



<u>Meeting Date:</u>	November 17, 2022
<u>Name of Agenda Item:</u>	CUP #22-02 Project Zebra / Premier Packing
<u>Type of Hearing:</u>	Public Hearing: Conditional Use Permit
<u>Attachments:</u>	CUP 22-02 Application, vicinity map, stormwater narrative, building and floor plans, TRC report
<u>Summary Statement:</u>	<p>The Planning Commission is being asked to review Conditional Use Permit 22-02.</p> <p>This request facilitates the relocation of an existing Lynden business from the industrial area near Main and Depot Streets to the west Lynden industrial area. Although the zoning is industrial the use of food processing requires additional review to consider the potential impacts to the surrounding properties. Specifically, the request is for a Conditional Use Permit to allow</p> <ul style="list-style-type: none">• Construction of a 194,250 square foot seafood processing facility with associated truck access, employee parking, and utility infrastructure.• The proposal also includes a request to build an additional 5 feet of building height for the freezer portion of the structure. This would result in a maximum height of 50-feet rather than 45 as permitted outright by code.• Additionally, the facility may expand an additional 74,000 square feet as shown within the application (see site plan). <p>Conditional Use Permits are reviewed against the criteria found in LMC 19.49.020. Please see the full TRC report for staff analysis and recommendation.</p>
<u>Recommended Action:</u>	Please see the conclusion of the 11-14-22 TRC report for staff recommendation and conditions.