

# CITY OF LYNDEN

## EXECUTIVE SUMMARY



<b>Meeting Date:</b>	December 20, 2021	
<b>Name of Agenda Item:</b>	Ord 1642 – Moratorium on Residential Development within CSL Zones	
<b>Section of Agenda:</b>	Consent	
<b>Department:</b>	Planning Department	
<b>Council Committee 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: _____
	<b>Legal Review:</b> <input checked="" type="checkbox"/> Yes - Reviewed <input type="checkbox"/> No - Not Reviewed <input type="checkbox"/> Review Not Required	
<b>Attachments:</b>		
Draft Ord 1642, Map Exhibit re Residential Development in CSL Zones, Spreadsheet of Mixed Use Projects Permitted To Date		
<b>Summary Statement:</b>		
<p>Under certain provisions, the City of Lynden’s Zoning Ordinance allows multi-family residential development within the Commercial Services- Local (CSL) Zones in conjunction with first floor commercial spaces. These projects are often referred to as “mixed-use” and are intended to facilitate a symbiotic relationship between commercial uses and the residents that live nearby. In the North Lynden Sub-Area the code makes additional provisions for residential development with a lower ratio of required commercial use.</p> <p>As the demand for commercial space wans the viability of mixed-used projects has been called into question by the Community Development Committee.</p> <p>Staff research shows that since 2013 the city has approved 276 multi-family units within CSL zones. While the corresponding commercial spaces associated with these projects is about 92,000 square feet much of that space is accounted for by one farm and garden store (Tractor Supply), is used as mini or condo storage spaces, or is currently vacant.</p> <p>The Committee has requested that the Council consider an interim moratorium on multi-family residential development within the city’s CSL zones while adequate review of this issue is conducted. Review will consider the affects of mixed-use development to the City’s housing goals, will review the intent and success of the mixed-use ordinance, and examine how mixed-use provisions may affect new areas of annexation.</p> <p>Note that due to a numbering error this item was previously identified as Ordinance 1640 but would be actually be Ordinance <b>1642</b>.</p>		
<b>Recommended Action:</b>		
Motion to approve Ordinance 1642 which would enact an interim moratorium on multi-family residential development within the City’s CSL zones with an effective date of _____, and to authorize the Mayor’s signature on the document.		