

CHAPTER 1: Introduction

1.1 What is a Comprehensive Plan?

A comprehensive plan is a community's land-use planning document that takes stock of the present conditions and looks to the future. It is a broad vision statement *and* a policy roadmap to help live up to that vision. It is meant to be used by city leaders, business owners, developers and citizens to guide decisions about a city's growth and development.

Lynden's Comprehensive Plan attempts to look 20 years into the future and helps to guide decision making on population growth, transportation needs, capital projects, housing options and design, economic development, and cultural and environmental enhancement. It is intended to help retain the city's unique "community spirit, small town atmosphere and agricultural roots" as it faces the next 20 years of growth. But it is also meant to be a working document, encouraging adaptations to changing economic and social conditions.

1.1.1 Why Plan?

Of course, it makes common sense for a community to plan ahead. Every successful business and non-profit organization strategizes for the future, and even individual households spend a significant amount of effort taking stock of current conditions and planning for what is coming next. Similarly, cities need to make plans to manage growth, to promote economic development, and to protect their wealth of natural resources. A city must consider the "big picture" issues. Imagine the thousands of individual decisions that developers, businesses and individuals make that impact their own small corner of the city. It is up to the city to make sure that those decisions fit into that broader vision and context.

A comprehensive plan articulates a vision for what the city can become. It seeks to include residents in forming that vision and helps them realize that the vision is attainable. Good planning is inclusive of the city as a whole and how it is situated in the larger geographical context.

Of course, planning is more than just common sense, there are legal and financial reasons as well.

1.1.2 Legal

In 1990 the Washington State Legislature adopted the Growth Management Act (Chapter 36.70A RCW) requiring municipalities to work to manage growth in a coordinated fashion. It was designed to reduce urban sprawl, protect natural resources and enhance resident's quality of life. It focuses urban growth in those areas already characterized by urban levels of service and density. The authority to designate urban

growth areas – places that should accommodate the projected growth of the state – was granted to the county, working in cooperation with the cities within its boundaries.

It also mandates that local governments complete a Comprehensive Plan and update it periodically. Lynden adopted its original Comprehensive Plan in 1995 and updated it in 2004. The 2011 legislature adopted new deadlines for updates. Lynden must confirm their latest update in 2016 and then every 8 years after that.

1.1.3 Financial

The way that cities grow and develop has major implications on the cost of providing and maintaining the public services that go along with that development. Inefficient development results in higher infrastructure, utility, and safety service costs. By planning for compact development, a variety of land use options, and by fully using and maintaining existing facilities and infrastructure, Lynden can better manage the cost of providing and maintaining public services for its residents.

1:2 “Big Picture” Issues

There are many “big picture” issues that a city faces as it seeks to manage growth and look to the future. Lynden is no different. Below is a list of issues that will impact the quality of life of Lynden residents as it grows. Intelligent planning needs to take these into account as it prepares for the future. Furthermore, while they can be seen as “negative” issues, perhaps a better way to see them is as opportunities for building a better city.

- *Changing Population:*
Lynden’s population has doubled since 1990. More people means a greater variety of expectations for what they expect the city to offer. Additionally, the significant cultural changes that have occurred since Lynden’s original plan in 1995 means that the city needs to offer an increasing variety of programs, housing options, services, and businesses.
- *Economic Development:*
Along with a growing population, opportunities for work and business also need to grow. Lynden is heavily dependent on the agricultural industry and needs to maintain and build that connection. It also needs to diversify its economic drivers, decrease retail competition with other regional municipalities, and expand the service economy for its residents.
- *Fiscal Sustainability:*
The recession of the late 2000’s acted as a bit of a reset button for many municipalities as they were forced to deal with the impacts of the housing bubble and saw massive cuts in the financial resources available to provide public services. While currently experiencing a significant economic rebound, Lynden

needs to make sure it grows in an efficient manner so that it can continue to provide high quality services even when the overall economy struggles.

- *Health and Wellness:*

It is increasingly clear that the development of cities impacts the health of its residents. A healthier population tends to be happier and more productive and reduces the cost of public and safety services. As it grows, Lynden needs to incorporate development ideas that foster good health for its residents.

- *Environmental Stewardship:*

Agricultural lands surround the city and Lynden has committed itself to minimizing negative impacts to those lands as it decides where and how to grow. Additionally, Fishtrap Creek, a salmon bearing stream, bisects the city and the Nooksack River forms the city's southern border. Their presence impacts development options but also offers unique recreational opportunities that can still be capitalized on.

- *Transportation:*

The way that residents are able to move around the city has a big impact on their quality of life. As it grows the city needs to make sure that the new street systems make sense, that congestion is minimized and there are suitable options for mass transit, walking and biking within the city.

Lynden is a desirable community to live in. But like any city attempting to manage its growth, good planning plays a huge role in upholding its resident's quality of life. The city needs to continually take stock of the things that are going well but also identify what should be done better. The Comprehensive Plan is a tool for doing this.

1.3 Welcome to Lynden

In 1871 Phoebe and Holden Judson found their "ideal home" in Lynden. Through their efforts and the efforts of many settlers thereafter, Lynden continues to be a satisfying place for its residents to live and a desirable place for many people to relocate. Lynden is known for its charming downtown – its shops, the incredible flower baskets and the unique architecture. Visitors notice the city's cleanliness, the manicured lawns, the tree lined streets and the friendly people. To others, they remember the churches "on every corner" or the striking windmills that stand guard over the town. And every August, thousands of people create great memories at the Northwest Washington Fair. But, to the thirteen thousand people that live within the city limits and urban growth area, Lynden is the place they call their "ideal home."

