

CITY OF LYNDEN



EXECUTIVE SUMMARY

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| Meeting Date: | June 15, 2020 | |
| Name of Agenda Item: | Set the Public Hearing - Ord 1603 Amending LMC 19.26 | |
| Section of Agenda: | Consent | |
| Department: | Planning Department | |
| Council Committee Review: | <input type="checkbox"/> Community Development <input type="checkbox"/> Finance <input type="checkbox"/> Parks | <input type="checkbox"/> Public Safety <input type="checkbox"/> Public Works <input type="checkbox"/> Other: _____ |
| | Legal Review: <input type="checkbox"/> Yes - Reviewed <input type="checkbox"/> No - Not Reviewed <input checked="" type="checkbox"/> Review Not Required | |
| Attachments: | | |
| Draft Ord 1603, Redlined revision of LMC 19.26, Planning Commission Draft Minutes of 3-12-20 | | |
| Summary Statement: | | |
| <p>In 2007 the City of Lynden adopted development standards that allowed for the creation of a zoning overlay specific to the needs of a hospital or large medical campus. This zoning overlay can be described as a floating zoning category, with its own specific permitted uses and development standards, that can, with approval, be pinned to a specific property. To date this section of code has not been utilized.</p> <p>Wishing to facilitate medical services within the community; and recognizing the existing medical services overlay does not address the potential of smaller eligible sites throughout the City; and anticipating no detrimental impacts which could not be mitigated by site design; the City has initiated a code amendment which would reduce the minimum size for a development using the Medical Services Overlay from 8 acres to 5 acres. The amendment also provides the opportunity to clarify the language found in 19.26.090 related to Transportation Management.</p> <p>The amendment related to parcel size and the impact fee clarification went before the Planning Commission at a public hearing on March 12. The Planning Commission voted unanimously to recommend approval of the amendment. Since the March hearing the amendment has been on hold due to the COVID-19 restrictions on government actions. This delay has added pressure to a pending Peace Health project timeline and called attention to the required approval process. As such, with the Mayor's support, staff has drafted an additional amendment to this code section. As the binding site plan process is not a good fit for smaller scale projects, this proposed amendment modifies the process for projects which are not subdividing property or proposing phased infrastructure improvements. A redlined copy of the subject code has been included in the agenda package. The additional proposed amendment is highlight for your consideration ahead of the July 6 hearing.</p> | | |
| Recommended Action: | | |
| Motion to set a public hearing date of July 6, 2020 to consider Ordinance 1603 amending Lynden Municipal Code 19.26 regarding Medical Services Overlay. | | |