



CDC Meeting Date:	May 18, 2022	
Name of Agenda Item:	Mixed-Use Code Amendment	
Section of Agenda:	Discussion	
Next Steps Proposed by Staff:		Legal Review:
<input type="checkbox"/> Staff revisions	<input type="checkbox"/> Planning Commission	<input type="checkbox"/> Completed
<input checked="" type="checkbox"/> Return to CDC	<input type="checkbox"/> Other Committees	<input type="checkbox"/> Recommended
<input type="checkbox"/> Schedule for full Council	<input type="checkbox"/> Other: _____	<input checked="" type="checkbox"/> Not Required
Attachments:		
Redlines of sections of LMC 19, Proposed revision to West Lynden Sub-area boundaries		
Summary Statement:		
<p>The Community Development Committee (CDC) and the Planning Commission have provided some initial input as to the revision to the City's mixed-use code. Some members of the Planning Commission will be joining the May 18th CDC meeting to continue this review in a joint meeting.</p> <p>The attached draft redlines of the sections of code pertaining to the addition of a Mixed-Use Centers Overlay represents a draft of the code to date. A proposed revision to the west Lynden sub-areas is also included. This stems from a discussion had at the April CDC meeting related to the need to reduce conflict between residential and industrial uses and the desire to preserve commerce opportunities for large scale commercial and industrial operations. This redrawing of sub-area boundaries aims to provide a designated location in an area that would reduce potential conflict between industrial and residential uses. This commerce sub-area would not be eligible for mixed-use provisions.</p> <p>Discussion at the May 18th CDC meeting will include any topics related to the mixed-use code revision but staff is keenly interested in feedback on a couple of topics. This includes:</p> <ol style="list-style-type: none"> 1. Required open space within mixed-use centers. See LMC 19.23.110(G) on page 31 of the attached. 2. Potential for residential use on small scale CSL properties that do not qualify for mixed-use provisions. See LMC 19.23.110(C) on page 29 of the attached. 3. Storage as a permitted use on CSL properties and within mixed-use projects. See LMC 19.23.020 on page 13 of the attached. <p>Feedback from this joint meeting will be used to create the final draft of the mixed-use code with the intent of soliciting public feedback on the draft and holding a public hearing on the revision in August with the Planning Commission and with Council in October or November after the Department of Commerce comment period has expired. This code amendment will travel through the approval process with a corresponding Comprehensive Plan Amendment and Rezone application.</p>		
Recommended Action:		
Review and provide feedback.		