

CITY OF LYNDEN
PLANNING COMMISSION RESOLUTION #22-05

A resolution of recommendation for approval of Comprehensive Plan Amendment #22-01 and Rezone #22-02, for the City of Lynden Mixed Use Development Updates, Future Land Use Map, Zoning Map, Sub-Area Map and Text Amendment to the Lynden City Council.

WHEREAS, on December 20, 2021, in recognition of the need to address the City's mixed-use code provisions to better serve the good of the community and the original intent of the code, the City Council passed Ordinance 1642 which established a moratorium on residential development within the City's Commercial Services -Local (CSL) zone and temporarily halted the development of mixed-use projects; and

WHEREAS, for the purposes of this resolution, mixed-use is generally considered a blend of residential and commercial uses in a shared building or on a shared property; and

WHEREAS, the City of Lynden's Planning Department has since advanced an initiative to update the city's ordinance associated with mixed-use provisions with the intent of locating mixed-use developments, which often feature high density housing options, in areas near public transportation and existing commercial development; and

WHEREAS, locating mixed-use developments in these locations serves to support existing business and create more viable opportunities for new commercial uses within the mixed-use developments; and

WHEREAS, staff has worked with relevant interest groups, property owners, and policy makers to propose a new mixed-use overlay (LMC 19.23.110 Mixed Use Overlay) to the existing Chapter 19 of the Lynden Municipal Code; and

WHEREAS, the update describes development standards associated with a Mixed Use Overlay, identifies existing commercial centers as Qualifying Commercial Centers, and lists the criteria which are required for properties seeking to utilize these updated mixed-use provisions; and

WHEREAS, consistent with the goals of the initiative, and in recognition of changing market conditions, the initiative also includes a proposal to change the zoning designation of multiple commercial properties within the City of Lynden to industrial or residential designations, it modifies the boundaries shown in the City's Subarea Map, and revises the Future Land Use Map; and

WHEREAS, the changes proposed to the Future Land Use Map decreases future commercial land use properties and medium density residential properties south of Birch Bay Lynden Road and increases future industrial land use properties and low-density residential properties in that area. The proposed low density residential areas seek to align that designation with the current large lot single family uses; and

WHEREAS, the Subarea Map revisions realign the boundaries of the West Lynden subareas and creates a new West Lynden Gateway Subarea, and a new West Lynden Commerce Subarea. This provides incentive to define and delineate the appropriate future development of this area. A related Text Amendment to Section 2.5.5 of the Comprehensive Plan will update this section to reflect the Subarea Map changes; and

WHEREAS, the Zoning Map revisions reflect the changes associated with the Rezone Application to change the zoning designation of certain commercial properties to residential and industrial zoning designations. The proposed zoning changes seek to change unviable commercial properties, which due to scale and/or distance from an established commercial center will not be eligible for the Mixed-Use Overlay; and

WHEREAS, the initiative application package was determined to be complete on June 30, 2022, and the notice of application was published in the Lynden Tribune on September 7, 2022; and

WHEREAS, the Lynden Planning Commission held a public hearing on September 22, 2022, to accept public testimony on the proposed Comprehensive Plan Amendments and Rezones, and that meeting was duly recorded.

WHEREAS, rezones shall be reviewed in light of the City's Comprehensive planning goals. To grant this request, the Planning Commission and City Council must find that the application satisfied the criteria listed within **Section 17.09.050** of the Lynden Municipal Code.

NOW THEREFORE, BE IT RESOLVED by the Lynden Planning Commission to recommend approval by a vote of 6-1, to the City Council of CPA #22-01 and RZ #22-02, for the City of Lynden, regarding Mixed Use Development Updates, Land Use Map, Future Land Use Map, Zoning Map, Subarea Map and Text Amendment as proposed and further recommended:

1. That the 40 acres south of Birch Bay Lynden Road shown on the proposed future land use map as industrial land use be changed to residential, low-density land use.

PASSED by the Planning Commission of the City of Lynden, Whatcom County, at their meeting held the 22nd day of September 2022.



Tim Faber, Chairperson,
Lynden Planning Commission



Heidi Gudde, AICP
Planning Director