



COMMUNITY DEVELOPMENT COMMITTEE

MINUTES

4:00 PM March 22, 2023
2nd Floor Conference Room, City Hall

1. ROLL CALL

Council Members: Kyle Strengholt, Brent Lenssen, Gary Bode, Scott Korthuis
Staff: John Williams, Heidi Gudde

2. APPROVAL OF MINUTES

Community Development Committee Meeting Minutes of 2/22/23 approved as presented.

3. DISCUSSION ITEMS

- a. **Unscheduled - State Legislative Update.** Williams gave an update to the group on legislative bills. Several bills related to housing are circulating. City staff and our lobbyist are watching, quite closely, the “Missing Middle” Housing Bill which is HB 1110. There are also two ADU bills that are quite similar that are drafted to require cities to allow more ADUs with more flexible standards. This may include multiple ADUs per lot, reduced parking requirements, and cancel all owner-occupancy requirements. Currently the missing middle housing bill is drafted to be applicable to only cities with populations of at least 25,000 however the ADU legislation will likely apply to Lynden with deadlines to update coming in 2025 – around the time of the Comp Plan update.
- a. **Six-Year Plan and Planning Dept Initiatives.** Discussed staffing changes with the Planning Department including the addition of part time building inspector and administrative assistant. The group discussed code compliance and the adjustments made to staff to accommodate the extended leave of our current code officer. Other upcoming projects and budget implications include permit tracking software, which has application to more departments than just Planning, and consultant assistance with the update to the Comprehensive Plan.
- b. **Development Update Report by H. Gudde.** The group discussed ongoing construction projects within the City focusing primarily on commercial, industrial and large residential projects including Alliance Freeze Dry and the site of the future Cobblestone Hotel. Gudde provided updates on

these projects which are likely to see more activity as we enter the construction season.

c. Agenda Items in the Future

- Comprehensive Plan. Gudde described some of the state requirements for the pending Comp Plan update. The City will be coordinating with the County and other Whatcom municipalities to evaluate housing needs including the need for emergency housing. This ties into the latest ordinance on transitional housing. The group discussed the number of transitional housing units / beds already in the city offered through non-profits or religious groups.
- Agenda items for the next CDC. Lenssen asked that the agenda include status on code amendments and potential updates. Gudde noted that staff is currently working on language to describe patio screening, an adjustment to the new mixed-use centers, and a significant update on the civil penalties code that is currently in the hands of Carmichael Clark's office.

4. INFORMATIONAL ITEMS

- a. Proposed New Business Fliers. Gudde distributed fliers that have been created by Korene Samec. The intent of the fliers is to reach out to new business as they register for licenses within the city. They provide city contact information as well as guidance relevant topics like permits and signs, for the general business license, and for home-based businesses, the city expectations when running a business in a residential neighborhood. The Committee made some suggestions which will be used to edit the flier before they are put into circulation.

Next Meeting: April 19, 2023