

CITY OF LYNDEN

EXECUTIVE SUMMARY – Planning Commission



CDC Meeting Date:	September 8, 2022	
Name of Agenda Item:	Mixed-Use Code Amendment, Code Housekeeping Amendment, Parking Code Amendment	
Section of Agenda:	Work Session	
Next Steps Proposed by Staff:		Legal Review:
☐ Staff revisions	☒ Planning Commission	☐ Completed
☐ Return to CDC	☐ Other Committees	☐ Recommended
☐ Schedule for full Council	☐ Other: _____	☒ Not Required
Attachments:		
Redlines of sections of LMC 19, Maps of proposed revision to Land Use of Related Properties and changes to Sub-Area Boundaries		
Summary Statement:		
The Community Development Committee (CDC) and the Planning Commission have provided input regarding the revision to the City's mixed-use code at March 24th and May 18th workshops. This third workshop comes as the last work session before a public hearing to the proposed code update. As you will likely recall, the primary focus of the code update is the addition of a Mixed-Use Centers Overlay which aims to, in the context of mixed-use, locate residential development within walking distance of existing commercial centers rather than requiring developers to initiate new commercial entities at these locations. The amendment also comes with the recommendation for some properties, that are not located near commercial retail centers, to be rezoned shifted into a residential land use. A proposed revision to the boundaries of the west Lynden sub-areas is also included. This stems from a discussion had at the April CDC meeting related to the need to reduce conflict between residential and industrial uses and the desire to preserve commerce opportunities for large scale commercial and industrial operations. This redrawing of sub-area boundaries aims to provide a designated location in an area that would reduce potential conflict between industrial and residential uses. This commerce sub-area would not be eligible for mixed-use provisions. The revisions to code also include revisions to the parking code which generally require slightly more parking for multi-family developments that have larger (3 bedroom) units and it removed the reduced parking standard for 'senior housing'. This code amendment will travel through the approval process with a corresponding Comprehensive Plan Amendment and Rezone application. These items are all slated to return to the Planning Commission for a public hearing and recommendation on September 22nd.		
Recommended Action:		
Review and provide feedback.		