



COMMUNITY DEVELOPMENT COMMITTEE MEETING AGENDA

4:00 PM March 20, 2019
2nd Floor Conference Room, City Hall

1. ROLL CALL

Council Present: Kyle Strengholt, Brent Lenssen, Gerald Kuiken, Mayor Scott Korthuis

Staff Present: Heidi Gudde, Dave Timmer, Mike Martin (joining late)

Public Present: Kathy Stanford, Gary Vis

2. ACTION ITEMS:

A. Approval of minutes from the February 20, 2019 meeting

3. DISCUSSION ITEMS

A. (Added Item) Kathy Stanford expressed concerns related to rising homelessness within the Pacific Northwest and the associated issues including drug abuse, and petty crime. Noted that local social media groups had raised this as an issue as well as discussed strategies to combat these issues. Sense of security is important to all in Lynden and especially young families using public spaces such as the City Park.

Committee discussed the documentary “Seattle is Dying” that studied homelessness in the City of Seattle.

B. Park and Trail Master Plan Progress: Public Survey Results

Memo summarizing the survey results was distributed as part of the CDC package.

Discussed the summary of responses and the willingness of respondents to contribute funding toward an aquatic center or rec center. Also, a strong support shown for trails and trail development.

Questions related to funding discussed. Given a \$10 a month contribution and the number of households in the City the estimated result is about 12 million dollars over 20 years.

Committee members related experiences with touring new YMCA facilities in Stanwood and Mt Vernon and the attributes that they include.

Locally there is a number of fund raising efforts currently in place for other efforts which may result in the community feeling over burdened and less willing to contribute.

Mike Martin noted that the survey results were referred to in Parks meeting and serve as good information for planning purposes. Positive feedback for Dave Timmer who headed up the survey.

Dave gave an update on the latest park and trail planning efforts which was a focus group that specifically discussed the City's trail network and the areas of potential expansion. An ambitious trail map has been drafted and can serve as a place holder as we move forward with planning.

C. Pepin Creek Zoning Layout and Unit Count

Gudde noted that based on the new zoning category of RM-PC, the adopted overlays, and the changes made to RMD standards, Berk had calculated the new unit count.

Unit count midrange in the 1500 was suggested by the Mayor.

Discussion related to the affordability of homes.

Homelessness and high home values go hand in hand.

It was noted that the portions of the sub-area that are currently within the City are weighted toward RM-PC, the multi-family category specific to the sub-area.

Staff noted that the 85 acres under moratorium could seem geared toward multi-family but because there is no minimum density here that RM-PC could be developed into single family home and a variety of housing types. And, unit count / maximum value of the property is important when we consider the cost of the creek realignment project.

Committee feedback on the zoning layout concluded that staff create an option that includes RM-3 near to the City's future park and in exchange that more RS-72 be created. Because the sub-area is well connected with trails and has park space it's a great location to have higher density housing associated with RM-3 (rentals).

Staff and Committee also discussed the possibility of revising the zoning layout at the time of annexation. Gudde noted that zoning could be decided at the time of annexation but that it should be consistent with the comprehensive plan which divides the sub-area into low and medium

residential densities. Or, that the comprehensive plan be revised to reflect changes.

Other topics will be discussed before the sub-area plan is brought forward for adoption. This includes the circulation system and airport expansion. Park planning and the potential to share spaces with a school. The financial mitigation study conclusions and the proposed flood hazard overlay.

Conclusions: Staff to create alternate schemes that include RM-3 near the community park to be discussed with the Planning Commission at the March 28th meeting.

Next Meeting Date: April 17, 2019

DRAFT