



PLANNING COMMISSION – Meeting Minutes

April 13, 2017
7:30 PM
City Hall Annex

1. CALL TO ORDER

Chairperson Veltkamp called the Planning Commission meeting to order at 7:30 p.m. on Thursday, April 13, 2017, at the City of Lynden City Hall Annex.

2. ROLL CALL

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

3. APPROVAL OF MINUTES

A. March 23, 2017

Faber motioned to approve the March 23, 2017, minutes as submitted.
Seconded by Scott, and the motion passed 4-0.

4. DECLARATION OF CONFLICT

None of the Commissioners reported any ex-parte contact of conflict of interest.

5. PUBLIC HEARING

A. LP #17-01, Fullner Estates, 8855 Northwood Road, Lynden

D. Veltkamp opened the public hearing.

Solano reviewed the Technical Review Committee Report dated March 10, 2017.

The long plat application is requesting to subdivide approximately 1.89 acres into 5 residential lots within the RM-3 zone. Solano stated that Staff is recommending approval of the plat as submitted.

Speaking in Favor.

Mark Tinklenberg, 1179 H Street Road, Lynden

Tinklenberg addressed the Commission and stated that the plat will consist of the 5 lots which will include single family development on lots 1-3, an existing single family home on lot 4, and a four plex on lot 5.

Faber asked if the existing garage on lot 4 will remain? Tinklenberg replied that he has no plans at this point to change it.

D. Veltkamp noted that this property is located within the RM-3 zone. This plat is requesting lots for 4 single family homes and 1 four-plex. Could there be implications with future surrounding RM-3 development? Will this development feel like a fish out of water?

Tinklenberg replied and stated that they have thought about that concern, however, the existing single family home is far too nice to take down so their logic was to build a compatible development that fit in with the house. In addition, the RM-3 property to the south will also be developed as mostly single family. There is enough single family development in the area that one will not feel like a fish out of water. We are looking to build consistency with the zone.

D. Veltkamp asked Tinklenberg if he was aware that his setbacks are different than what would be in a single-family zone. Tinklenberg replied, yes.

Scott asked when Tinklenberg would be ready to begin development? Tinklenberg replied, as soon as we get approval. We are waiting on the power to be installed.

D. Veltkamp noted that Design Review Board approval will be required for the four-plex.

Scott motioned to close the public portion of the hearing. Seconded by Kok, and the motion passed 4-0.

Scott stated that he has no concerns with the request as submitted.

Faber agreed, and stated that it is a good use of a narrow piece of property.

D. Veltkamp asked if this property could become part of the City's review regarding zoning in the East Lynden area? The City should look at the area as a whole.

Solano stated, at this point the Commission is considering the Fullner Long Plat. The applicants are not requesting a zone change.

There are many examples within the RM-3 zoning which have much lower densities than what is allowed. Planning is currently reviewing a PRD application within the East Lynden, also within the RM-3 zone that is requesting 28 single family detached cottage units. In addition the property directly south of the proposal this evening is also zoned RM-3 and will likely develop as a mixed of single family, duplex and triplex units. The type of development in the area is a response to what the market wants. Higher density multi-family is expensive to build.

Faber asked, besides the density, is there was benefit to RM-2 zoning over RM-3 zoning? Setbacks are less and the units/buildings permitted are less. Faber noted, regardless, a rezone is not part of the proposal.

Faber motioned to recommend approval of Long Plat #17-01, Fullner Estates, as presented, according to the findings, conditions and recommendations of the Technical Review Committee Report dated March 10, 2017. Seconded by Kok, and the motion passed 4-0.

6. COMMISSIONER'S CORNER

Solano gave a brief update on the Stay of Appeals for Preferred Freezer, the failed culvert on North 8th Street and an update on Pepin Creek.

The next Planning Commission meeting is scheduled for April 20, 2017 at 7:30 PM.

7. ADJOURNMENT

Faber motioned to adjourn the meeting at 8:15. Seconded by Scott, and the motion passed 4-0.