Since 1990, Lynden's population has more than doubled in size. Lynden has added 6,713 people to its 1990 population of 6,452. People move here for a wide variety of reasons: the great school system, the slower pace of life, the small town atmosphere and the City's agrarian setting. In 1995, the City Council adopted a vision statement to accompany the City's Comprehensive Plan. This Vision Statement is summarized by this one sentence:

“The predominate objective of this vision is that Lynden retain its community spirit, small town atmosphere and agricultural roots.”

Lynden has been questioned about how the City will achieve these goals with continued growth. The answers to that depend on the community. The municipal government of Lynden cannot legislate a community spirit, nor can it identify all that makes a small town atmosphere. What the City can do is develop a growth management plan that encourages the community to hold on to those things it values like sound infrastructure, beautiful open spaces and thoughtful decision making. The residents' attitude about the community accomplishes the rest.

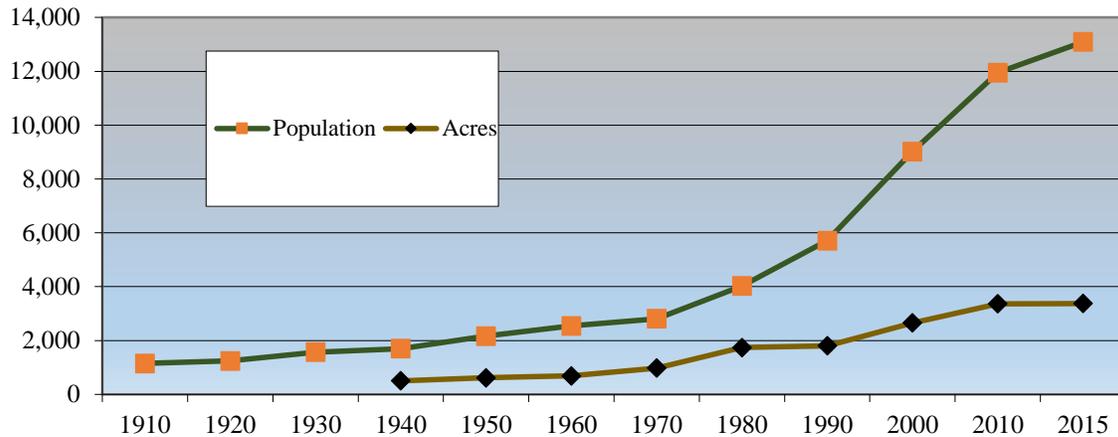
The purpose of the Comprehensive Plan is to help others understand Lynden's perspective on growth management. It will identify the tasks the City is undertaking through all their planning efforts to help the community achieve the vision originally adopted in 1995 and updated in 2004. It will show how Lynden is meeting the requirements of the Growth Management Act, how it is working to maintain the community's quality of life and how the City works to preserve the natural resources that surround the community.

1.3.1 A History of Growth

The Judson's settled Lynden in 1871 and people were attracted to the area based on their efforts to establish Lynden as a trade and educational center. Lynden was incorporated in 1891. By the time Washington had achieved statehood in 1889, Lynden had a population of more than 500 people.

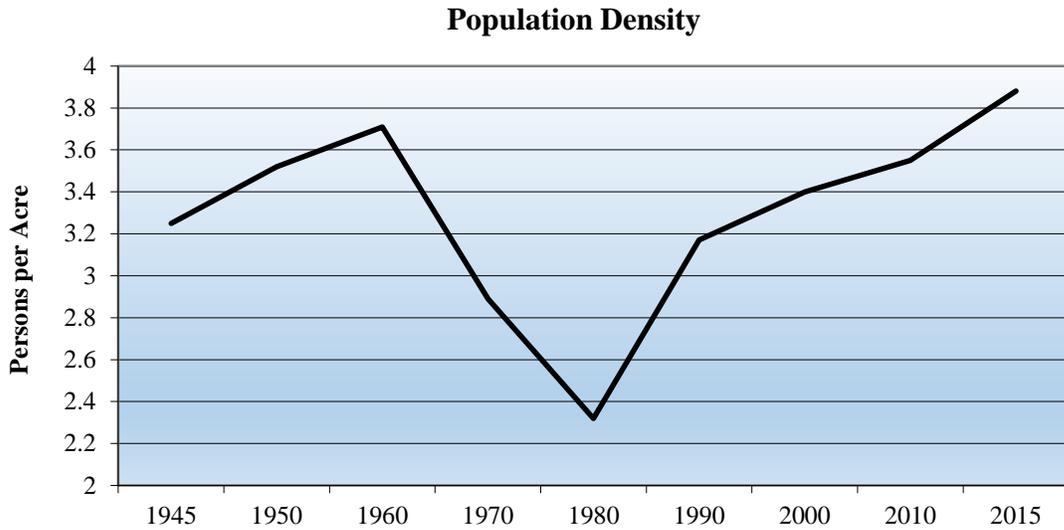
Population growth from 1910 illustrates a slow but steady population increase through most of the 20th century which ended with a boom in the 1990s and continued into the 2000s. Lynden's population continues to increase as it remains a desirable place to live and to raise a family. Of course, Lynden's growth in land area has steadily increased as well. While acreage information for the early decades of the City is unreliable, in 1945 the city contained 501 acres. That has steadily increased (with significant annexations in the 1970s, 1990s and 2000s) to the current size of 3,375 acres.

Lynden's Growth 1910 - 2015



Population density is influenced by annexations and the rate of population increase. It is one of the most important contributing factors that impacts the plan of the city. Where will people relocating here live? Managing density will impact how Lynden lives up to its vision. Does a denser city impact our small town atmosphere? Does a less dense city impact our agricultural roots? How does population density impact the agricultural lands that surround Lynden? During the adoption of Lynden's original Comprehensive Plan, the City made certain that the community would not overconsume agricultural lands. In establishing its Urban Growth Area, the community chose to work to increase density to minimize sprawling into the surrounding agricultural lands. It adopted policies that restrict annexation until the land supply within the community is diminished. Coupled with the City's strong position against the extension of utilities outside our city limits, this action has reduced the opportunity for urban sprawl around the City and within its Urban Growth Area (UGA).

