



COMMUNITY DEVELOPMENT COMMITTEE MINUTES

4:00 PM October 1, 2025
2nd Floor Conference Room, City Hall

1. ROLL CALL

Council: Brent Lenssen, Kyle Strengholt, Gary Bode, Gary Vis, Mayor Scott Korthuis

Staff: Dave Timmer, Heidi Gudde, John Williams, Jon Hutchings

Guests: Racquel Muncy (Lynden Tribune)

2. APPROVAL OF MINUTES

Community Development Committee September 17, 2025, Meeting Minutes approved as presented.

3. DISCUSSION ITEMS

Comprehensive Plan 2025 – Climate Resiliency, Capital Facilities, Utilities, Transportation

The group briefly recapped what the last meeting had covered. Gudde advised the group that the Planning Commission had suggested some enhancement to the public safety section of the Health and Wellness section at their first meeting. Additions were made that they reviewed in the 2nd meeting. The PC called into question the mention of Safety Resource Officers (SROs) and if that was relevant addition to the Health and Wellness Element. Gudde noted that the Commission had not been part of recent SRO discussion so it may not have seemed as relevant. After some discussion the Committee concluded that the SRO language should stay at it relates to student safety and could impact Police Department staffing.

The Committee continued discussion on the proposed update to the Comprehensive Plan. This began with the September 17th CDC meeting where the group covered the Plan's introduction, vision, housing element, land use element, and the health and wellness element.

To continue to the next section the group reviewed the Climate Resiliency element. This element is a new requirement of the State. Community feedback indicated that the most concerning climate areas in Lynden included flooding, wildfire smoke, and extreme heat.

The group talked about the definition of resiliency which is described in the element as well as talking about what energy security means for the city.

The Plan includes reference to the existing Whatcom Hazard Mitigation plan but may benefit from a greater emphasis on this county-wide plan. The Hazard Mitigation Plan addresses potential areas where emergency housing or staging could occur in the event of a natural disaster or similar.

The Committee discussed what the definition of 'extreme heat' and heat waves was. Jon Hutchings mentioned that the state does define extreme heat – this is when temperatures reach high enough that the city is not permitted to do water shut offs.

Heating and cooling centers can be part of what the Comp Plan discusses as resiliency hubs. This concept was used to assist in funding roof repairs and the new HVAC at the community center.

Discussed ag access as mentioned CR 5.3 in that this includes Double Ditch Road and being consistent of the Pepin Subarea Plan and those efforts to reduce traffic on the northern portion of Double Ditch. Double Ditch was included as the ag stakeholder group identified that as a route used to move ag equipment or products through Lynden. While the Pepin plan calls on de-emphasizing this as part of the new neighborhood streets network it could remain in place for ag access. The group also revisited the concept related to strengthening the indicators that the community supports the ag industry. One concept is to reduce on-street parking in pinch-points within the city.

Capital Facilities and Utilities

CR-12.3 – The committee showed concern about what looked like a commitment to 'build' an electric vehicle charging infrastructure although the intent was to develop a strategy to work with partners such a PSE. Gudde and Williams generally described some of the potential programs that PSE offer that could include the

Timmer gave an overview of the Cap Facilities element – which is an inventory of the city's utilities and properties. It includes efforts to anticipate the needs of these facilities

CF 1.2 – refer to the Park and Trail Plan – which is an appendix to the Comp Plan.

Hutchings – City's water system plan was updated in 2019 and is referenced here. Likewise, the sewer utility which does not have a specific requirement for update – it was last updated in 2016.

Water on p. 2 of the Capital Facilities Appendix – under table A references the limited availability of source water and the contention between the Dept of Ecology and water shares. The group discussed what role the mention of the water adjudication process here in this section. Declarative statement about the city's involvement was recommended by the Committee.

Discussed the conveyance system upgrades specifically listed with the plats of Brookfield, Woodcreek, and East Lynden stormwater systems and what these included. Repair and replacement of aging storm systems.

Fix the label on the library property on the capital facilities map.

Transportation Element

Bring the definition of LOS E and other levels closer to the start of the Transportation Element.

Transportation Element – City’s 20-year transportation project list and status update on the Element update.

Nooksack Avenue and Grover intersection was raised as a concern and potentially something that we should study in the future. Hutchings mentioned the traffic counts that the city conducts as well as the recent Transpo study of intersections. Those intersections were selected by staff with input from the Public Works Committee. Transpo reviewed for risk assessment and function. This resulted in some immediate improvements at 1st and Main and some upcoming revisions to the light coordination of stop lights.

Lenssen asked staff to confirm that, per the plan, we only have 5 streets in the city that are ‘collectors’. Talked about Aaron Drive and if it should be a ‘collector’

Freight mobility section. Would not Main Street be included in some of the highest tonnage? Vinup Road included and questioned.

The committee asked that the improvements of Benson Road intersection be included on the comp plan with plans to discuss the Pepin Subarea plan, as a whole, in 2026.

Gudde discussed the pros and cons of having transportation projects listed on the comp plan in that it requires developers to include the project in their plans. Additional details are needed on the spreadsheet that was distributed with the CDC packet related to if a project is TIF eligible (Transportation Impact Fee) and what responsibility the city has on a project vs. developer responsibility. This is modified depending on what regional benefit.

Meeting adjourned at 5:43pm

Next Meeting Date: October 22, 2025