the building (a majority of the facility). This final height is similar to the maximum height granted for a portion of the nearby the Alliance / Canature facility.</p> <p>The Planning Commission and the Technical Review Committee have reviewed the request for additional height. Both groups have brought forward a recommendation to approve the request for additional height with specific conditions which are listed in TRC Report and Planning Commission Resolution 23-05.</p>		
<b>Recommended Action:</b>		
Motion to approve Conditional Use Permit 23-01 which authorizes Premier Packing to utilize a maximum building height of 80 feet subject to the conditions outlined in the Planning Commission Resolution 23-05. This motion also authorizes the mayor's signature on the Findings of Fact and Conclusion of Law.		