In the 1970's the City annexed more than 700 acres while the population increase remained steady. This, obviously, brought down the population density. While additional large annexations occurred in the 1990's and 2000's, the concurrent population boom during that time actually increased the population density. Lynden's population density continues to increase. This is largely due to community planning initiatives since the 1995 Comprehensive Plan.



1.3.2 The Last 12 Years

Residential Development:

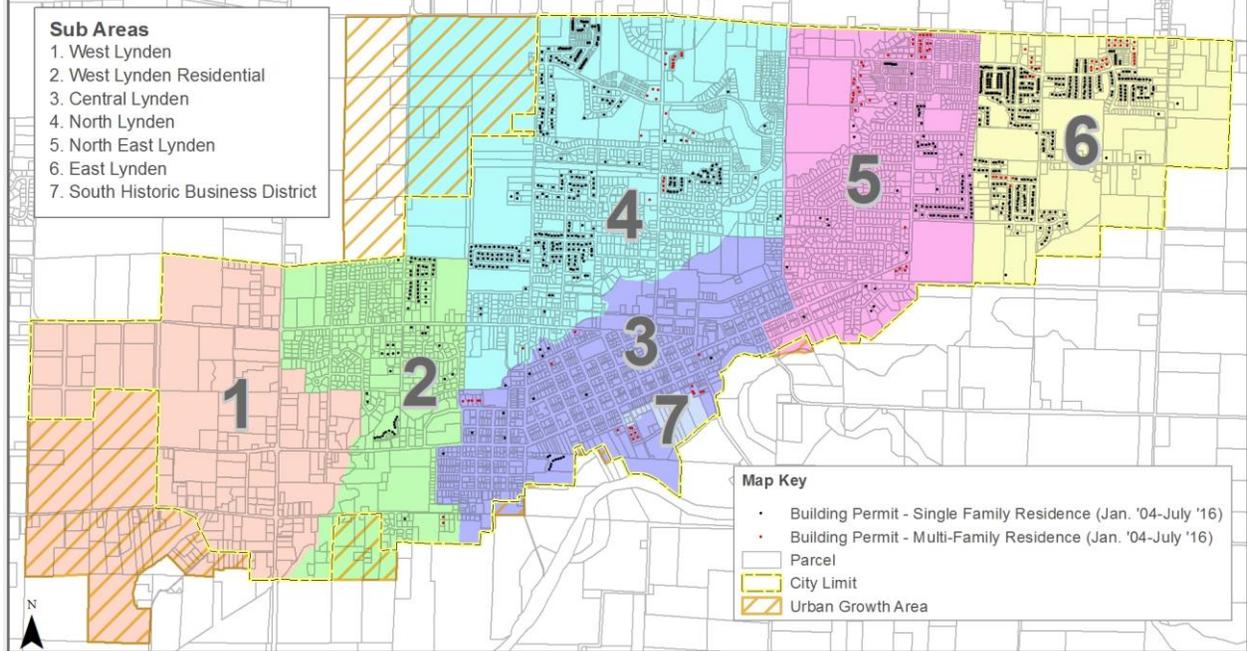
Since 2004 the city has annexed 545 acres into the city limits. A majority of these annexations were added for residential growth, though more than 100 acres were for industrial growth in West Lynden. The map and table below show the residential growth since 2004 in the 7 different sub-areas of Lynden. A more detailed discussion of Lynden’s sub-areas can be found in the Land Use Element (*Chapter 2*).

834 single family homes and 119 multifamily homes have been built since 2004. 73% of those were built in the either the North Lynden (321) or East Lynden (402) sub-areas. The North Lynden growth has seen continued development since the build out there in the 1990s. The East Lynden growth has largely been brand-new development that has occurred since these areas were annexed in 2002 and 2007.

It is expected that these two sub-areas will continue to see the majority of Lynden’s residential growth from now until the next Comprehensive Plan update in 2024.

Lynden Housing Growth by Sub-Area

January 2004 - July 2016



Number and Percentage of homes built in each Sub Area since 2004

Subarea	Single Family	%	Multi-family	%
1 (West Lynden)	0	0	0	0
2 (W Lynden Res)	68	8.2	2	1.7
3 (Central Lynden)	21	2.5	20	16.8
4 (North Lynden)	297	35.6	24	20.2
5 (NE Lynden)	82	9.8	37	31.1
6 (East Lynden)	366	43.9	36	30.3
7 (South HBD)	0	0	0	0
Total	834		119	

Public Infrastructure Development:

In order to prepare for continued growth and to allow the citizens the opportunity to realize the community's vision, the city has directly invested more than \$52 million in public infrastructure. Listed below are a few of those projects.

Project	Completion Date	Investment (Estimated)
<i>Water Treatment Plant</i>	2015	\$35,068,000
<i>Main Street/Fishtrap Creek – New Bridge</i>	2014	\$ 3,050,000
<i>Purchase of Heusinkveld Farm (parks)</i>	2014	\$ 1,177,000
<i>New Public Works Shop (purchased existing)</i>	2014	\$ 1,175,000
<i>17th Street Culvert Replacement</i>	2013	\$ 1,500,000
<i>YMCA Re-roof & Facility Improvements</i>	2013 -2014	\$ 80,000
<i>Kok Road Replacement (including Pump Station #2)</i>	2013	\$ 2,500,000
<i>Kok Road Bridge Replacement</i>	2012	\$ 2,000,000
<i>14th Street Bridge Reconstruction</i>	2010	\$ 1,050,000
<i>New City Hall</i>	2009	\$ 5,600,000
<i>New Downtown Restrooms</i>	2009	\$ 250,000
TOTAL		\$53,450,000

Furthermore, the city has more than \$14 million in future projects being planned. From several more street improvements, the East Lynden booster station for sewer, to the Pepin Creek Realignment which is the next stage in development in the north part of the city.

