

# CITY OF LYNDEN

PLANNING DEPARTMENT  
Heidi Gudde, Planning Director  
(360) 354-5532



## PLANNING COMMISSION Minutes

7:30 PM January 14, 2021  
Microsoft Teams Meeting

### 1. CALL TO ORDER

### 2. ROLL CALL

Bryan Korthuis absent with notice.

Staff: Heidi Gudde and Dave Timmer

Public: Some members of the public virtually attended the meeting.

### 3. APPROVAL OF THE MINUTES OF December 10, 2020

Motion to approve minutes by Gerald V with a second by Blair Scott.

Minutes approved 5-0

### 4. PUBLIC HEARING:

#### a. Pepin Area-wide Rezone #20-05, Pepin Creek Sub-Area

Planning Director Gudde gave an overview of the Pepin Creek Subarea. Future residential growth, a portion is in the current City limits, while a majority is still within the County (the City's UGA). Double Ditch is a substandard road. The properties that are in the City are currently under a development moratorium.

Gudde gave a brief summary of the following components of the approved Pepin Creek Subarea Plan:

- Vision and Guiding principles
- The public input and feedback, planning commission, city council and land use and hydrological consultants collected when developing the sub-area plan.
- Transportation corridors and open space
- Housing types
- Future Land Use
- Design Review Standards
- Zoning – which included a new zone category RM-PC

The zoning map from Exhibit 24 of the PCSA plan is what is being proposed for tonight's meeting. It is important to confirm the zoning categories as the City discusses removing the moratorium because the Sub-Area Plan within the City's Comprehensive Plan must be consistent with the City's Zoning Map.

Blair Scott asks how the zoning might change in the parcels outside the City limits when they come in. Gudde explained that, at this point, we expect them to be zoned as shown unless conditions change until the time of annexations. That specific discussion can occur, based on the best information at the time that those parcels are designated for annexation.

Diane Veltkamp asks about Pepin Lite and the recent design work and discussion to decrease the cost of the Creek relocation project. Changing the location of the creek - different than what was presented while the PCSA plan was being reviewed and approved - may require adjustments to other parts of the plan, including to the zoning.

Gudde gave an overview of the discussion regarding Pepin Lite as well as the hydrology of the area – the intercept ditch, the WSDOT culvert at Badger/Double Ditch, the way water moves and drains through here is dynamic, but developers will have to deal with the stormwater onsite as is required by DOE stormwater regulations. Furthermore, they will have to build with the appropriate separation from groundwater which may require elevation based on the specific ground water conditions of the parcel.

Tim Faber asks about the future of the channel as the remaining portions of the subarea are annexed and built out. He assumes that the goal is to build the full channel. What about Benson Road?

Heidi describes additional possibilities for Pepin Lite, options of what might happen to Double Ditch Road. Also, Benson ditch may stay as is. Improvements can occur on the side of Benson that does not include the ditch. Also, Pepin Parkway and the internal street network will alleviate pressure on Benson and Double Ditch. The future zoning, again, as annexation occurs might need to be re-looked at when that time comes. That discussion will have to happen with the best information that is available at that time. Changes to the Sub-Area plan may be warranted depending on Council direction.

Several of the Planning Commissioners express concern about the continuing evolving nature of the sub area and creek relocation. Is the zoning as presented in the Plan still appropriate even in the channel is not down the center?

Gudde explains that she is confident that the zoning on the parcels currently within the City, as presented, even with changes to the channel, is appropriate at this time. She is looking forward to seeing how the RM-PC zone starts to develop, the single-family zoning (RS-72) around the existing single-family parcels along Benson Rd will be consistent with those properties, and the RM3 zoning near the park gives higher density housing types easy access to that open space amenity. Staff is not proposing making adjustments to the presented zoning for those parcels within the current City limits or anticipating that the adoption of Pepin Lite designs would warrant a change to the zoning categories of the parcel already within the City.

Tim Faber asks about the Pepin Lite unit count. How is that different than the approved plan? Pepin lite allows more units within the Sub-area because of land in the north area of the subarea which would not then be encumbered by the new channel.

Gudde gives a brief overview of the financial assessment work / review that is still ongoing. The City is working with a consultant to develop an appropriate financial assessment option to recover some of the costs of the channel relocation project. One option is a SEPA mitigation which bases fees on the impacts of development. Other option is a Local Improvement District (LID) which bases the financial assessment on the increase to the assessed value of the properties within that defined district.

No questions from the public.

**Blair moves to close the public portion of the hearing. Tim seconds and motion passes 5-0**

Commissioners are comfortable with the zoning as presented. It gives some direction.

**Tim Faber motions to recommend to City Council the approval of Rezone #20-02 Pepin Creek Subarea as presented in the Pepin Creek Subarea Plan. Second by Blair Scott. Motion passes 5-0.**

## **5. ADJOURNMENT**

Heidi gives a brief intro to the next meeting - Lagerway property rezone and long plat.

Diane asks about time of meetings (7 or 7:30?) Commissioners are interested in 7:00 meetings. Heidi says that we will plan on 7:00pm start for the next Planning Commission meeting on January 26 and stick with that unless there are objections.

**Meeting adjourned at 8:30pm.**