

CITY OF LYNDEN



CITY COUNCIL MINUTES OF REGULAR MEETING

July 6, 2020

1. CALL TO ORDER

Mayor Korthuis called to order the July 6, 2020 regular session of the Lynden City Council at 7:00 p.m. held through an online web-based meeting platform (Microsoft Teams).

ROLL CALL

Members present: Mayor Scott Korthuis and Councilors Gary Bode, Ron De Valois, Brent Lenssen, Nick Laninga, Kyle Strengholt, and Mark Wohlrab.

Members absent: Councilor Kuiken, absent with notice.

Staff present: Fire Chief Mark Billmire, Parks Director Vern Meenderinck, Planning Director Heidi Gudde, Police Chief Steve Taylor, Public Works Director Steve Banham, City Clerk Pam Brown, City Administrator Mike Martin and City Attorney Bob Carmichael.

OATH OF OFFICE- None

APPROVAL OF MINUTES

Councilor De Valois moved and Councilor Bode seconded to approve the regular June 15, 2020 council minutes. Motion approved on a 6-0 vote.

ITEMS FROM THE AUDIENCE

Scheduled: None

Unscheduled- None

2. CONSENT AGENDA

Approval of Payroll Disbursed – June 16 through June 30, 2020

Paychex EFT	\$285,484.24
City of Lynden EFT.....	\$64,722.66
Warrant Liability	\$59,401.55
Subtotal	\$409,608.45
Paychex EFT Liability	\$7,906.62
Total EFT & Other Liabilities	\$417,515.07

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Approval of Claims – July 7, 2020

Manual Warrants No.	<u>75613</u>	through	<u>75617</u>		\$16,304.91
EFT Payment Pre-Pays					\$6,015.71
				Sub Total Pre-Pays	\$22,320.62
Voucher Warrants No.	<u>19693</u>	Through	<u>19732</u>		\$136,079.85
EFT Payments					<u>\$0.00</u>
				Sub Total	\$136,079.85
				Total Accts. Payable	\$158,400.47

Councilor Bode moved and Councilor De Valois seconded to approve the Consent Agenda. Motion approved on a 6-0 vote.

3. PUBLIC HEARING

Ordinance No. 1603- Amending LMC 19.26- Medical Services Overlay

In 2007 the City of Lynden adopted development standards that allowed for the creation of a zoning overlay specific to the needs of a hospital or large medical campus. Wishing to facilitate medical services within the community, and recognizing the potential of utilizing smaller sites, the City initiated an amendment to these standards which would reduce the minimum size for a development for a Medical Services Overlay. The amendment also clarified the language found in 19.26.090 related to transportation impact fees. At a March 12, 2020 hearing the Planning Commission voted unanimously to recommend approval of the amendment.

Since the March hearing the amendment has been on hold due to the COVID-19 restrictions on government actions. This delay has added pressure to a pending Peace Health project timeline and called attention to the required approval process. Additional review also found that the site Peace Health has targeted for development has a net acreage of less than 5 acres and a minimum development area of 4 acres would create better feasibility than the 5 that was previously proposed. As such, with the Mayor's support, staff has drafted additional amendments to this code section.

In total the attached amendment proposes the following:

- Reduces the minimum development area from 8 acres to 4 acres.
- Allows projects which are not subdividing property or proposing phased infrastructure improvements to move to Design Review rather than the Binding Site Plan Process.

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- Clarifies Section 19.26.090(B) related to transportation impact fees Legal review was completed on June 26 which suggested a clarified version of these amendments.

A final version of the proposed ordinance and a redlined copy of the subject code has been included in the agenda package.

Mayor Korthuis opened the Public Hearing at 7:05 p.m.

Comments in favor of the ordinance:

Alison Moss, Schwabe Williamson & Wyatt, Attorney for Peace Health
Adam Morrow, Pacific Surveying and Engineering
Jennifer Mair, Peach Health

Comments in opposition to the ordinance:

None.

Mayor Korthuis closed the Public Hearing at 7:08 p.m.

Councilor Lenssen moved and Councilor Wohlrab seconded to approve Ordinance No. 1603 amending Lynden Municipal Code 19.26 regarding Medical Services Overlay and authorize the Mayor's signature on the document. Motion approved on a 6-0 vote.

4. UNFINISHED BUSINESS - None

5. NEW BUSINESS - None

6. OTHER BUSINESS - None

7. EXECUTIVE SESSION

Council did not hold an executive session.



8. ADJOURNMENT

The July 6, 2020 regular session of the Lynden City Council adjourned at 7:10 p.m.

Pamela D. Brown, MMC
City Clerk

Scott Korthuis
Mayor

DRAFT