

CITY OF LYNDEN  
PLANNING COMMISSION RESOLUTION #24-07

**A resolution of recommendation for approval of an amendment to LMC 19.23  
regarding Small Scale Mixed-Use Provisions**

WHEREAS, the Growth Management Act requires that local governments planning under the Act must adopt development regulations which implement the adopted comprehensive plans; and

WHEREAS, the City of Lynden finds it necessary to amend these regulations from time to time to ensure orderly review of zoning regulations within the City; and

WHEREAS, one such amendment to Lynden Municipal Code (LMC) 19.23.110, approved as Ordinance 23-1669 regarding mixed-use applicability to the South Historic Business District, was worded in such a way that it inadvertently repealed a portion of the mixed-use title which should have remained; and

WHEREAS, the City intends to restore these regulations as previously adopted; and

WHEREAS, this ordinance also addresses an amendment to the height of small scale mixed-use development which is applicable only within the Central Lynden and South Historic Business District Subareas; and

WHEREAS, City's mixed-use rules and regulations are intended to encourage thoughtful mixes of residential and commercial development in logical areas of the city by allowing residential development on commercially zoned properties near established commercial centers in a scale which is not detrimental to the surrounding neighborhoods; and

WHEREAS, the maximum building height of small scale mixed-use has been limited to 32 feet in order to be sensitive to the scale of existing development within these subareas; and

WHEREAS, the City also recognizes that these provisions apply to diverse areas of the City in that they include some of the oldest residential neighborhoods, growing church campuses, and active commercial corridors; and

WHEREAS, portions of these applicable subareas such as those adjacent to commercial uses, large structures, or along arterial roadways may be suited to mixed-use structures which are greater than the small scale mixed-use maximum height limitation of 32 feet; and

WHEREAS, a maximum height of 48 feet is used for structures which are 100 percent commercial in nature but this height may not be appropriate for all small-scale mixed use structures; and

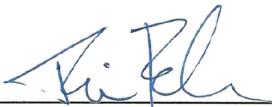
WHEREAS, the Conditional Use Permit process has been used elsewhere in the LMC to review site specific conditions and allow additional building height if appropriate to the site and as a tool to require mitigation of impacts if needed; and

WHEREAS, in recognition of this and the previously mentioned inadvertent deletion, the City of Lynden proposes to amend Lynden Municipal Code (LMC) 19.23.110; and

WHEREAS, the Lynden Planning Commission held a public hearing on November 14, 2024, and accepted public testimony on the proposed amendment to LMC Chapter 19.23, and that meeting was duly recorded; and

**NOW THEREFORE, BE IT RESOLVED** by the Lynden Planning Commission to recommend approval by a vote of 5-0, to the City Council of the amendment to LMC 19.23 regarding Small Scale Mixed-Use Provisions

PASSED by the Planning Commission of the City of Lynden, Whatcom County, at their meeting held the 14<sup>th</sup> day of November 2024.



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Tim Faber, Chairperson,  
Lynden Planning Commission



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Heidi Gudde, AICP  
Planning Director