



PLANNING COMMISSION MEETING MINUTES

7:00 PM September 26, 2024

City Hall Annex

1. CALL TO ORDER

2. ROLL CALL

Present: Tim Faber, Blair Scott, Jim Kaemingk and Darren Johnson

Absent: Khush Brar and Hollie Lyons

Staff Present: Gudde, Planning Director and Samec, City Planner

3. APPROVAL OF MINUTES

A. August 8, 2024, Kaemingk / Johnson 2nd 4-0

4. DECLARATION OF CONFLICT

None of the Commissioners reported any ex-parte contact or conflict of interest.

5. PUBLIC HEARINGS

A. CPA and RZ #24-01, School Yard Park, 700 Edson Street, Lynden

Gudde addressed the Commission and stated that the application is for a Comprehensive Plan Amendment to change the Comprehensive Plan designation of a parcel owned by the City of Lynden from Residential to Public Use. This will specifically shift the zoning of the property from Residential Multi-Family (RM-2) to Public Use (PU).

This parcel is largely undeveloped as it had been owned by the Lynden School District and used for many years as open play fields in association with the nearby Middle School. It was never developed residentially although it fell in an RM-2 zoning category. After the School District moved the Middle School functions from its Main Street locations the property was determined to be surplus. A local group, interested in preserving the property as open space, raised funds and secured a contribution from the City of Lynden to purchase the property. Since that time the same group has been working on a masterplan for the space which includes pavilions, a playground, open play area, and a future amphitheater. Development of these park amenities will benefit from the development regulations associated with Public Use regulations rather than the RM-2 zoning.

The City's Comprehensive Plan places a strong emphasis on high quality park lands and the preservation of open space and community gathering places. It also encourages the recognition of historic properties.

Questions or Comments from the Commissioners:

Scott asked, who will maintain the park once all is completed? Gudde replied, the City owns the property therefore the Parks Department will be responsible for the maintenance.

Speaking in opposition

None.

Scott motioned to close the public hearing. Seconded by Kaemingk and the motion passed, 5-0.

Criteria for Approval:

Applicant has responded to the following questions and statements with written justifications for the proposed CPA and Rezone. Care should be taken to consider potential impacts to the surrounding properties and the City as a whole and mitigate as needed. See meeting packet for detailed responses.

To grant this request, the Planning Commission must find that the application satisfies the criteria listed within Section **17.09.040** of the Lynden Municipal Code. The Commission agreed that the application meets the required criteria.

To grant this request, the Planning Commission and City Council must also find that the application satisfies each of the criteria listed within Section **17.19.050 (C)** of the Lynden Municipal Code. The Commission agreed that the application meets the required criteria.

No further comments from the Commission. The Commission agreed that the request is reasonable.

Kaemingk motioned to recommend approval to the Lynden City Council of the School Yard Park Rezone and Comprehensive Plan Amendment #24-01 subject to the Technical Review Committee Report dated September 16, 2024. Seconded by Johnson, and the motion passed 4-0.

B. CPA and RZ #24-02, First Reformed Church, 214 7th Street

Gudde addressed the Commission and stated that the application is for a Comprehensive Plan Amendment and Rezone.

The Subject Property includes several parcels located between 6th and 7th Streets along the south side of Liberty Street. These parcels are addressed as 214 7th Street, 611 Liberty Street, 215 and 209 6th Street and are owned by First Reformed Church whose

primary church facility is located on parcels immediately south along the Grover Street corridor at 610 Grover Street.

The primary use of the Subject Property is parking lot for the church with future intentions of a Youth/Multi-purpose building at the northeast corner after demolition of two existing structure. The shift to commercial land use and zoning of these parcels would allow for consistency with the primary portion of their campus, would match those parcels located to the south and east of the church property, and would allow future construction to adhere to a more appropriate commercial standard rather than a residential standard.

The Commission discussed the zoning in the surrounding area.

Jerry Roetcisoender / 104 Front Street, Lynden - Church Representative

Roetcisoender stated that the goal is to add a facility that will compliment the church and the community. The rezone will help us with height, setbacks and onsite parking. It aligns well with the church building and will be a good asset.

The property is currently used by Faith Reformed Church as a parking lot. There is an approved conditional use permit which implemented the first phase of developing parking for the neighboring property to the south for the main church building. The second phase of the conditional use is to build a Youth/Multi-purpose building. The commercial zoning would facilitate the appropriate setbacks and guidelines to correctly design the best building for the church and community. The commercial zone designation applies to the parcels directly to the east and south of this property and is a natural extension to this parcel.

As the church and community has grown the necessity of commercial space has also grown. This update to the zoning service the public with a facility and events that are well suited to the neighboring properties and activities in the vicinity.

As the Applicants, we are in complete agreement with the City's Staff Report.

Commissioner questions:

The Commission asked if First Reformed also owns the church (Lynden Community Church) located on the southwest corner as well? Roetcisoender No, the church on the southwest corner is not owned by us but we do use it occasionally for ministry purposes.

Faber asked what are the current use of the existing buildings? Jerry replied, the existing buildings are used as homes / storage. Faber asked if there are any concerns with the existing homes becoming CS? No, Staff replied, that it is up to the property owner to understand that a mis match is being created. In this case, the church is well aware.

Scott motioned to close the public hearing. Seconded by Kaemingk and the motion passed, 4-0.

Commissioner discussion:

Criteria for Approval:

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No further comments from the Commission.

Scott motioned to recommend approval to the Lynden City Council of the First Reformed Church Rezone and Comprehensive Plan Amendment #24-02 subject to the Technical Review Committee Report dated September 16, 2024. Seconded by Johnson, and the motion passed 4-0.

6. Update: Comprehensive Plan 2025

Gudde updated the Commission on the progress thus far on the 2025 Comprehensive Plan Update. Public outreach is underway, working with focus groups, the business community focus group, agricultural community, and student groups.

We received 323 responses from the survey of which 85% said they live in Lynden. The consultants indicated that 323 responses is a decent number. There was a lot of support for preserving streets, parks and trails.

Consulting with Transpo Group to update the City's Transportation Plan.

We will continue to work with the consultants on the drafts. Hopeful to have a draft document for the Commission to review by the first of the year. More to come.

Brief overview / updates on existing development projects.

7. ADJOURNMENT

Motion to adjourn by Kaemingk / Second by Johnson. Meeting adjourned at 8:00 pm.