



## COMMUNITY DEVELOPMENT COMMITTEE

### MINUTES

4:00 PM May 22, 2024  
2<sup>nd</sup> Floor Conference Room, City Hall

#### 1. ROLL CALL

Council Members: Gary Bode, Kyle Strengholt, Brent Lenssen, Scott Korthuis

Staff: Dave Timmer, Heidi Gudde, John Williams

Community Members: Teri Treat, Blake Starkenburg

#### 2. APPROVAL OF MINUTES

Approved the Community Development Committee Meeting Minutes of 4/17/24 as presented.

#### 3. DISCUSSION ITEMS

- a. Downtown Parking. Teri Treat joined the CDC to give an update from the Downtown Business Association (DBA) regarding parking management downtown and self-governance re employee parking locations off the street to free up on-street space for customer parking. She indicated that the members of the DBA want to be proactive so that they can provide as convenient customer parking to the greatest extent possible.

She also reported that she was researching electric charging stations in the downtown area. The group discussed if this was a benefit specifically to a private entity or to the community as a whole. Treat reported that that she would see the charging stations as a convenience to her lodging customers at The Inn at Lynden but also available to the general public as well.

Teri reported that she would approach the Public Works department about coordinating. The group discussed different vendors for charging stations and John Williams offered to give Treat the contact he had for PSE as they have a program for car charging station installation and management.

- b. 2025 Comprehensive Plan: Population and Employment Projections

Planning staff gave a brief overview of the population and employment report as well as the housing statistics that will be used as a starting point for Comp Plan updates throughout the county. Discussion noted that both Lynden and Ferndale seemed to take a disproportional amount of growth as compared to Bellingham. This is part of an ongoing discussion regarding the availability of single-family housing types – which are much more difficult to find in Bellingham.

The group discussed the options for selecting a population target. The last comp plan update, 6 years ago, underestimated how much growth the city would see. Although the Committee would like to see growth evenly distributed throughout the County, they concluded that it was better to plan for a higher number in order to be as prepared as possible rather than underestimate it again. Staff reported that Ferndale is taking a similar approach.

Conclusions: CDC indicated support for the OFM adjusted high.

- c. **Unscheduled item: Forge Fitness Roof and HVAC.** The mayor asked the Committee to indicate their support for roof replacement above the swimming pool at the city facility rented by Forge Fitness. It appears that the project may reach costs of up to \$775,000 – 800,000. The group discussed the cost of facility replacement. Bode noted that the roof cannot continue in its current condition and that other options the city would not consider, would be demolition.

Conclusions: CDC indicated support for continued efforts in securing a contract for repair / replacement of the roof above the swimming pool.

- d. **Unscheduled item: Potential City Council resolution to support the Lynden School Bond.** The Committee indicated that they would like to see alternate plans for the School District growth including efforts to reduce costs of the construction project.

Conclusions: CDC discussed a potential resolution and decided not to issue an official resolution of support.

- e. **Amendment to the Special Events Code.** Lenssen suggested that 4<sup>th</sup>, 5<sup>th</sup>, and 6<sup>th</sup> Street south of Front Street to Judson Alley be included in the administrative approvals for Special Events. in addition to 4<sup>th</sup> street between Grover and Front Street.

Bode suggested that the south end of 4<sup>th</sup> Street (between Front and Judson Alley) not be closed administratively because of impacts to on-street parking and the neighboring businesses. It was also noted that the slope of the south end of these streets could hinder use. KS supported admin approval of the south end of 4<sup>th</sup> street noting that it could be valuable as a staging / storage area during events. The committee noted that other portions closed administratively also have public parking and businesses fronting – usually the sides of businesses. Bode agreed that these areas could be considered as part of an application.

North side of 5<sup>th</sup> street up to the alley. Access to the alley must remain open until COB.

BL asked that whatever the Council approves should be reviewed in a year's time to see how the code functions and if revisions should be made.

Use the person count of 500 and the service of alcohol for triggering a permit requirement at facilities that are designed for special events such as the fairgrounds.

Conclusions: Staff asked to confirm the revisions discussed and to bring forward to the planned public hearing at the June 3<sup>rd</sup> Council meeting including the requirement to review.

- f. CDC June Meeting Date: Request to revise the June CDC meeting date from June 19<sup>th</sup>.

Discussed by the group. BL and Gudde both will be missing on the 19<sup>th</sup>. Gudde noted that there are currently no major issues slated for the June meeting. Dave Timmer prepared to sit in for Com Dev staff representative.

Conclusions: The June meeting will remain on the calendar but may be cancelled unless items come up that need to be addressed.

#### **4. INFORMATIONAL ITEMS**

- a. Status Update on the Amendment to the Sign Code (LMC 19.33)

Gudde gave the CDC an update on the sign code amendment process. This amendment was drafted by Korene Samec and Luke Phifer with Carmichael Clark's office. The draft amendment included in the CDC package showed summarized changes to the code. Portions of the code have been rearranged to be in a more logical order, definitions have been

updated, substantial changes have been made to temporary signs and some regulations added regarding sign illumination and electronic reader board signs.

This amendment has been slated to go to Council on August 5<sup>th</sup> after the Department of Commerce has completed its comment period.

**Next Meeting Date: June 19, 2024**

DRAFT