

CITY OF LYNDEN

EXECUTIVE SUMMARY



Meeting Date:	December 19, 2022	
Name of Agenda Item:	Project Zebra / Premier Packing Conditional Use Permit	
Section of Agenda:	New Business	
Department:	Planning Department	
Council Committee Review:	<input type="checkbox"/> Community Development <input type="checkbox"/> Finance <input type="checkbox"/> Parks	<input type="checkbox"/> Public Safety <input type="checkbox"/> Public Works <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:		
PC Reso 22-07, Draft PC Minutes, Final Staff Report and Recommendations, CUP Application 21-03		
Summary Statement:		
<p>Premier Packing through their agent, JP Slagle, has applied for a Conditional Use Permit (CUP) to allow the use of food processing to occur on property with a zoning designation of Industrial Business Zone (IBZ). (Initially this project was submitted under the name "Project Zebra"). The subject property is 11.8 acres located at 603 Curt Maberry Drive. Surrounding properties are utilized for similar industrial uses and agriculture. The proposal details the construction of a 194,250 square foot facility which would receive frozen fish and seafood to be processed and packaged for retail sale.</p> <p>The Conditional Use Permit also requests the ability to expand to include an additional 74,000 square feet in the future and to exceed a maximum building height of 45 feet by five feet to allow the building to reach a maximum building height of 50 feet.</p> <p>The application came before the Planning Commission as an open public hearing on November 17, 2022. The resulting Commission resolution recommended approval per the following conditions:</p> <ol style="list-style-type: none"> 1. Prior to issuance of the building permit, a sewer discharge study to the City's system is required to verify impact, treatment loads, and pipe size. (Be advised, this study will require 3rd party review.) 2. Roof-mounted condenser units must be screened from view so that mechanical equipment is not visible from public streets. 3. That the Conditional Use Permit be evaluated annually as described by code, for compliance with the performance standards of LMC 19.25.040, especially as it relates to noise and smell. <p>The Planning Commission Resolution and staff review documents are attached for Council review.</p>		
Recommended Action:		
Motion to approve Conditional Use Permit 22-02 which authorizes the use of food processing on an IBZ zone and permits additional building height subject to the conditions outlined in the Planning Commission Resolution 22-07. This motion also authorizes the mayor's signature on the Findings of Fact and Conclusion of Law.		