

# CITY OF LYNDEN

## EXECUTIVE SUMMARY



<b>Meeting Date:</b>	February 16, 2021	
<b>Name of Agenda Item:</b>	Ord 1616 - Zoning Text Amend re Non-Conforming MHCs	
<b>Section of Agenda:</b>	Public Hearing	
<b>Department:</b>	Planning Department	
<b>Council Committee Review:</b>		<b>Legal Review:</b>
<input checked="" type="checkbox"/> Community Development <input type="checkbox"/> Public Safety		<input checked="" type="checkbox"/> Yes - Reviewed
<input type="checkbox"/> Finance <input type="checkbox"/> Public Works		<input type="checkbox"/> No - Not Reviewed
<input type="checkbox"/> Parks <input type="checkbox"/> Other: _____		<input type="checkbox"/> Review Not Required
<b>Attachments:</b>		
Proposed Ordinance 1616, Planning Commission Minutes and Meeting Pkg of 12-10-20 including staff's Technical Review Committee Reports and code <u>redlined revisions</u>		
<b>Summary Statement:</b>		
<p>Lesa Starkenburg-Kroontje, representing her client Four 'S' Investments, has applied for a Zoning Text Amendment regarding the expansion of the nonconforming use of a mobile home park within the Commercial Services-Regional (CSR) Zoning category. The request is somewhat focused on the Duffner Mobile Home Park located on Front Street just west of the Guide Meridian. However, the amendment would apply to any other mobile home communities (MHCs) within the CSR zoning category. (Staff believes this is limited to one other circumstance – the unit pads located at the Windmill Inn Motel located at 8022 Guide Meridian.) Non-conforming uses are addressed in LMC 19.35. A use, like the Duffner Mobile Home Park, which is brought into the City and does not match the permitted uses of its zoning category is considered a legal nonconforming use. Although a legal nonconforming use can continue to operate, it is not permitted to expand.</p> <p>The Duffner Mobile Home Park was recently able to connect to City sewer services and decommission aging septic systems. This available connection has also initiated the applicant's opportunity to request additional housing units be placed on the property as each would be able to connect to sewer services. The amendment application describes the potential benefits that additional stock of affordable housing could provide to the City.</p> <p>Staff review, with the assistance of the City's legal counsel, has concluded with a recommendation to approve the expansion of MHCs in the City's CSR zones only as a conditional use and subject to appropriate setback and buffering requirements that may result as a review of the conditional use permit application. To be consistent with State Statues, staff also recommends that the City's definitions related to MHCs in Chapter 17 be updated as attached and the corresponding text amendments to Chapters 18 and 19 be made in accordance with these updates.</p>		
<b>Recommended Action:</b>		
Motion to approve Zoning Text Amendment 20-02 and authorized the Mayor's signature on the corresponding Ordinance 1616.		