



PLANNING COMMISSION – Meeting Minutes

7:30 PM March 23, 2017
City Hall Annex

1. CALL TO ORDER

Chairperson Veltkamp called the Planning Commission meeting to order at 7:30 p.m. on Thursday, March 23, 2017, at the City of Lynden City Hall Annex.

2. ROLL CALL

Members Present: G. Veltkamp, Faber, Scott, D. Veltkamp, Strengholt
Members Absent: Kok
Staff Present: Solano, Timmer

3. APPROVAL OF MINUTES

A. January 12, 2017

Faber motioned to approve January 12 minutes as submitted. Strengholt second and motion passed 4-0

B. February 16, 2017

Strengholt motioned to approve Feb 16 minutes as submitted. Scott second and motion passed 4-0.

4. NEW BUSINESS

A. Request to Stay Appeal # 17-01, regarding Preferred Freezer

Director Solano explained that Preferred Freezer has submitted a SEPA checklist for the proposed 147,000 sq ft expansion to the current facility. This was the addition that that PC approved a CUP (CUP #15-01) regarding the proposed height in 2015. The City has issued an MDNS regarding the SEPA, allowing the project to proceed with specific actions required to mitigate environmental impacts.

The City received a Notice of Appeal to that SEPA determination from Lynden Business Park, LLP, Lynden Business Park Storage, LLP and West Lynden Business Park, LLP. The appellants also acknowledge that additional permits may also be appealed and have requested that the city “stay” the Notice of Appeal until all the relevant permits have been submitted/approved by the City. The appellant

will likely continue the Appeal process at that point to consolidate all of them. It is expected that the Planning Commission will be involved in a similar appeal process that occurred for the initial Preferred Freezer building. That series of appeals was denied.

The Planning Commission is being asked to approve the order to Stay the Appeal. If approved, Chairperson Veltkamp will be asked to sign the order on behalf of the city.

Strengholt motioned to “Approve the order to Stay Appeal #17-01, regarding Preferred Freezer, filed by Lynden Business Park, LLP, Lynden Business Park Storage, LLP and West Lynden Business Park, LLP.” Second by Faber and the motion passed 4-0.

5. WORK SESSION

A. East Lynden Sub Area Workshop

The Planning Commission held a work session to discuss Staff-proposed changes. Two options were presented. Option A focused shifted a majority of the existing CSL properties to residential land use between the Commercial ‘bookends’ of Bender and Northwood intersections. Option B shifted existing CSL zoned parcels between Bender and Northwood Roads to include residential land uses on only the southern half to 2/3rds of the parcels. This maintained some CSL zoning immediately adjacent to Badger Road.

Option B provided a moderate option between the existing land use and Option A. It was discarded, however, as it created relatively small commercial parcels with limited to no access to Badger Road and did not fully address the requests of property owners. The focus of discussion was almost entirely on Option A – which is shifting current commercial to a range of residential options. The discussion was productive and staff will clean up changes on a “proposed changes” map that will be sent to Commercial property owners along with a letter inviting stakeholders to the April 20 PC meeting.

Rationale for proposed changes: Also see notes on attached map/drawing.

As a whole, the changes reflect a focus on making changes around the Line Rd intersection. The Northwood intersection would mostly remain as is, except the 2 “L-shaped” parcels west of the intersection would go to RM3. This shift from Commercial at Line Road will focus future CSL zones at the Northwood

intersection and west on the Bender/Badger intersection. Furthermore, there is a strong interest, as a response to increasing residential property, to improve on the existing trail system in East Lynden. Parcels that front Badger will be required to provide a trail easement along Badger Rd and provide connections to existing trail along Aaron and to the Park property (design details will come later).

All the current CSL parcels around Line Road are proposed to change to residential except the existing CSL mixed use building east of Mercedes. These structures have an existing ground floor commercial component and are built to CSL setbacks/heights, etc. They would not be changed in a way that would make them non-conforming.

Specific Parcels:

DeJong parcels (2, 5 acre parcels) – directly north of Bryce Park – proposed change to RMD (Residential Mixed Density). This zoning allows some flexibility to mix in multi-family with single family. The RMD zone is directly south so it is a natural extension of that and it would allow some level of transition from the single family to the west (Greenfield Village) to the high-density buildings along Mercedes Drive.

CSL parcels East of Mercedes: These are the mixed use (commercial ground floor buildings). They would remain CSL so they remain in conformance in regards to density, setbacks, and building height.

The smaller CSL parcels that surround the remaining CSL buildings would be changed from CSL to RM3 – this would allow some higher density around the Commercial properties (mixed use buildings). Changing the parcels along Line and Badger (which are currently large single family lots) to RM3 would give those property owners future opportunity to split their lots and even keep the existing homes with future redevelopment.

The Arneson Parcel east of Line Road would change to residential (with split zoning – RM 2 in the north and RS72 in the south). The Planning Commission is aware that they asked for RM3 in the North but believe a transition from single family to RM2 would be more appropriate than to RM3.

The Northwood intersection would remain as CSL, except that the Bowman parcel and the Western Andress parcel would be changed to RM3 to fit in with the residential zoning that is adjacent to those.

Staff and PC believe these are logical and appropriate changes. Staff will inform property owners/stakeholders of these changes and invite them to the April 20 meeting.

6. COMMISSIONER'S CORNER

Some schedule changes are needed for the next couple months. Specifically, a need to change April 27 mtg to April 20. Heidi will send out an email to Commissioners to confirm when people are available over the next few meetings.

7. ADJOURNMENT

Meeting adjourned at 9:30pm

