

# CITY OF LYNDEN



## EXECUTIVE SUMMARY

<b>Meeting Date:</b>	September 20, 2021	
<b>Name of Agenda Item:</b>	Loeffler Short Term Rental	
<b>Section of Agenda:</b>	New Business	
<b>Department:</b>	Planning Department	
<b>Council Committee Review:</b>	<b>Legal Review:</b>	
<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: _____	<input checked="" type="checkbox"/> Yes - Reviewed <input type="checkbox"/> No - Not Reviewed <input type="checkbox"/> Review Not Required
<b>Attachments:</b>		
Planning Commission Resolution, Technical Review Committee Report, Conditional Use Permit Application 21-02		
<b>Summary Statement:</b>		
<p>Steven and Denise Loeffler have applied for a Conditional Use Permit to allow for the operation of a short term (vacation) rental at their home located at 8283 Double Ditch Road. The rental unit is a 640 square foot apartment above their garage. The unit has been in place as an accessory dwelling unit (ADU) for some time. As an ADU it is permitted to accommodate long term rentals. The Conditional Use Permit would allow the unit to also be used for short term vacation rentals.</p> <p>Short term rentals are reviewed like bed and breakfast establishments per Lynden Municipal Code 19.49.020 and 19.49.030. As required by code, the applicant sent notices to surrounding property owners about the proposal and a public hearing was held in front of the Planning Commission on September 9. No public comment was submitted to the city and no testimony given at the public hearing about the proposal.</p> <p>The Technical Review Committee has reviewed the application and created the attached report. The report concludes that the rental unit could operate with little to no impact to the surrounding property owners due to the size and location of the property, the existing surrounding landscape, and the design of the rental unit which all serve to minimize impacts of the proposed rental.</p> <p>The Planning Commission reviewed the application and the criteria as outlined in LMC 19.49. Their hearing also concluded with a recommendation to approve the proposed Conditional Use Permit.</p>		
<b>Recommended Action:</b>		
Motion to approve Conditional Use Permit 21-02 which authorizes the operation of a short-term rental at 8283 Double Ditch Road and to authorize the Mayor's signature on the Finding of Fact and Conclusion of Law.		