

CITY OF LYNDEN



EXECUTIVE SUMMARY

Meeting Date:	November 18, 2019	
Name of Agenda Item:	Site Specific Rezone 19-01 – Bouma Property	
Section of Agenda:	New Business	
Department:	Planning Department	
Council Committee Review:	Legal Review:	
<input type="checkbox"/> Community Development <input type="checkbox"/> Public Safety <input type="checkbox"/> Finance <input type="checkbox"/> Public Works <input type="checkbox"/> Parks <input type="checkbox"/> Other: _____	<input checked="" type="checkbox"/> Yes - Reviewed <input type="checkbox"/> No - Not Reviewed <input type="checkbox"/> Review Not Required	
Attachments:		
Planning Commission Package and Minutes of July 11, 2019		
Summary Statement:		
<p>Rezone application 19-01 has been brought forward by property owner Gene Bouma. Mr. Bouma is proposing to shift the property from the single-family zoning category of RS-100 to a multi-family zoning category of RM-2. The 30,000 square foot property is located at the northwest corner of Main St. and 19th St.</p> <p>The application went to a public hearing before the Planning Commission on July 11th. Although public comment included support for nearby multi-family developments such as Woodcreek and Oakwood Apartments, many neighboring property owners spoke against the proposal with concerns related to the proposed housing type and its associated impacts. (Minutes of this meeting are attached. A recording of the meeting is available on the City’s website: https://www.lyndenwa.org/recorded-meetings/).</p> <p>While the Planning Commission agreed that the rezone to RM-2 would be consistent with the City’s Comprehensive Plan they ultimately recommended denial of the rezone stating that this area of the City should be reviewed as a whole rather than specific consideration given to this corner. They concluded that the application did not meet the criteria of “promoting the health, safety and general welfare of the community”.</p> <p>It's clear that nearby residents have strong feelings about a revision to the zone however the proximity of this site to other multi-family zones and its location along the busy corridor of Main Street presents a good opportunity for transitional zoning. Staff believes that concerns related to a decrease in property values, dangerous traffic conditions, and the harsh characterization of renters are unfounded. In this case, staff recommends the City Council review the record and consider approval of the rezone of the Bouma property as presented in Rezone Application 19-01. Findings of Fact which correspond with the Council’s final decision will be brought forward at the December 2 meeting.</p>		
Recommended Action:		
Motion to approve Site Specific Rezone Application #19-01 of the Bouma property.		