Commercial and Cultural Development:

In addition to direct investment in the community infrastructure, the City of Lynden transferred ownership of the historic City Hall to the Henry and Eleanor Jansen Foundation. By essentially donating the building valued at \$250,000 to the foundation, the City and the community received much more in return. The \$1.5 million renovation of the City Hall building and an adjacent building resulted in the Jansen Art Center; this was private investment in Lynden’s downtown. The completion and success of the Jansen Art Center has been the impetus for new investment in two other iconic downtown buildings. The Dutch Village Mall (i.e. The Windmill) was purchased by a local company and has recently completed some major repairs and renovations valued at more than \$1.24 million. It houses an interior design company, several retail stores and a restaurant. The burnt shell of the Delft Square building was re-imagined in its former glory and in 2015 went through extensive reconstruction valued at \$10 million. The final product turned out better than anyone imagined. It currently houses a 35 room

hotel, retail tenants and restaurants. This private investment into the heart of Lynden speaks to those qualities of community spirit and small town atmosphere that the community so wants to retain.

Planning and Legislative Activity:

Finally, the City of Lynden has not been idle in its planning efforts since the last comprehensive plan update. Some of the planning projects and issues the City has tackled are listed below:

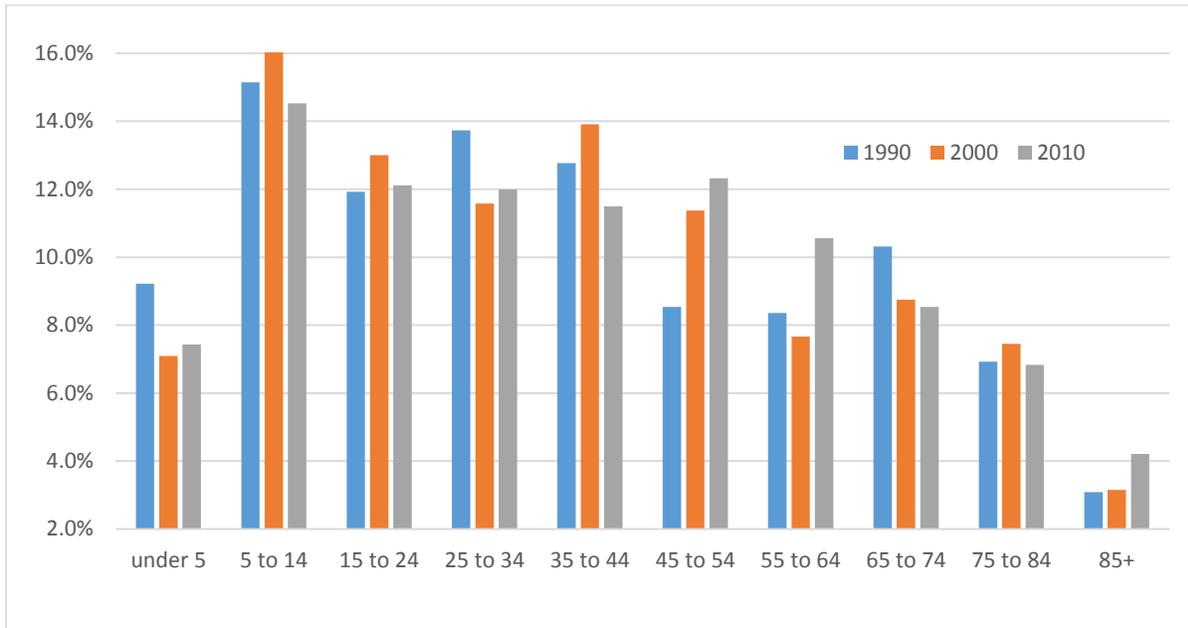
- Adopted a “Right to Farm” ordinance in 2013 (Ordinance 1430).
- Updated and improved the commercial and industrial zoning codes to reflect changing market demands and current standards.
- Updated all residential zoning codes.
- Created a new residential zoning code that allows for mixed single family and multi-family residential uses.
- Developed a new Shoreline Master Program that is currently being reviewed by the Department of Ecology.
- Explored opportunities for setbacks from agricultural lands.
- Created a medical services overlay zoning to allow the development of campus style medical services in a variety of areas.

1.3.3 Demographic Profile

To further understand the growth and needs of the community, the City must also look at the demographic characteristics of the City and how they have changed over time. This information is useful in planning schools, parks, health care and identifying other needs the community may have. Below the chart shows specific numbers of individuals and their percentage of the total population from each age class. It exemplifies the population growth in each age class.

	1990 Census		2000 Census		2010 Census	
Total Population	5709		9020		11951	
Age Breakdown	Number	Percent	Number	Percent	Number	Percent
under 5	526	9.2%	640	7.1%	888	7.4%
5 to 14	865	15.2%	1446	16.0%	1736	14.5%
15 to 24	681	11.9%	1173	13.0%	1447	12.1%
25 to 34	784	13.7%	1044	11.6%	1433	12.0%
35 to 44	729	12.8%	1255	13.9%	1374	11.5%
45 to 54	487	8.5%	1026	11.4%	1472	12.3%
55 to 64	477	8.4%	691	7.7%	1262	10.6%
65 to 74	589	10.3%	789	8.7%	1020	8.5%
75 to 84	395	6.9%	672	7.5%	816	6.8%
85 and older	176	3.1%	284	3.1%	503	4.2%

The following chart shows the percentage of Lynden’s population by age group. It shows Lynden’s population stabilizing over time with the 2010 distribution being spread more evenly across the age groups than previous years. This follows similar patterns of age that are seen in Washington State and Whatcom County as the baby boom generation moves up in the age categories.



