

CITY OF LYNDEN



EXECUTIVE SUMMARY

Meeting Date:	March 15, 2021	
Name of Agenda Item:	Site Specific Rezone 20-05 – O & S Farms	
Section of Agenda:	New Business	
Department:	Planning Department	
Council Committee Review:	<input type="checkbox"/> Community Development <input type="checkbox"/> Finance <input type="checkbox"/> Parks	<input type="checkbox"/> Public Safety <input type="checkbox"/> Public Works <input type="checkbox"/> Other: _____
	Legal Review: <input type="checkbox"/> Yes - Reviewed <input type="checkbox"/> No - Not Reviewed <input checked="" type="checkbox"/> Review Not Required	
Attachments:		
Planning Commission Resolution 21-02, Staff memo to the PC, TRC Report, Site Specific Rezone Application 20-05 and supporting materials, Letter to Planning Director re PC Hearing, Public Comment.		
Summary Statement:		
<p>Ashley Gosal, on behalf of Fishtrap Creek LLC, has applied for a site-specific rezone of the property located at 8035 Guide Meridian. The subject property is currently zoned Commercial Services – Regional (CSR). The applicant has requested that the zoning shift to Commercial Services – Local (CSL).</p> <p>CSR zoning has traditionally been geared toward big box retail and strip shopping centers. More recently the City updated the CSR definition and permitted uses to embrace uses consistent with business parks including light manufacturing and warehousing. Many uses that are permitted in CSL are also permitted in CSR with the notable exception of multi-family residential in a mixed-use setting. This is only permitted in CSL and is a primary reason the applicant seeks this rezone request.</p> <p>The City’s Land Use Code includes the criteria by which site specific rezones can be approved. These are addressed in the application. Technical Review Committee comments and report to the Planning Commission are found in the attached packet. The Committee’s review concluded with a recommendation for approval of the site specific rezone given that the aforementioned code revisions and the changes to the retail market marked a change condition as described in the approval criteria (LMC 17.19.050).</p> <p>The Planning Commission considered the rezone request at a public hearing on January 28, 2021. The hearing concluded with a recommendation to the City Council to deny the rezone request. The minutes of this meeting are attached as well as Planning Commission Resolution 21-02.</p> <p>After the Planning Commission decision, the Planning Department received a letter from legal counsel for the applicant. The letter outlines concerns related to the January 28th hearing. Per RCW 42.30.140(2) the City Attorney has recommended that these concerns be discussed in executive session prior to Council action on the rezone application.</p>		
Recommended Action:		