



PLANNING COMMISSION MEETING MINUTES

7:30 PM April 20, 2017
City Hall Annex

1. CALL TO ORDER

2. ROLL CALL

A. All Commissioners present.

3. EAST LYNDEN COMMUNITY MEETING

A. Review of proposed zone changes in the current CSL zones.

Introduction: Chairperson Veltkamp opened the meeting, thanked the public for attending and explained the goal of the meeting is to collect feedback from CSL property owners in East Lynden. Landowners have received a proposal regarding possible changes to the CSL properties. This meeting is a chance for landowners to respond to that proposal. There will not be a final decision made tonight.

The individual parcels have been numbered on the proposal map 1-20. When owners address the Commission they will be asked to state their name, address and the number associated with their parcel from the map. In order to organize the meeting, the "Map" will be broken up into different sections starting from East (20) and moving to the West (1).

Director Solano described that this process was property owner initiated. The city is considering these changes as prompted by property owner desires. As a part of the 2016 Comp Plan Update, the one official rezone request was denied by the Planning Commission and upheld by the City Council. They also directed staff to propose logical changes for 2017, and this is why we are all here this evening.

The remaining process: As Veltkamp stated, there will be no final decision made tonight. This is to collect feedback on the proposal. From this feedback, staff will develop a final proposal that will then go through the Comp Plan Amendment process. The process will be city-led. The broader public will be notified of the proposed changes prior to a Planning Commission Public Hearing this summer. Depending on the result of that meeting, if approved, the Dept of Commerce has a 60 day review period for Comp Plan Amendments. Following that review period City Council will need to approve of the changes prior to the changes being official. The normal schedule for Comp Plan Amendments are to be finished by the end of the year. We are making an effort to speed that process to the logical extent but the process generally takes time.

Veltkamp invited the first group of landowners to respond:

East of Northwood Road (#16-20 on the map). The proposal does not change anything in this area. The current CSL properties would remain as such.

Greg Collett (19): Owns 2 parcels that make up one property. He stated that he is generally fine with the proposal but realizes access to the Bader Road may make development difficult. He wonders if his parcels (as well as his neighbor, #20) should be changed to all RM3 rather than that current split CSL / RM3 zoning that they currently are.

West of Northwood Road (#13-15). The proposal changes 13 and 15 from CSL to RM3.

Otto Bowman (15): Owns ~2 acres (single family home) with access to Northwood. He is supportive of the proposal to change his parcel's zoning from CSL to RM3.

Doug Andress (13, 14): Owns 2 parcels just over 3 acres. He is also supportive of the proposed changes. Changing 13 to RM3 and keeping 14 (directly on the corner) as CSL.

He, like Greg Collett, also wondered about the access to Badger issue.

Solano stated that current access could be maintained but it is our understanding that the State will not allow additional access points or additional development to use existing access points. Staff will clarify that question with DOT and Public Works.

East of Line Road (12): The proposal changes the Arneson parcel from CSL (with a small strip of RM3) to RM3 in the North (along Badger) and RS72 in the South (3/4).

Marlon Arneson (12): He is supportive of the proposed change to his parcel but would be OK decreasing the amount of RM3 from 300ft down to 150 ft from the Badger. His development plan puts multifamily units along the Badger (within 150) with the remaining to the south all single-family homes.

Staff stated that single family homes are allowed in the multifamily zone so his current plan would be allowed with the changes that are being proposed (300 ft RM2).

West of Line Road (#1-11): This area is where the majority of the changes are being proposed. The proposal changes all of the CSL parcels to RM3, except the 2 parcels that currently have a commercial component already built.

Craig Engels (3,5,7): MC Bros built the large mixed use building along Mercedes as a part of a broader 60-40% Commercial development agreement. They have since sold the 20 unit (#6) are in process of selling the 18 unit north building (#5) and those would remain

commercial. #3 are the vacant lots west of Mercedes. In the past, they had wished for those to switch to Residential but recently are working with a potential buyer to build a commercial use on those parcels. They would like #3 to remain CSL. They also own 2 of the parcels within #7 which were built out as multifamily buildings (8 plexes) as a part of the mixed use development agreement. As they are built out as such, it makes sense to change them to RM3.

Troy Otter (#11): Troy is the currently president of the Line Road Water Association. He has lived in his current house for 15+ yrs and would like to stay living there and continue to use his well water. The build out around his (and his neighbors) has been dramatic. He wanted clarification of what switching his property's zoning will mean for his desire to continue living there as he currently is.

Staff stated that he would not be required to add units to his parcel. He can continue to live there as a single family house on a large lot. They would also not be forced switch to city water unless they redeveloped in the future. At that time, water changes would be required.

This situation is the same for properties #9 and #10, which are also older single family homes on large lots. The RM3 designation may provide future development opportunities if they desired to seek them.

Property #8 – Corner of Line and Badger: The property owner did not speak but submitted a letter stating his strong desire to remain CSL. He purchased the property recently with CSL in mind and believes that changing all of the CSL around him will hurt his investment.

Dan Nuisma (#4): Like the owner of Property #8, Dan also purchased his property with a future Commercial use in mind. He plans on moving his business (Northwest Water Treatment) there from Bender Road. He would like it to remain commercial.

Property #2: Staff sent the invite letter and proposal to this property owner, but has not received feedback to the proposal.

Eldon DeJong (#1): Eldon owns two ~5 acre parcels, one leased out for a shop and current construction business the other has his single-family home. The proposal switches his parcels to RMD from CSL. He is not supportive of this change. He would like to switch to Residential but not RMD. The current shop building was built with the future possibility in mind to reuse it for a larger multifamily building. RMD would not allow that. RM3 would at least make that reuse possible. Also, with the larger MF buildings along Mercedes Dr and possible future commercial uses, he believes RM3 would fit much better with the surrounding current uses.

Veltkamp asked if he was aware of the Planned Residential Development option. A PRD, with some creativity, would likely allow the reuse of the existing building and allow some flexibility for spreading appropriate densities throughout the parcels.

Eldon was not very familiar with the PRD, will look into it, but still would like the zoning to be RM3.

Conclusion:

The Commission thanked people for their participation. Additional feedback is welcomed throughout this process. A global context (of the sub-area) is important in making these decisions as they will eventually be made with the good of the entire city in mind. They hope that property owner's wishes can also be met.

Director Solano explained the coming process. Staff will develop a final proposal for changes based on the earlier work session and the feedback from this meeting. That proposal will be a city-led Comp Plan Amendment that will be subject to public notification, hearings by PC and Council and review by the Dept of Commerce. The changes would be final by the end of this year (2017).

4. COMMISSIONER'S CORNER

G. Veltkamp mentioned a recent Public Meeting video that he watched for another board that he is on. He thought that the PC should probably watch this video at a future meeting.

5. ADJOURNMENT

Meeting adjourned at 9:10pm