The changes in population can also be characterized by other demographic measures to describe Lynden’s changing population. The next table tracks some of the social and economic measures found in the census to show how Lynden is changing as it grows.

	1990 Census	2000 Census	2010 Census
Household Type			
Family	86%	73%	71%
Non-family	11.20%	27%	29%
Household Size	2.61	2.60	2.57
Average Family Size	n/a	3.11	3.11
Housing Tenure			
Owner	61%	67%	67%
Renter	37%	32%	33%
Educational Attainment			
High School plus	74.70%	85.60%	90.70%
Bachelor's Degree or higher	14.60%	26.90%	26.10%
Housing and Income			

Median Family Income	\$34,187	\$50,499	\$59,021
Median House Value	\$87,400	\$157,400	\$274,000
Median Mortgage Payment	\$633	\$1,215	\$1,593
Median Rent Cost	\$353	\$688	\$904
Average Travel Time to Work (mins)	n/a	20.6	23.1

While both Whatcom County and Lynden have seen dramatic population growth in the last 40 years, Lynden has grown at a higher rate. Consequently, the proportion of the overall county population attributable to Lynden has risen significantly during the past four decades to nearly 6%. Coordinating planning between the county municipalities is also important.

The tables below show a variety of demographic information for Lynden as determined by the United States Census Bureau.

Year	Lynden Pop.	Whatcom County Pop.	% of County Pop
1910	1,148	49,511	2.3
1920	1,244	50,600	2.5
1930	1,564	59,128	2.6
1940	1,696	60,355	2.8
1950	2,161	66,733	3.2
1960	2,542	70,317	3.6
1970	2,808	81,983	3.4
1980	4,028	106,701	3.8
1990	5,709	127,780	4.5
2000	9,020	166,814	5.4
2010	11,951	201,140	5.9

Population Profile (Age & Gender Breakdowns) - Lynden- 2010

Age	Residents	Percent
<i>under 5</i>	888	7.4%
<i>5 to 14</i>	1,736	14.5%
<i>15 to 24</i>	1,447	12.1%
<i>25 to 34</i>	1,433	12.0%
<i>35 to 44</i>	1,374	11.5%
<i>45 to 54</i>	1,472	12.3%
<i>55 to 64</i>	1,262	10.6%
<i>65 to 74</i>	1,020	8.5%
<i>75 to 84</i>	816	6.8%
<i>85+</i>	503	4.2%

Age	Male	Female
<i>0-19</i>	1,716	1,712
<i>20-64</i>	2,973	3,211
<i>65+</i>	903	1,436
<i>Total</i>	5,592	6,359

Lynden Household Information - 2010

Total Households	4,594	
Family Households	3,248	70.70%
Non-family Households	1,346	39.30%
<i>Average Household Size</i>		
	2.57	
<i>Average Family Size</i>		
	3.11	
Occupied Housing Units	4,594	
Owner-Occupied	3,070	66.80%
Renter-Occupied	1,524	33.20%

Whatcom County Median Income

<u>Year</u>	<u>Median Income</u>
1990	\$ 31,097
1995	\$ 36,492
2000	\$ 37,044
2005	\$ 43,372
2010	\$ 49,294
2015	\$ 54,646

Whatcom County Unemployment Rate

<u>Year</u>	<u>Unemployment Rate</u>
1995	7.60%
2000	6.30%
2005	6.00%
2010	10.10%
2015	7.30%

The 2010 U.S. Census details population characteristics for Lynden residents. The predominantly white (89.7%) population has slightly more female (53.2%) than male persons (46.8%). The median age of citizens is 38.6, although Lynden has a large population over 65 years (19.6%). Lynden is frequently characterized as a family oriented community and most families own their own homes (66.8%). Over 60% of household residents are married and the average household size is 2.6 persons. Following the City's cultural theme, just over 30% of citizens still claim Dutch ancestry.

According to American Community Survey information, the 2014 median household income was estimated to be \$59,021. 8.6% of the population is considered to be living at poverty level. 90.7% of residents have at least a high school degree, while 26.1% have a bachelor's degree or higher.

What can the City learn from this information?

1. Our population is stabilizing across age groups.
2. Our population 45 and 65 has increased substantially since 1990.
3. A majority of the population (57%) is under 45 years old.
4. The percentage of persons living in a family household is declining, but the household size is remaining steady.
5. The level of education for our residents is increasing.
6. Home ownership has remained steady, although the average mortgage payment and housing costs are increasing rapidly.
7. The median home value has increased dramatically since 1990 and 2000.
8. The average travel time to work is 23 minutes – a slight increase since 2000.

Obviously, this is not a conclusive list of what is known about Lynden, but it does help the Planning Commission, City Council and City staff to identify the trends and consider the needs of the community in the future.

1.4 Projecting our population

Lynden has coordinated with Whatcom County and other municipalities to decide on an estimate for population growth throughout the County until 2036. Using this projection Lynden is expecting to add more than 6,400 people to its Urban Growth Area. More detailed discussion on this estimate can be found in Chapter 2 Land Use.

What does this allocation mean as the Comprehensive Plan is being updated?

It means Lynden needs to plan for the addition of more than 6,400 people into its Urban Growth Area. It needs to consider deeply where these 6,400 people will live and work, where they will want to buy their groceries, to get a cup of coffee, or to take a walk in a park. It will need to think about the industrial and business capacity of the city, where will businesses expand or relocate? And how will these people travel around the city to go about their daily lives?

