

CITY OF LYNDEN

EXECUTIVE SUMMARY



Meeting Date:	May 5, 2025	
Name of Agenda Item:	Set the Public Hearing to Amend LMC 17 and 19 regarding the adoption of Prescriptive Design Standards	
Section of Agenda:	Consent	
Department:	Community Development	
Council Committee Review		Legal Review
<input checked="" type="checkbox"/> Community Development		<input type="checkbox"/> Yes - Reviewed
<input type="checkbox"/> Finance		<input checked="" type="checkbox"/> No - Not Reviewed
<input type="checkbox"/> Parks		<input type="checkbox"/> Review Not Required
<input type="checkbox"/> Public Safety		
<input type="checkbox"/> Public Works		
<input type="checkbox"/> Other: _____		
Attachments		
Review Guide, Draft of amended code sections in LMC 17 and 19 with images to assist review		
Fiscal Impact		
Amount: \$ 0		Included in the 2025 Budget?
Source/Fund:		<input type="checkbox"/> Yes <input type="checkbox"/> No
Comments:		
Summary Statement		
<p>State Legislation (HB 1293) has required that cities revise design review processes to eliminate standards which could be subjectively applied. The primary goal in this requirement is to reduce the review and approval time for proposed projects. The City of Lynden must comply with the State's directives by the close of 2025.</p> <p>Historically the City of Lynden has maintained a Design Review Board (DRB) for project review. This volunteer group has handled the aesthetic aspects of sign applications, commercial and multi-family projects. Each of these projects must be submitted 45 days prior to a Board meeting to allow for review time. Requests to revise from the DRB can extend the review time beyond that 45-day period. Prescriptive code standards mean that the DRB role can be dissolved. It also provides consistency in design, certainty for designers, and is expected to expedite the review process.</p> <p>The proposed design standards were sourced from the city's design guidelines and existing sections of code that are written to apply to 'big box' stores. The goal of the standards is to facilitate safe and efficient site design while ensuring that parking and landscape areas are meeting code, and quality architecture is required.</p> <p>Several 'housekeeping' items were also included in this amendment. An outline of proposed changes has been attached as a review guide.</p>		
Recommended Action		
Motion to set the public hearing for June 2, 2025, to consider Ordinance 25-1708 amending LMC 17 and 19 regarding prescriptive design standards and implementing code clarifications and housekeeping items throughout.		