

**CITY OF LYNDEN
JOINT
PLANNING COMMISSION
AND
CITY COUNCIL
WORK SESSION MINUTES
City Hall Annex
7:30 P.M.
March 12, 2009**

I CALL TO ORDER

Planning Commission Chairperson Lenssen called the joint work session to order at 7:30 p.m. on Thursday, March 12, 2009 at the City of Lynden City Hall Annex.

II PLEDGE OF ALLEGIANCE

III ROLL CALL

Planning Commission

Members Present: Commissioners Tim Faber, Brent Lenssen, Teresa Reed-Jennings, Blair Scott, Matt Skinner, Rod VanderWerff, and Dianne Veltkamp.

Members Absent: None.

City Council

Members Present: Mayor Jack Louws; Councilors Gary Bode, Dave Burns, Ron De Valois, Tobey Gelder, Jerry Kuiken, and Nick Laninga.

Members Absent: Councilor Doug Adelstein with notice.

Staff Present: Planning Director Amy Harksell, City Administrator Bill Verwolf, and Administrative Assistant Rachel Byers.

IV PLANNING COMMISSION MINUTES

A. February 12, 2009

Commissioner VanderWerff motioned to approve the February 12, 2009 Planning Commission minutes. Seconded by Dianne Veltkamp, and the motion passed 7-0.

V WORK SESSION

Whatcom County has requested that the City of Lynden provide a 2029/2031 population number to their planning department on March 25, 2009. Lynden staff recommended that a public hearing be scheduled during the April 6, 2009 City Council meeting to adopt a population resolution.

The goal for this work session was for both the Planning Commission members and the City Council members to be up to date on the urban growth review and revision process and for both bodies to have a comfort level in moving population and employment numbers forward for a public hearing.

A. Population Supply and Demand

The following was reviewed and discussed:

- i. Projected Growth vs. Reality.
 - a. In 1990 the projected population was 5,000 and the actual population was 5,709 which is a 21% actual growth rate from 1985.
 - b. In 2000 the projected population was 8,615 and the actual population was 9,230 which is a 21% actual growth rate from 1995.
 - c. In 2007 the projected population was 11,899 and the actual population was 11,150 which was a 4% actual growth rate from 2006.
- ii. Historic Growth Rates which included a comparison between Lynden and Whatcom County.
 - a. Lynden's average annual growth rate from 1980 to 2008 was 3.82%.
 - b. Lynden's average 5 year growth rate from 1980 to 2005 was 17.3%.

- c. Lynden's average 10 year growth rate from 1970 to 2000 was 19.8%.

They discussed planning for a moderate rate of growth, slower than the previous decade; using historic information influenced by current conditions and forecasts; and a lower growth rate for the short term with slight increases over the 20 year cycle.

It was agreed that the projected population estimate for the City of Lynden for 2029 be set at 18,118.

B. Employment Supply and Demand

The following was reviewed and discussed:

- i. Whatcom County hired consultants who used two methods to allocate employment growth.
 - a. Allocating new jobs in the current pattern of employment.
 - b. Creating a local vs. regional employment allocation.
- ii. Employment Projections.
 - a. Whatcom County's Environmental Impact Study alternatives provided two more allocations. Alternative Y distributes more growth and employment to areas outside of Bellingham.
 - b. Alternative Y 2029 Employment Projection is 3,842 commercial employees, 1,788 retail employees, and 2,429 industrial employees, which is a total of 8,059 employees.
 - c. Lynden's vision for its economic growth, being a regional center for Northern Whatcom County, is very consistent with the land use pattern suggested under Alternative Y.
 - d. The allocations under Alternative Y are more consistent with the retail projections for Lynden.

It was agreed that Alternative Y be used to determine approximately 8,059 total employees in the year 2029.

C. Urban Growth Area and Policy Discussion

The group reviewed:

- i. Population Capacity of Current Urban Growth Area
 - a. Residential net development acres - 177 acres in Lynden and 106 unincorporated acres for a total of 283 acres.
 - b. Residential population growth capacity - 1,943 people within Lynden and 1,660 unincorporated people for a total of 3,603.
- ii. Employment Capacity of Current Urban Growth Area.
 - a. Commercial/industrial net developable acres - 276 acres in Lynden and 133 unincorporated acres for a total of 409 acres.
 - b. Commercial/industrial employment growth capacity - 3,304 employees within Lynden and 1,257 unincorporated employees for a total of 4,561.
- iii. Urban Growth Area Capacity Analysis.
 - a. Lynden's current residential urban growth area is about 190 acres too small to accommodate the future population.
 - b. Lynden's current commercial/industrial urban growth area is about 139 acres too big for the proposed allocation.
- iv. Infrastructure and Services for new residential development.
 - a. Adequate water and sewer service.
 - b. Stormwater management.
 - c. Fire and police services.

It was agreed that a resolution be drafted for a public hearing on April 6, 2009 during the Lynden City Council meeting regarding population and employment projections as well as utilizing density.

VI ADJOURNMENT

Council De Valois moved and Councilor Bode seconded that the meeting be adjourned. The motion carried.

Commissioner Scott motioned to adjourn the meeting. Seconded by Commissioner Faber, and the motion passed 7-0.

The March 12, 2009 joint work session between the Lynden City Council and the Lynden Planning Commission adjourned at 9:03 PM.

Rachel Byers, Administrative Assistant

Jack Louws, Mayor