



COMMUNITY DEVELOPMENT DEPARTMENT
Heidi Gudde, Director
360-354-5532

PLANNING COMMISSION MEETING MINUTES

7:00 PM August 8, 2024
City Hall Annex

1. CALL TO ORDER

2. ROLL CALL

Present: Khush Brar, Tim Faber, Jim Kaemingk, Hollie Lyons and Blair Scott

Absent: Darren Johnson

Staff Present: Gudde, Planning Director and Samec, Planner

3. APPROVAL OF MINUTES

A. **May 9, 2024.** There was not a quorum present to approve the minutes.

4. DECLARATION OF CONFLICT

None of the Commissioners reported any ex-parte contact or conflict of interest.

5. PUBLIC HEARING

A. **Gosal Annexation – Annx #24-02, 8700 Double Ditch Rod**

Gudde addressed the Commission and gave a brief overview of the application and annexation process.

Gudde stated that the item before the Commission this evening is concerning the annexation of approximately 19 acres at the northwest corner of the city. This area is part of the City's Urban Growth Area and is slated to be added to the city as residentially zoned property. More specifically, as part of the Pepin Subarea the zoning has been assigned a zoning of Residential Mixed Density (RMD). A zoning category that permits single-family homes and duplexes on a variety of lot sizes.

The review of annexations is meant to establish zoning assignments consistent with the slated land use category and to consider the following:

1. Whether the City shall accept, reject or geographically modify the proposed annexation area; and
2. Whether the City shall require simultaneous adoption of a proposed zoning regulation consistent with the City Comprehensive Plan and applicable sub-area plan; and

3. If such a proposal has been prepared and filed in the area to be annexed as provided for in RCW 35A.14.330 and RCW 35A.14.340; and
4. Whether it shall require the assumption of indebtedness by the area to be annexed.

The addition of this property represents additional residential growth opportunities as the eastern edge of the city is reaching capacity. It will also allow for comprehensive infrastructure planning within the Pepin Creek Subarea.

The TRC report highlights the following:

The property is currently agriculture in nature and is contiguous and adjacent to incorporated portions of the City of Lynden including the recently annexed Benson Park and Weg Properties.

The proposed annexation action would encompass a portion of the unincorporated UGA located at the northern edge of the City. If added, this would extend the City limits to the Double Ditch Road and approximately 1264-feet south of East Badger Road. The City's Comprehensive Plan assigns land use within UGA areas while specific zoning categories are typically designated at the time of annexation.

The Gosal Farms property is part of the Pepin Creek Subarea and growth here would be guided by the associated plan. The property also benefits from the infrastructure improvement projects known as "Pepin Lite" and is subject to the associated transportation impact fee put in place in August of 2021. If annexed, this particular parcel is slated to join the city with a zoning category of Residential Mixed Density (RMD). A category that allows single-family and duplex housing types. The proposed annexation area represents opportunities for residential growth and comprehensive utility network planning. The anticipated density is approximately 100 new housing units.

Gudde addressed the piece of land along Double Ditch Road between this proposed Gosal Annexation (8708 Double Ditch Road) and the recently annexed Weg property. The County will likely ask that the legal description be changed for this particular annexation that would include the entire right-of-way along Double Ditch Road in front of the non-annexed piece to avoid a gap in the right-of-way responsibility between the County and the City.

Gudde gave brief update on Pepin Creek re: plans, infrastructure, funding, and future development. A portion of the proposed new alignment of Pepin Parkway will run along the east edge of the Gosal property. The Commission asked if Staff is aware of a timeline for development? Gudde stated, in discussions with the developers at the south end of the sub area, development could potentially begin the summer 2025 or 2026.

Brief discussion regarding the zoning and the remaining portion of the UGA..

Gosal Annexation - No one was present to represent the application.

Chris Smink,

Smink stated that he spoke with the Meester's, owners of the 10 acre parcel to the south, and they indicated that they are not opposed to annexation just concerned with the increase in property taxes. Smink told the Meester's that he would let the Commission know at this meeting. Smink also noted that he is not in opposition either and that it would make more sense to annex the Meester property as well to square it out.

Lyons asked if there was a timeframe in which the City needs to follow with regards to bringing annexations into the city? At what point do we take a good look at the property to be annexed with regards to schools, utilities, PSE, etc. Gudde replied, no, there is no time frame for when property has to be annexed, it is mostly developer driven. The City has to grow responsibly, respond to the housing crisis, provide and be able to show that we can accommodate homes.

As noted in Policy 2E of the Comprehensive Plan, "The City of Lynden will maintain a lot inventory, or land supply, sufficient for five years of growth, at the densities designated through the Comprehensive Plan.

Faber motioned to close the public hearing. Seconded by Lyons and the motion passed, 5-0.

Faber stated that he has no issues with this request. We need to plan for the future. The Commission agreed.

The Commission reviewed the analysis for annexation:

1. Whether the City shall accept, reject or geographically modify the proposed annexation area?
2. Whether the City shall require simultaneous adoption of a proposed zoning regulation consistent with the City Comprehensive Plan and applicable sub-area plan?
3. If such a proposal has been prepared and filed in the area to be annexed as provided for in RCW 35A.14.330 and RCW 35A.14.340?
4. Whether it shall require the assumption of indebtedness by the area to be annexed?

The Commission also reviewed the 6 criteria listed under 17.09.040 (C).

1. The development is consistent with the comprehensive plan and meets the applicable requirements and intent of this code. **Yes, this area is included in the UGA for future growth.**

2. The development makes adequate provisions for open space, drainage ways, streets and other public ways, transit stops, water supply, sanitary wastes, parks and recreation facilities, playgrounds, sites for schools and school grounds. **N/A**

3. The development adequately mitigates impacts identified under Titles 16 through 19. **Yes.**

4. The development is beneficial to the public health, safety and welfare and is in the public interest. **Yes.**

5. The development does not lower the level of service of transportation and/or neighborhood park facilities below the minimum standards established within the comprehensive plan, and fully complies with Chapter 17.15 of the city code. **N/A.**

6. The area, location and features of land proposed for dedication are a direct result of the development proposal, are reasonably needed to mitigate the effects of the development and are proportional to the impacts created by the development. **N/A.**

The Commission was generally supportive of the proposed annexation. No further comments from the Commission.

Brar motioned to recommend to the City Council the annexation of the Gosal Annexation as represented in Annexation Application #24-02, subject to the Technical Review Committee Report dated July 2, 2024. Seconded by Faber, and the motion passed 4-0.

Discussion regarding the Comp Plan Survey. Question regarding whether or not the Health and Wellness element is a requirement. Gudde replied, no it is not required by State, however, Lynden can include it in the update and make it what we want it to be. Health and Wellness in terms of a municipality is a connection to a sense of safety, walking, biking, transit use, improvement to conditions where people work, live and play, active living, parks and trails, the ability to leave their homes, affordability, benefits to everyone regardless of their income, a safety net for all.

The Commission will have the opportunity for more discussion regarding the Comp Plan update in the coming months.

ADJOURNMENT

Motion to adjourn by Johnson / Second by Kaemingk. Meeting adjourned at 8:30 PM