

CITY OF LYNDEN

EXECUTIVE SUMMARY



Meeting Date:	February 3, 2025	
Name of Agenda Item:	Ord 25-1704 Restoring and Amending LMC 19.23.110 - Mixed-Use Development Regulations	
Section of Agenda:	Public Hearing	
Department:	Community Development	
Council Committee Review <input checked="" type="checkbox"/> Community Development <input type="checkbox"/> Public Safety <input type="checkbox"/> Finance <input type="checkbox"/> Public Works <input type="checkbox"/> Parks <input type="checkbox"/> Other: _____		Legal Review <input type="checkbox"/> Yes - Reviewed <input type="checkbox"/> No - Not Reviewed <input checked="" type="checkbox"/> Review Not Required
Attachments		
Draft Ord 25-1704, Edits of LMC 23-110, Planning Commission Resolution 24-07, Subarea Map, Written comments		
Fiscal Impact		
Amount: \$ Source/Fund:	Included in the 2025 Budget? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Comments: No fiscal impact.		
Summary Statement		
<p>On January 21th the Council opened the public hearing regarding Ord. 25-1704 but tabled the public comment and discussion of the item until February 3rd, so that proper notice could be completed. Ordinance 25-1704 has been written to accomplish one revision to the city's small-scale mixed-use development regulations and to restore the portion of code which was inadvertently deleted in a previous amendment. The change to the code would apply to small-scale mixed-use proposals. This type of project may occur on properties with commercial zoning, are less than one acre in size, and are located within the Central or South Historic Business District Subareas. If found appropriate for the setting, the City Council may permit heights of over the current maximum of 32 feet through the Conditional Use Permit process. Commercial zoning typically allows heights of 48 feet, but the mixed-use provisions limit mixed-use buildings to 32 feet to be sensitive to the scale of existing neighborhoods in the Central and South Historic Business District.</p>		
Recommended Action		
<p>Motion to approve Ord. 25-1704 restoring a section of LMC 19.23.110 which was inadvertently deleted and to amend the small-scale mixed-use provisions to increase maximum building height through the Conditional Use process.</p>		