



COMMUNITY DEVELOPMENT COMMITTEE

Meeting Minutes

4:00 PM January 22, 2025
2nd Floor Conference Room, City Hall

1. ROLL CALL

- Transpo: Patrick Lynch, Chris Comeau
- Lynden School District: David Vanderyacht (Superintendent), Ken Owsley (School Board)
- Committee: Brent Lensen, Kyle Strengtholt, Mayor Korthuis, Gary Vis (Council visitor), absent: Gary Bode
- Staff: Heidi Gudde, Dave Timmer, Jon Hutchings, John Williams, Jeff Davis, Mark Sandal

2. APPROVAL OF MINUTES

- a. Community Development Committee Meeting Minutes of 12/11/24 approved by committee as presented.

3. DISCUSSION ITEMS

- a. Transportation Element - 2025 Comprehensive Plan - Transpo Consulting
 1. New Transportation Element GMA requirements
 2. Active Transportation Networks (regional and local)
 3. MMLOS Standards and Proposed Methodology
 4. Next Steps

Patrick Lynch introduces Transpo and the work they have been completing for the City's update to the Transportation Element. Chris Comeau gives a presentation that provides an overview of GMA requirements and State legislative updates (Complete Streets, multimodal level of service standards) and how their work overlaps with the County's comp plan update.

The presentation provides maps of Lynden: showing existing conditions - Trails, sidewalks, bicycle network, transit network.

Discuss current and desired Levels of Service: vehicles, active transportation standards, balancing existing standards and what expectations are or should

be. How long should drivers be willing to wait at various intersections. Active network standards: ADA, trails, bike network, transit - how to encourage more users, make it safe, and usable.

Network: establish the network, where are gaps, provide project list where the gaps exist. Develop the 6-year TIP process to create project list and prioritize projects. Measure outcomes – how has the service improved or been impacted by the projects being implemented.

What's next: Identify network, define gaps, define MMLOS standards, produce maps, 6-year TIP, and establish annual reporting standards – An annual reporting process helps the city (staff and policy makers) note progress, look over the horizon, determine potential project needs, and allows the TIP to adjust to upcoming needs. Can be used to document and show public what is being done and progress being made.

b. School Impact Fees on New Development – David Vander Yacht, Ken Owsley

David VY (School Superintendent) expresses a LSD desire to begin to collect school impact fees as new residential development occurs in the City. The process requires City involvement (to administer the fees) and city council approval of an ordinance that would establish the school impact fees. Once established the county would also collect impact fees for those school district areas that are outside of city limits.

The process requires LSD to develop a 6-year Capital Facilities Plan (project list and funding plan) – this is currently being developed with the goal of completing in February. The plan will include Impact Fees as a funding mechanism.

Development of the Impact Fee amount is established as a calculation of student generation rate according to the size of residence (per bedroom), location of development, and existing student construction bonds. David provides a rough draft of what the calculation rates are currently showing. Generally, cities do not charge the entire calculated cost.

David asked committee members their opinion on the proposal. He was curious as to the potential negative impacts to the community. The group discussed the following: increasing the cost of development, could begin to incentivize (with all the other fees) cutting corners in construction quality, influence the public's perception of how schools are built – impact fees don't build new schools they can only be used to address impacts of growth. But, for the most part, the committee understands the need for school impact fees and believes that impacts of new growth should be paid for by that new development.

The committee pointed out that the numbers being drafted are significant. They would, by far, be the most expensive impact fee in the city. They also did not explore why the Multifamily rate would be so much higher than single family and advised bringing those numbers closer together.

Some discussion occurred as to what is the current project list. David discussed additions at elementary schools, remodels to adjust to capacity needs, etc. Would rather not use it for portables but they could if needed.

Committee expresses tentative support of the proposal, but suggests that David come to some of the other committees as well. Public Safety, Public Works, etc.

C. Amendment to LMC 10 – Parking Regulations

John Williams summarized some of the recent discussion that has occurred regarding the city's existing parking regulations and lack of ability to enforce. This primarily has to do with overnight parking, towing signage, use of park property lots, etc. An amendment to LMC chapter 10 is being proposed that will bolster enforcement actions and clarify use, signage, fines, and impoundment procedures.

Next step is to bring to full council for public hearing on Feb 3. The committee recommends that next step and asked that the legal edits, currently underway, be sent out to the group ahead of the Council package.

2. INFORMATIONAL ITEMS

- 2024 Development Report provided but not discussed.

Next Meeting Date: February 19, 2025