



CDC Meeting Date:	October 23, 2024	
Name of Agenda Item:	Comprehensive Plan Updates and Population Projections	
Section of Agenda:	Discussion	
Next Steps Proposed by Staff:		Legal Review:
<input type="checkbox"/> Staff revisions	<input type="checkbox"/> Planning Commission	<input type="checkbox"/> Completed
<input type="checkbox"/> Return to CDC	<input type="checkbox"/> Other Committees	<input type="checkbox"/> Recommended
<input checked="" type="checkbox"/> Schedule for full Council	<input type="checkbox"/> Other: _____	<input checked="" type="checkbox"/> Not Required
Attachments:		
Additional information to be distributed at the meeting.		
Summary Statement:		
<p>Planning staff has been working cooperatively with Whatcom County and the cities within Whatcom County on regional planning issues related to total populations projects and housing needs. The Committee may recall a previous discussion related to several population projection alternatives. At the time the Committee indicated support for what was called an “adjusted high” projection noting that the projection would not be an obligation but simply represent potential growth and the need to plan for such growth. Since that time staff has been working on calculating where the city would accommodate various housing types. Recent changes in Lynden ‘check these boxes’:</p> <ul style="list-style-type: none"> ✓ Future capacity of the Pepin Creek Subarea and the recent SW Annexation demonstrate capacity primarily for single-family, duplex, and townhome housing types. ✓ Recent changes in the mixed-use code and regulations on accessory dwelling units (ADUs) demonstrate capacity for more affordable housing types like apartments. ✓ Similarly, recent revisions to the code related to Community Residential Facilities (CRFs) show the zoning capacity (reduction in regulatory hurdles) for emergency and supportive housing. under the current assumptions: <p>These significant changes demonstrate capacity as required by the State. However, per the projections, additional capacity is needed. As a result, staff is exploring the potential of some zoning revisions. This includes (1) increasing the density of mixed-use developments from 28 units per acre to 40 units per acre based on recent concepts and examples; and (2) considering strategies for increasing density within the Central Lynden Subarea.</p> <p>Planning Staff would like to discuss these options with the CDC and revisit the projections of growth given the capacity results.</p>		
Recommended Action:		
Discuss capacity review and revisit population projections.		