



COMMUNITY DEVELOPMENT COMMITTEE MEETING AGENDA

4:00 PM July 17, 2019
2nd Floor Conference Room, City Hall

1. ROLL CALL

City Council Members: Mark Wohlrab, Scott Korthuis, Brent Lenssen,
City Staff: Heidi Gudde, Mike Martin,
Public Attendees: Kathy Stanford, Gary Vis

2. ACTION ITEMS:

A. Minutes from the May 29, 2019 meeting approved as presented.

3. DISCUSSION ITEMS

A. 610 Front Street - Mural Building (Liquor Store) Renovation

a. Draft Parking Agreement Discussed

Committee members requested revisions regarding the following points in the agreement:

- Scope - Indicate in the agreement the total number of parking permits will be issued for this building. Although code requires only one space per unit in the HBD, staff assumes that each unit will realistically require two spaces 2 per unit. With the proposal for 6 units this mean 12 vehicles – but 3 of those vehicles parked in the building’s garage – leaving a total of 9 downtown parking permits the City is willing to issue to 610 Front Street.
- Administration - Indicated a preference to have the administration of parking permits primarily handled by the property owner so that City staff is not interacting with changing lease holders and / or condo owners.
- Fees - Allowing free residential parking on the City’s property constitutes a gifting of public property. The City is obligated to consider the public good. Although it could be argued that having residents live downtown is good for the business economy, the Committee agreed that a fee would help cover the cost of parking lot maintenance, snow clearing, repair, etc. The Committee considered fees used by nearby jurisdictions and

significantly reduced that amount. Discussion resolved that an appropriate fee, at this point, could be 20 dollars per month per permit. These fees would be collected by City Staff on an annual basis. The downtown residential parking permit fee should be included on the unified fee list, approved as part of the budget, and subject to periodic increases.

b. Draft Restrictive Covenant / Mural preservation reviewed

Committee had no concerns or revisions to add to this document at this time.

c. Draft Temporary Construction Easement

Committee had no concerns or revisions to add to this document at this time.

B. Interlocal Agreement for Interim County-Wide Planning Policies (CWPP)

Review of the document primarily focused on the 6b of Section 1 which indicates that at least 6 of the 8 jurisdictions are needed for the ratification of a planning policy amendment. This means 3 cities, even if they are small, could prevent ratification.

KS expressed support of 6b because even the 3 smallest cities have unique characteristics such as mining resources which could be otherwise overlooked.

SK noted that it would be very unusual to have 3 small cities prevent ratification as the small cities are generally aligned in their concerns. Mayor expressed a willingness to go to 4 jurisdictions but not more than that.

C. Regional Wayfinding Program

a. Plan Refinement / Phasing

b. Funding Sources – EDI, Hotel / Motel Tax

Mayor related the support of County Executive, Jack Louws of EDI money of 1 million as well as the potential to borrow from EDI funds at a low interest rate. This opens up the possibility of installing in one phase but paying for the project over an extended amount of time.

Sandy Ward of Bellingham Whatcom Tourism office to be invited to the City Council to present the regional wayfinding program.

HG noted that the value of having a consultant work on this project

Vis related his displeasure with the cost of the program and noted his preference for some directional signs at strategic locations rather than an elaborate plan.

Committee agreed that Lodging Tax was a potential source of funding but also had reservations about the total cost of the project.

HG noted that the sign menu should be considered the Cadillac of plans and that a pared down version of the plan could potentially reduce costs to a more comfortable level.

D. Bars and Taverns Policy

Committee discussed this issue because the land use code is not specific about bars and taverns. Consistent with legal advice the Planning Director has been interpreting tavern use as comparable to other retail uses such as restaurants, cafes, and liquor sales – which the code specifically does mention.

MM noted that existing establishments has warranted additional attention in noise complaints, requests for special event permits and street closures.

Discussed the difference between bars, taverns, and breweries and noted that Lynden traditionally has been home to several bars / taverns.

Discussed the ability of the Lynden market to support more taverns.

KS noted that brewery culture is very different than an alcohol and dancing (club, bar) sort of establishment. Breweries can be family friendly.

Committee seemed to conclude that establishments should not be 100% age restricted but should be accessible to families either through the use of a brewery license or restaurant use.

Staff to research restrictions related to breweries vs. taverns/bars as set by the liquor control board. And, subsequently, draft a policy memo that would outline the comparable uses and emphasize family friendly atmospheres rather than bars and taverns that are age restricted.

E. Other

- a. Sidewalk Obstructions: Draft of a revised LMC12.28.020 distributed by Brent related to sidewalk obstructions.
- b. Special Events: Support to have arterial streets closed only by Council. The DBA to bring forward annual list of street closures like the Chamber does each year.
- c. Small Lot Development: Kline Road –Builders there doing smaller lots provided some insight to BL. Emphasized that small lot subdivisions are best built out by a single builder so that adjacent homes can strategically place living spaces to maintain privacy between neighbors.

SK shared recent statistic that the housing shortage in Bellingham is currently estimated at 3000 units.

Next Meeting Date: August 21, 2019

DRAFT