Can Lynden grow, develop and add 6,400 more people and continue to maintain its vision? How can it retain its “community spirit, small-town atmosphere, and agricultural roots” as it looks decades ahead?

1.5 Lynden 2036: A Vision for the Community

The citizens of Lynden have worked together to compose a vision for the City in the years to come. The predominate objective of this vision is that Lynden retain its ***community spirit, small town atmosphere and agricultural roots***. The definitions of these ideals may be found in the following goals for the future of Lynden, they could not be based on numbers or even entirely on the past experience of a small town. These goals are specifically related to the implementation and achievement of Lynden’s Vision.

They will be accompanied by a specific set of policies to ensure that the quality of life in Lynden does not diminish with the increase in population.

Lynden's sense of community spirit has been enhanced and encouraged through acts of caring and kindness, a sense of community trust and understanding, a strong attitude of volunteerism and citizenship. The small town atmosphere is illustrated by organized community activities and a feeling of teamwork to confront common goals, as well as a feeling of ownership in the future of the City of Lynden. These values grew from a tradition of faith and will remain the cornerstone of Lynden's heritage. The evidence of Lynden's agricultural roots remain in its economy - from the implement dealers, the Darigold tower, and the new Preferred Freezer building. Furthermore, its ongoing commitment to protecting the surrounding agricultural lands will maintain that connection into the future.

The fundamental goal of Lynden's citizens and decision-makers is to sustain Lynden for future generations. The provision of attractive housing affordable to all ages and incomes and addressing the diverse needs of the population are part of Lynden's mission for the future. Being good stewards of the environment and the economy are essential to preserving the City's sense of *community*, *security* and its unique *identity*.

These goals will endure throughout the years as the Comprehensive Plan is completed, implemented and revised. The vision for Lynden will be the basis for decisions in the years to come. The vision, which is adopted as a portion and a foundation of the Comprehensive Plan, will remain as a focal point in the plan throughout any and all revisions.

The officials and the citizens of the City of Lynden take ownership of this Comprehensive Plan and are dedicated to the goals of this vision. Policies will be implemented to ensure that these goals are attained and that Lynden's quality of life is enhanced in future years. Lynden is committed to continuing a positive working relationship with Whatcom County to ensure and enable the implementation of those goals and policies that may reach outside the borders of the City limits.

1.6 VISION GOALS AND POLICIES

1.6.1 Vision Policies

1. The Vision Statement for the Comprehensive Plan will be consulted by City staff, the decision-makers, and the public when reviewing proposals to ensure the vision is both met and preserved.
2. Elected officials and City employees will continue the open door policy to encourage citizens to actively participate in the implementation and pursuit of the goals of the Vision Statement.

3. Ensure that City Hall maintains a “User Friendly” attitude and that due process is followed in all departments.
4. The City of Lynden will advocate the preservation of agricultural land and will work to encourage agricultural resource, research, and service industries to locate within the City, as well as agricultural related “value added” industries.
5. The City of Lynden will support the efforts of farmers to gain sufficient water rights.
6. The City of Lynden will work with business owners and citizens throughout the City to complete an Economic Development Plan to ensure the future economic health of the City and to create a business friendly atmosphere.
7. The City of Lynden will work with business owners and citizens to develop a plan to enhance commercial centers, as well as the park and civic center that are proposed for the corners of 4th Street and Grover Street.
8. The City of Lynden will work with concerned citizens to develop a plan to create aesthetically pleasing streetscapes and urban forestation.
9. The City of Lynden will continue to actively support public safety and crime prevention programs and will design safe public facilities.
10. The City of Lynden will continue to work to increase the amount of parks and open spaces, as well as the development of a citywide trail system.
11. The City of Lynden will work with citizens to ensure that all citizens of Lynden have an opportunity to obtain housing that is clean, safe, and within a price range which is fair and reasonable as defined in the Housing Element of this Comprehensive Plan.

1.6.2 THE 13 GROWTH MANAGEMENT GOALS & POLICIES

The Growth Management Act established 13 goals to guide the local governments in the planning process as required in RCW 36.70A.020. Lynden’s Comprehensive Plan meets these goals, with City compliance and community planning policies. Additional community based planning goals are outlined throughout the elements of the Comprehensive Plan as applicable. The 13 GMA goals, with Lynden’s Policies and Community Value Statements, are as follows:

1. **Urban Growth:** Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

Community Value Statements

The City of Lynden will encourage growth to occur in a timely fashion to allow the community to assimilate the changes which occur with growth.

- 1A. The City of Lynden will not extend urban services, including water and sewer, outside the Urban Growth Area unless such an extension is necessary to protect the health of nearby residents. In addition, the City will require annexation as a condition of utility extensions within the unincorporated Urban Growth Area. This limits the scope of development that may occur outside an urban growth area through the appropriate phasing of development.
- 1B. Lynden has increased the density in several areas throughout the City to provide housing and promote infill where services currently exist. Additionally, the City has established the desired density within the UGA to be an average of five units per acre.
- 1C. The City will promote development in the City in an orderly and timely fashion, while maintaining the quality of life found in the City of Lynden, and practicing accepted planning methods.
- 1D. The City will work to conserve rural and agricultural lands by coordinating with Whatcom County to limit urban development outside of the designated Urban Growth Areas.
- 1E. The City of Lynden will designate an Urban Growth Area that will meet the needs of the projected population that is adopted by resolution of the City Council.

2. *Reduce Sprawl:* Reduce the inappropriate conversion of undeveloped land into sprawling, low density development.

Community Value Statements

The City of Lynden is working to reduce urban sprawl by encouraging development within the urban area of the City, and discouraging leap frog development of single family neighborhoods. The City also is encouraging infill of vacant or underdeveloped lots within the current City limits.

