

# CITY OF LYNDEN

## EXECUTIVE SUMMARY



<b>Meeting Date:</b>	March 20, 2024
<b>Name of Agenda Item:</b>	CDC Meeting Minutes of 2/21/24
<b>Section of Agenda:</b>	Discussion
<b>Department:</b>	Community Development Department
<b>Attachments:</b>	
ZTA Application 24-01, Staff recommended redlines of LMC 19.20, Public comment – letter of support.	
<b>Summary Statement:</b>	
<p>The public hearing date of April 1, 2024, has been set for the Council to consider an application to revise the city’s development regulations for accessory dwelling units (ADUs). This item is legislative in nature and can be discussed in Committee.</p> <p>The application proposed to adopt the State’s required regulations on ADUs at a date earlier than required. Approval of the update would benefit the applicant in that they currently have an ADU structure which was found to be over the maximum height limit of 18 feet. The State is requiring a new maximum height limit of 24 feet – which would resolve the noncompliance on this property.</p> <p>The State’s deadline for adoption is the start of 2026 and the application proposes that this be implemented immediately. Staff and the Planning Commission have reviewed the application and recommended approval of the amendment except with two revisions. The first is that the city would continue to require that homes with ADUs remain owner-occupied. The State requires that this be discontinued at the start of 2026. Secondly, the city currently does not collect impact fees for ADUs although the State allows up to half of a single-family impact fee to be collected for an ADU. Staff has proposed, and the Planning Commission supported, that these impact fees begin to be collected at the start of 2026.</p> <p>The City Council will hear the item on April 1. Public comment will be taken at this hearing. The Council can approve, deny, or approve with conditions the proposed amendment.</p>	
<b>Recommended Action:</b>	
None needed at this time.	