

CITY OF LYNDEN

EXECUTIVE SUMMARY



Meeting Date:	December 5, 2022	
Name of Agenda Item:	Set the Public Hearing for Ord 1656 – City-led Comprehensive Plan Amendment (CPA) 22-01	
Section of Agenda:	Consent	
Department:	Planning Department	
Council Committee Review:	<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: _____
		Legal Review: <input type="checkbox"/> Yes - Reviewed <input type="checkbox"/> No - Not Reviewed <input checked="" type="checkbox"/> Review Not Required
Attachments:		
Planning Commission Resolution, CPA Staff Report, CPA Application and Materials		
Summary Statement:		
<p>The proposal for CPA 22-02 represents an initiative brought forward by the Planning Department. It captures a number of updates to the Comprehensive Plan which are described in the proposal narrative and briefly summarized below.</p> <p>Zoning Map Updates: 1. Recognizing a new overlay category of “Mixed-Use”. 2. Revising six parcels in the East Lynden Sub-area from a Commercial designation to a Residential designation. 3. Shifting the zoning of three North Lynden Sub-area parcels from Commercial to Residential designations. 4. Shifting 7 parcels in the West Lynden Sub-area from commercial designation to an industrial designation.</p> <p>Future Land Use Map Updates: Revision to the Future Land Use within the City’s Urban Growth Area located south of the Birch Bay Lynden Road. This would affect the zoning options for these parcels when, and if, they come into the City via annexation.</p> <p>Sub-Area Map and Text Amendment: In support of the new Mixed-Use provisions, this is a proposal to alter the boundaries of some sub-areas located on the western end of the City and to create a new sub-area called “West Lynden Gateway”.</p> <p>On September 22, 2022, the Planning Commission held a public hearing to consider these amendments. The Commission recommended approval of the amendment but asked that the Council consider revising the proposal to the future land use map so that all of the privately owned property south of the Birch Bay Lynden Road be brought into the City with a low-density residential designation and that no industrial zoning would be assigned in this area.</p> <p>Staff continues to recommend the proposal as presented with approximately 40 acres of industrial land use near the intersection of Berthusen and Birch Bay Lynden Roads based on property owner feedback and existing industry in this area. The Council will be asked to make a final determination on this point.</p>		
Recommended Action:		
Motion to set the public hearing for December 19, 2022 to consider Ord 1656, a city-led Comprehensive Plan Amendment.		