



## COMMUNITY DEVELOPMENT COMMITTEE MEETING MINUTES

4:00 PM January 22, 2020  
2<sup>nd</sup> Floor Conference Room, City Hall

### 1. ROLL CALL

**Council Members:** Brent Lenssen, Gary Bode. (Kyle Strengholt -absent with notice.)

**Staff:** Mike Martin, Heidi Gudde

**Chamber:** Gary Vis

**Citizen Guests:** Ron Hansen

### 2. APPROVAL OF 12-3-19 MINUTES

Approved as presented.

### 3. DISCUSSION ITEMS

- a. Revision to Parking Agreement and other Changes for 610 Front Street redevelopment project.

**Parking:** Ron Hansen, owner of 610 Front Street, related recent design changes to the planned revision to the building which includes an additional unit to bring the total to 7 units. Units would be added to the existing retail uses located on the first floor. The additional unit would increase the need to parking. Previously Ron negotiated an agreement with the City for the use of parking easements and annual parking permits to cover the code-required spaces, plus additional parking as potentially needed.

CDC members open to a revising the parking agreement to include one additional parking easement (which floats between 3 different lots) and one additional parking permit.

**Mural:** Concept for the addition of egress window planned for the mural wall presented to CDC. Structurally the CMU was found to be unsound and will need to be repainted. Ron has already met with the Lions Club and Mr. Swinbernson about the mural and support for the repainting.

**Encroachment:** Encroachment of architectural features onto the City's property to the east was discussed. The City's property is used for public parking. Previously Hanson negotiated a restrictive covenant that will prevent any future construction on the City's lot to come within 10 feet of the shared property line. Architectural design of Hanson's building, however, has crossed the property with the encroachment of gutters, downspouts, windowsills, and cornices. This is about 4 – 6 inches of encroachment. Architectural encroachments were not addressed in the restrictive covenant.

Bode recalled that a 4-inch encroachment is permitted on Front Street per an older agreement and this may relate to this location as well. Staff also indicated that other encroachments were being permitted on public right-of-way. That is the south property line on Front Street and the north property line on the alley (if necessary). However, staff expressed skepticism that the same would apply to the shared side property line to the west. The question has been posed to the City's legal counsel but a response is still pending.

Council expressed support for handling the encroachment with an amendment to the restrictive covenant or an easement if legal determines this is possible. Otherwise, a lot line adjustment is a possibility and the CDC was supportive of this as well.

**Timing:** Hanson asked when the agreements could be revised. Staff related that getting the parking agreement to Council by the March 2 meeting would be the most realistic. However, if a lot line adjustment is needed there would be a delay to handle the application, surveying, and approval process. Staff noted that the property owner would be responsible for the associated application costs and the value of the land being added to the 610 Front Street parcel.

b. **Legislative Code Revision** – LMC 19.26 Medical Services Zoning Overlay

Gudde updated the CDC on the proposed change to the Medical Services Zoning Overlay. This was stimulated by the plans of Peace Health to build a facility in Lynden. Property that they are closing on is industrial zoned and will need a medical services overlay but is not meeting the minimum size requirement of 8 acres.

Staff is moving the revisions forward in support of the development and because it is more efficient to process internally.

CDC expressed support for a code amendment to allow the reduced minimum size and to 5 acres. Staff to move it forward as soon as possible while Peace Health will be taking up the applications for the rest of the development.

**Other Items:**

Tenant Improvements - Staff has noticed that tenant improvement permits are not being sought. This type of work is occurring throughout the City. Gudde noted that even the creation of non-structural walls could violate fire code and asked for Council support on the issue. Building official to speak with the DBA and possibly work with the Chamber to get the word out to owners / landlords.

Wayfinding Sign – Sub-committee created to determine the priority locations of the signs and the final logo. Support noted for the Mount Baker icon rather than the raspberry icon. Final decision to be made by City Council.

**Next Meeting Date: February 19, 2020**