

# CITY OF LYNDEN

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



## PLANNING COMMISSION MINUTES

7:00 PM June 10, 2021

### 1. CALL TO ORDER

### 2. ROLL CALL

Staff: Heidi Gudde, Mike Martin, Dave Timmer, Catherine Moore (Carmicheal Clark)

Planning Commission: Diane Veltkamp, Tim Faber, Blair Scott, Bryan Korthuis, Karen Timmer, Gerald Veltkamp

### 3. APPROVAL OF MINUTES - April 15 and April 22, 2021 meetings

Motion to approve minutes of the April 15 meeting (T Faber), B Korthuis second.

D Veltkamp: Correction on Page 8 – “25 ft” to garage door rather than “21.5 ft” as is stated

**Motion approved unanimously.**

Motion to approve minutes of the April 22 meeting.

T Faber (motion) Bryan 2<sup>nd</sup>. No corrections. **Approved unanimously.**

### 4. PUBLIC HEARING

D Veltkamp gives overview of the public hearing. Suggests going through each page where there are redlines and ensure each one gets an up or down from the Commission.

#### A. CPA #21-01, Pepin Creek Sub-Area Comprehensive Plan Amendment

Gudde gives an overview of the amendment application and the reason for these updates being proposed at this time. To align Pepin Lite with the Pepin Creek Subarea, and infrastructure plans (Transportation Element).

After several background questions from the Commissioners (regarding minimum densities, wetlands, and stormwater regulations) the Commission proceeded to go through each page of the proposed updates to the Pepin Creek Subarea Plan and the Transportation Element.

Discussion on the Pepin Creek Subarea updates included: *(typos and Scrivener's errors are not listed below)*

Page 14: Ensure the language regarding the Benson Park is consistent with the Park Plan.

Page 21 – Benson Road pedestrian accommodations in light of the existing fish bearing ditch along Benson Road.

Page 22 – Discussion about the wording “When feasible” and clarification on how Pepin Creek Parkway will be built.

Page 27 – Clarification on where the limited 75 ft Pepin Creek corridor is.

Page 132 – Removal of the Flood mitigation strategy language and whether that will impact flood insurance, stormwater accommodations and surrounding neighborhoods.

Discussion on the Transportation Element updates: The Commission recognized the proposed updates within the Transportation Element but had no suggestions for edits.

**Motion to close the public portion of the hearing (Blair Scott), Bryan Korthuis second. Motion approved.**

No further discussion

**Motion to approve CPA 21-01 as presented (K Timmer), Second (B. Scott). Approved unanimously.**

The Commission goes through items rationalizing the approval of the CPA as were listed in the CPA application. The CPA application adequately states the rationale for this amendment. Findings are consistent with the application rationale.

## **5. ADJOURNMENT**

Prior to adjournment, D Veltkamp states concerns with the way that the Lyngrove multifamily development on Grover St near Vinup Road has been built out. No further discussion.

**Motion to adjourn (B Scott). Karen Timmer second. Meeting adjourned 8:31pm.**