

CITY OF LYNDEN

PLANNING DEPARTMENT
Heidi Gudde, Planning Director
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PLANNING COMMISSION MINUTES

7:00 PM September 8, 2022

City Hall Annex
205 4th Street, Lynden

1. CALL TO ORDER

2. ROLL CALL: **Absent:** Darren Johnson, Hollie Lyons. Other Commissioners present

A. Staff: Gudde, Samec, Timmer

3. APPROVAL OF MINUTES – August 25, 2022. Approved unanimously

4. WORK SESSION

A. Code Amendments / Update regarding Mixed-Use Development, Parking Code, and Housekeeping Updates

Gudde gives an overview of the meeting / workshop including a summary of the Comp Plan, the city's subareas, future land use, zoning changes.

Overview of the proposed zone changes across the city. East Lynden - CSL to Multifamily (RM3), North Lynden – CSL to multifamily (RM4) to match what has already been built there. West Lynden – CSR to Industrial. This further reduces commercial parcels in East Lynden (on those where it hasn't been viable). It also increase Industrial parcels in west Lynden where there has been ongoing interest in industrial property. Note: Lynden Door property which is shown on this map is proposing ID to that full parcel to match their existing zoning on other Lynden Door properties.

Doug Andress – supports the proposed change to his property. Wonders how the changes being proposed as part of the mixed use overlay may impact what can be built on the property.

Mike Kooy, Ian VanRye – would like to see their east Lynden parcels move toward RM4 rather than RM3 as is being proposed by the City. Would likely allow 12 additional units in an area where that number of units would negatively impact neighbors. The believe, contrary to the impetus behind the Mixed Use Overlay in bringing multifamily density near existing commercial areas, that this property on the far NE edge of the city limits is a good place for high density. Easy access to Badger and some of the job opportunities in the area.

Future Land Use map: Proposal to change the future land use designations for properties in the West Lynden unincorporated UGA area. The change will shift the current Commercial

land use to Industrial and some low density Residential. The remaining medium density residential (along Flynn road) will shift to medium density Residential.

Sub Area Map Changes: The proposal creates 2 new subareas (the West Gateway Subarea, and the West Commerce Subarea) and shifts the boundaries of the Central subarea and the west Lynden subarea to accommodate those changes. This creates opportunity to focus on the commercial and industrial characters of those new subareas.

Mixed Use provisions – overlay. Quick summary of the proposal as has been moving forward throughout the year. Again, the idea is to establish a Mix Use Overlay that can be activated in areas close to established commercial centers. The overlay established standards for development if activated.

Small scale mixed use – CSL zone around the HBD. Timmer gives overview of the proposed changes to the downtown CSL zone. This really is an already active mixed use area of the city. The proposed changes will allow additional residential in this area, decrease parking requirements, and require design review approval for new construction. New buildings should show that their proposal fits the scale of the existing / surrounding neighborhood.

Parking changes: This has been well discussed. Faber wonders what studio requirement is – Thinks 1.5 spaces/unit may be appropriate. Commission agrees that this could be proposed.

Housekeeping code changes: Residential Design Standards.

PC discussed several items related to proposed Code Updates and Housekeeping changes.

- Roof pitch requirement, PRD code, Density Units/Acre in RM4, Commercial impact in East Lynden, the continued growth and the pressure it puts on City services, etc.

These, along with the CPA proposal will come back to the Planning Commission on September 22 for a Public Hearing. It will then be reviewed by the Dept of Commerce and then come back to City Council in December.

5. ADJOURNMENT

Meeting adjourned at 9:30 pm.