

CITY OF LYNDEN

PLANNING DEPARTMENT
Heidi Gudde, Planning Director
(360) 354-5532

PLANNING COMMISSION Minutes

7:00 PM March 24, 2022

City Hall Annex
205 4th Street, Lynden

1. CALL TO ORDER

Chairman Faber calls the meeting to order at 7:00pm

2. ROLL CALL

Absent with notice: Khush Brar, all other PC members present

Staff: Heidi Gudde, Dave Timmer

Jim Kaemingk Jr's first meeting. Introductions of PC members and staff.

3. APPROVAL OF MINUTES – November 18, 2021

Motion to approve Nov 18 Minutes: Blair Scott, seconded by Korthuis. Minutes approved.

Holly Lyons asked about follow up of the CUP conditions as were determined by PC and Council. Gudde describes the current situation and follow up regarding those conditions currently not being met. The City is moving forward with a code enforcement, CUP conditions with City Prosecutor.

4. NEW BUSINESS

A. Kamm Creek PRD 20-02: Document Review

i. PRD Agreement

ii. Covenants, Conditions and Restrictions

Quick summary of Floodplain impact from the Nov 2021 flood. It did not reach the FEMA floodplain line and did not reach areas of the PRD where there are lots proposed.

Gudde gave a description of the PRD as was approved. Code requires the PC to review the agreement, CCRs. They have been reviewed by staff, legal, etc. Also some background regarding HOA management and legal requirements.

Motion (Blair Scott) to recommend approval of the Kamm Creek PRD agreements and CCRs (document review), second by Kaemingk. Motion passes.

5. WORK SESSION

A. Mixed Use Code Update

B. Parking Code Update – LMC 19.51

This work session is to review and discuss some of the City's actions occurring regarding an update to the Mixed Use provisions as are currently allowed in the CSL zone. The update is a proposed new Mixed Use Overlay that can be activated on Commercial zone properties if they meet certain criteria.

Gudde gives a presentation summarizing the background, intent, and ideas for moving forward. The presentation gives some of the Comp Plan elements describing population accommodation goals (Percentage of multifamily / single family), commercial space is in low demand, Ind and Residential lands are in demand. Housing costs are increasing and affecting the demographics of who is living in multifamily housing.

The current Mixed Use allowance is not working out that well. The mixed use allowance has allowed some projects with relatively higher density multifamily but the commercial space has not been very viable or not really a "successful" mixed use product. The commercial space is not serving the residents.

The Mixed Use Overlay is intended to revamp the mixed use allowance that will allow multifamily residential infill that also supports the existing commercial centers in town. So, staff has identified 5 Commercial Centers. Mixed Use must be within ¼ of one of those qualifying commercial centers. Then, the mixed use project must have open space, tenant amenities and 20% flex space that must be developed as open space or amenity but could be converted to commercial space at a later date. Mixed Use – appropriate neighborhood commercial uses.

Planning Commission discusses types of commercial uses that might be appropriate, how the flex space should be used, and how the open space is required. PC had some discussion as what is appropriate open space (roof decks, patios, internal space?) and what are appropriate percentages for flex space / open space. Want to make sure the numbers pencil out and will not deter a developer from activating the overlay. Some question as to how the City should be accommodating or not accommodating increase residential density.

Parking Chapter update: Timmer gives an overview of proposed changes to the parking code. Increased allowances for larger multifamily developments. Standard size 9x18.

Some pushback on removing compact car allowance. Faber appreciates the compact allowance for site design purposes.

Request a joint / collaborative workshop format with the Council Committee (CDC). Several members of the PC expressed interest in attending a future joint meeting with the CDC. Staff will accommodate this interest and let the PC know when this will be occurring.

6. ADJOURNMENT

PC meeting adjourned at 9:30 pm