- 2A. The City of Lynden will not perpetuate urban sprawl by providing water or sewer services to urban uses outside the urban growth area. This provision does not restrict the City of Lynden from providing water to surrounding rural water associations according to approved contracts or from extending services at a rural level of service for health reasons.
- 2B. The City of Lynden will target an average net residential density of six units per acre within the City limits and urban growth area.
- 2C. The City of Lynden will actively pursue the infill of vacant and undeveloped land within the corporate city limits by offering various incentives such as reduced development standards and lot size credits for the development of residential property that is not financially

feasible to develop at current standards. Additionally, the City will work to maximize opportunities for development of under-utilized areas available for commercial and industrial development.

- 2D. The City of Lynden will follow an established annexation policy and formula to ensure the orderly conversion of land within the urban growth area to urban land uses.
- 2E. The City of Lynden will maintain a lot inventory, or land supply, sufficient for five years of growth, at the densities designated through the Comprehensive Plan. The City will also focus on the Boundary Review Board criteria for the recommendation of future annexations as well as the issues of capital improvements and financing. Where the establishment of a logical boundary for an annexation, the development of capital improvements, or environmental enhancements may cause the City to exceed the necessary acreage for the adopted land supply, the City will consider whether phasing future development is appropriate.
- 2F. The City of Lynden will work to achieve and maintain a ratio of two acres of residentially zoned land for every acre of non-residentially zoned land, or 33% of the land area zoned for non-residential use.

- 3. **Transportation:** Encourage efficient multi-modal transportation systems that are based on regional priorities and coordinated with County and City Comprehensive Plans.

Community Value Statements

The City of Lynden will encourage the efficient multi-modal transportation systems in cooperation with regional transportation goals, as well as County and City Comprehensive Plans.

- 3A. The City of Lynden will work with the Whatcom Transit Authority to encourage the use of alternative methods of transportation including: public transit, bicycle and pedestrian travel by providing adequate trails and bicycle racks, and a park and ride facilities for transit use.
- 3B. The City of Lynden will participate in regional transportation planning efforts to ensure that regional projects are coordinated to promote cost savings and, where appropriate, cost sharing.
- 3C. The City of Lynden has adopted a Transportation Plan and will actively pursue the implementation of that plan to provide residents with a safe and efficient transportation system.

4. Housing: Encourage the availability of affordable housing to all economic segments of the population, promote a variety of residential densities and housing types, and encourage the preservation of existing housing.

Community Value Statements

The community of Lynden will work to provide creative opportunities for affordable housing, for all income levels, with the emphasis toward ownership.

- 4A. The City of Lynden will consider other creative methods, such as cluster housing, cottage housing, accessory housing, and transfer of development rights to increase density and promote the opportunity for ownership of single-family homes.
- 4B. The City of Lynden will continue to pursue housing options within the city that are consistent with the community's aesthetic values and provide opportunities for home ownership.
- 4C. The City of Lynden will seek to maintain a ratio of seventy-five percent single family homes and twenty-five percent of multi-family units.

5. Economic Development: Encourage economic development throughout the State that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this State, especially for unemployed and for disadvantaged persons, and encourage growth, all within the capacities of the State's natural resources, public facilities and public services.

Community Value Statements

The City of Lynden will promote the diversification of its economy through the encouragement of sustainable industrial and commercial growth. Those industries and commercial activities which do not preclude the economic choices of future generations and that emphasize and support agriculture will be especially encouraged.

The City of Lynden will work to provide opportunities for "livable-wage" jobs for residents of the City and surrounding community.

- 5A. The City of Lynden will work to achieve the maximum level of economic well-being for all citizens within the City through the establishment of a stable and diverse economy.

- 5B. The City of Lynden is promoting economic development by zoning land suitable for commercial and industrial development west of the Guide Meridian.
- 5C. The City will encourage employment opportunities for the increasing population, unemployed and disadvantaged persons, and replace those jobs lost due to the changing needs of the agricultural industry.
- 5D. The City of Lynden will ensure that the location and character of land uses optimize the potentials for economic benefit, as well as protecting the City's open space and natural resources.
- 5E. The City will work to promote businesses which provide additional services to the growing community, as well as promote tourism.
- 5F. The City will continue to recognize its partnership with the Chamber of Commerce to staff and support the Lynden Economic Development Team, whose primary function is to implement the City's Economic Development Plan.
- 5G. The City will work to maintain a positive business climate that is consistent, responsive to the needs of the business community, and affordable to business owners.

6. *Property Rights:* Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.

Community Value Statements

The City of Lynden will ensure that private property shall not be taken for public use without just compensation. The process to determine just compensation, for private property needed for public use, will be conducted through public hearings.

- 6A. The City will only use the condemnation process as a last resort when considering the acquisition of property for public purposes.
- 6B. The City will follow all appropriate legal processes, and will obtain the necessary appraisals to ensure that the rights of private property owners are protected.

7. Permits: Applications for both State and local government permits should be processed in a timely and fair manner to ensure predictability.

7A. The City of Lynden processes all permits in a timely and fair manner. Any necessary State permits may require a somewhat longer process time. The City allows State and local permits to be applied for concurrently where appropriate.

7B. The City of Lynden will ensure adequate staffing to provide the level of service expected by the public when reviewing permit applications.

8. Natural Resource Industries: Maintain and enhance natural resource based industries, including productive timber, agricultural, and fisheries industries.

8A. The City of Lynden realizes that its growth may influence natural resource industries. Therefore, the City will continue to work to protect resource lands and critical areas through the City's critical area ordinance, as well as through compliance to the regulations of the State Environmental Policy Act as they pertain to the City's growth.

9. Open Space and Recreation: Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water and develop parks.

9A. The City of Lynden has adopted a Park and Trail Master Plan and will act to implement the goals developed within that plan. The City of Lynden will continue working with the Lynden Regional Park and Recreation District to pursue park development within the City and the surrounding district.

