

CITY OF LYNDEN



EXECUTIVE SUMMARY

Meeting Date:	December 19, 2022	
Name of Agenda Item:	Ord 1656 – City-led CPA 22-01 and Rezone	
Section of Agenda:	Consent	
Department:	Planning Department	
Council Committee Review:	<input checked="" 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 type="checkbox"/> Review Not Required	
Attachments:		
Draft Ord 1656, PC Resolution, CPA and Rezone Staff Report, CPA and Rezone App and Materials		
Summary Statement:		
<p>The proposal for CPA 22-02 represents an initiative brought forward by the Planning Department primarily in response to the moratorium on mixed-use development. It captures a number of updates to the Comp Plan which can be briefly summarized as follows:</p> <p>Zoning Map Updates: 1. Recognizing a new overlay category of “Mixed-Use”. 2. Revising 6 parcels in the East Lynden Sub-area from a Commercial designation to a Residential designation. 3. Shifting the zoning of 3 North Lynden Sub-area parcels from Commercial to Residential designations. 4. Shifting 7 parcels in the West Lynden Sub-area from commercial designation to an industrial designation.</p> <p>Future Land Use Map Updates: Revision to Future Land Use designations within the Urban Growth Area (UGA) south of the Birch Bay Lynden Rd. This would affect the zoning options for these parcels <i>when, and if, they come into the City via annexation</i>. It would <u>not</u> have an immediate effect (rezone) the properties at this time.</p> <p>Sub-Area Map and Text Amendment: In support of the new Mixed-Use provisions, this is a proposal to alter the boundaries of some sub-areas located on the western end of the City and to create a new sub-area called the “West Lynden Gateway Sub-Area”.</p> <p>On September 22, 2022, the Planning Commission held a public hearing to consider these amendments. The Commission recommended approval of the amendment but asked that the Council consider revising the proposal to the Future Land Use map so that all of the privately owned UGA property south of the Birch Bay Lynden Rd be brought into the City with a low-density residential designation and that no industrial zoning be assigned in this area. Based on property owner feedback and existing industry in this area, staff continues to recommend the proposal as presented with approximately 40 acres (8 parcels) of industrial land use near the intersection of Berthusen and Birch Bay Lynden Rds. The Council will be asked to make a final determination on this point.</p>		
Recommended Action:		
Motion to approve Ord 1656 amending the City’s sub-areas, the zoning map, and the Comprehensive Plan text to accommodate a mixed-use planning initiative; and additionally amending the Future Land Use Map with designations of privately owned UGA properties, south of the Birch Bay Lynden Road, shifting to low density residential (with / or without) the most western 40 acres assuming an industrial land use designation.		