

# CITY OF LYNDEN

## EXECUTIVE SUMMARY



<b>Meeting Date:</b>	November 15, 2021	
<b>Name of Agenda Item:</b>	Alliance Freeze Dry Conditional Use Permit	
<b>Section of Agenda:</b>	New Business	
<b>Department:</b>	Planning Department	
<b>Council Committee Review:</b>	<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: _____
<b>Legal Review:</b>	<input type="checkbox"/> Yes - Reviewed <input type="checkbox"/> No - Not Reviewed <input checked="" type="checkbox"/> Review Not Required	
<b>Attachments:</b>	PC Reso 21-08, Draft PC Minutes, Final Staff Report and Recommendations, TRC Report and Applicant Response, CUP Application 21-03, Written Public Comment	
<b>Summary Statement:</b>	<p>Alliance Freeze Dry, Inc., through their agent, Tony Freeland, has applied for a Conditional Use Permit to allow the use of food processing to occur on property with a zoning designation of Industrial Business Zone (IBZ). The subject location is the southeast corner of Main St. and Berthusen Rd. but addressed to the eastern frontage as 675 Redwood Rd. The proposal details the construction of a 220,000 square foot facility which would receive frozen raw meat, fish, vegetables and fruit to be processed and packaged as freeze-dried pet food.</p> <p>The Conditional Use Permit also requests the ability to exceed a maximum building height of 45 feet. A warehousing section of the building, about 7.5% of the footprint, is proposed to reach up to 75 feet to allow for the mechanized stacking of product.</p> <p>The application came before the Planning Commission as a virtual open public hearing on October 21<sup>st</sup>. The resulting resolution recommended approval per the following conditions:</p> <ol style="list-style-type: none"> <li>1. Those conditions identified in the final Technical Review Report.</li> <li>2. That the applicant demonstrate compliance with noise performance standard, per LMC 19.25.040 prior to issuance of the final building occupancy.</li> <li>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.</li> <li>4. That only 7.5% of the total building area is permitted to reach a height of 75 feet.</li> <li>5. That the additional height is located in the northeast portion of the building as shown in CUP Application 21-03.</li> </ol> <p>The Planning Commission Resolution and staff review documents are attached for Council review.</p>	
<b>Recommended Action:</b>	Motion to approve Conditional Use Permit 21-03 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 21-08. This motion also authorizes the mayor's signature on the Findings of Fact and Conclusion of Law.	