9B. The City of Lynden will work with Whatcom County and surrounding communities to coordinate linked greenbelt corridors along the Nooksack River and as identified within Whatcom County's Park and Recreation Plan.

10. Environment: Protect the environment and enhance the State's high quality of life including air and water quality, and the availability of water.

Community Value Statements

The City of Lynden should provide an effective stewardship of the environment to protect critical areas and conserve the City's natural resources and provide the City's residents with a continued high standard of living.

10A. The City of Lynden will consider opportunities for owners of private property to preserve open space as a visual amenity through techniques such as conservation easements, transfer or purchase of development rights, and density bonuses.

10B. Lynden will adopt land development regulations which ensure the protection of the attributes, functions and amenities of the natural environment under all projected growth scenarios. These regulations will incorporate requirements, as feasible, that encourage LID techniques to facilitate mimicking the natural site drainage prior to development. This will ensure that development complies with stormwater regulations such as those implemented to meet National Pollutant Discharge Elimination System (NPDES) Phase II Permit requirements

10C. Lynden will support the efforts of the region to protect and maintain water rights for the City and local farmers.

10D. Lynden will work to reduce greenhouse gas emissions both within municipal operations and within the community by considering those actions included in Resolution 823 of the Lynden City Council, adopted on June 8, 2010. These actions include:

- Adopt and enforce land-use policies that reduce sprawl, reserve open space and create compact, walk-able urban neighborhoods;
- Encourage high-density, mixed use and infill development and creative use of brown-field or under-utilized properties within the city;
- Maintain healthy urban open spaces, promote tree planting to increase shading and to absorb CO₂;
- Promote transportation options such as bicycle trails, commute trip reduction programs and encourage carpooling and the use of public transportation;
- Continue to provide safe and convenient access for pedestrians and bicyclists to, across and along major arterials;
- Build all new publically funded buildings with a cost-effective, energy efficient design;
- Evaluate opportunities to increase efficiency in water and wastewater systems and maintain and operate them at peak efficiency. When cost-effective options are possible, the one using the least amount of energy shall be preferred;
- Make energy efficiency a priority through building code improvements, retrofitting city facilities with energy efficient lighting and urging employees to conserve energy and money;

- Encourage energy conservation practices in buildings by raising the awareness of employees' own energy use;
- Educate employees about trip reduction, anti-idling, car-pooling and other emissions reducing actions in order to increase the average fuel efficiency of municipal fleet vehicles;
- Continue Lynden's water conservation program that includes tiered rate structures for water use and restricts time of use for landscape watering;
- Promote and expand the increase in recycling rates in City operations and in the community as well as reducing the amount of waste produced.

11. Citizen Participation and Coordination: Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

Community Value Statements

The City of Lynden is committed to finding ways to further open positive channels of communication with the community. The City will consider a variety of methods of communication, such as the addition of a community newsletter or a page in the local newspaper as well as the use of the City's web page and social media networks in order to engage all members of the Lynden community.

11A. The City of Lynden will continue to work with interested citizens of the Lynden Community in developing and amending the Comprehensive Plan, as well as any other planning effort.

11B. The City of Lynden will work with citizen groups to sponsor Town Hall meetings where citizens and civic leaders have the opportunity to discuss the issues which concern the growth, development, and character of the City.

11C. Lynden will actively promote interagency cooperation by continued involvement in intergovernmental committees and cooperatives such as the Small Cities' Caucus, Growth Management Oversight Committee, Watershed Inventory Resource Area Planning Group, NPDES Phase II Stormwater Partnerships, and Whatcom County Conservation and Watershed Improvement Districts.

11D. Lynden recognizes the need for volunteers and the enormity of their contributions. The City will make every effort to recognize these people for the time and effort they contribute.

11E. The City will continue to sponsor citizens' task forces to consider complex issues and planning topics.

11F. The City of Lynden provides notification of, by ordinance, dates for public hearings, and provides notification for dates of public meetings in local papers and through other public means of communication.

12. *Public Facilities and Services:* Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time that the development is available for occupancy and use without decreasing the current service levels below locally established minimum standards.

Community Values Statements

The City of Lynden will provide the community with sufficient police and fire protection to ensure the community's safety. In addition, the community will be provided with appropriately scaled and quality City facilities, such as the library, senior center, parks and city hall.

12A. The City of Lynden requires adequate levels of service be provided at or above minimum standards and concurrent with development. Developers shall provide information regarding the impact the proposed development will have on public facilities and services.

12B. The City of Lynden has a long standing policy of requiring developers to extend and improve all affected infrastructures and to have these extensions and improvements run concurrent with development; the quality of which must meet or exceed accepted minimum levels of service standards.

12C. Siting of public facilities will be done as a conditional use within community regulations.

13. *Historic Preservation:* Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.

Community Comments and Policy Statements

The City of Lynden has adopted a historic preservation ordinance and the Waples Building at the northeast corner of Front Street and 5th Street has been placed on the National Historic Register. The proposed Urban Growth Boundary does include two important sites: the Indian Burial site to the east of the current City limits and the Century House to the south. If future sites are found, the city will make every effort to preserve the site in its original condition.

13A. The City of Lynden will encourage the protection of special historic, architectural, aesthetic or cultural resources through the adoption of a historic preservation plan and the designation of historic landmarks,

such as the Historic Business District on Front Street, the Lynden Pioneer Museum, and Berthusen Park.

13B. The City of Lynden will work to become a Certified Local Government, assist the newly formed Lynden Historic Preservation Commission to uphold the Historic Preservation Ordinance, to identify and register appropriate properties onto the Lynden Register of Historic Places, and to designate eligible properties for Special Valuation for rehabilitation projects.