



## PLANNING COMMISSION MINUTES

June 22, 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, June 22, 2017, at the City of Lynden City Hall Annex.

### 2. ROLL CALL

Members Present: Faber, Scott, Strengholt, D. Veltkamp, and G. Veltkamp

Members Absent: Kok

Staff Present: Gudde, Planning Director, Samec, Planner, and Baar, Deputy Fire Marshall

### 3. APPROVAL OF MINUTES

#### A. June 8, 2017

**Faber motioned to approve the June 8, 2017, minutes as submitted. Seconded by Strengholt, 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 - Continued

#### A. LP #17-02 and DSV #17-01, Blankers Estates on the Ridge, Kok Road, Lynden

D. Veltkamp stated that at the last meeting on June 8, 2017, the Blankers Estates on the Ridge Long Plat and Development Standards Variance was tabled and continued for this evening.

Gudde's memo dated June 16, 2017, is as follows: On June 8<sup>th</sup>, the Planning Commission was asked to consider the approval of the long plat known as The Estates on the Ridge, a proposal by Blankers Sanders LLC. The long plat is located south of the Kok Road near the intersection

of Kok Road and 17<sup>th</sup> Street. The plat is approximately 18.27 acres and has a multi-family zoning of RM-2. The applicant has proposed a housing type which is relatively unique, that is, a neighborhood of large executive homes on 34 large lots. These homes will then have the opportunity to create a smaller, secondary, detached dwelling unit and an attached accessory dwelling unit for a total of 3 dwelling units per lot.

Public comment on the plat was largely supportive although concerns were voiced regarding the plat's proximity to the flood plain of the Nooksack River and the alignment of the neighborhood's single access point to Kok Road. This single access point was created with the intent of limiting access points onto Kok Road but created cul-de-sac lengths (dead ends) longer than permitted per code, and consequently a variance request. While the Commission recognized that additional access points on the east end of the plat, to the sub-standard portion of Kok Road, was not advantageous, they recommended the applicant consider an additional access point to Kok Road at the west end of the plat. The Commission also requested the applicant clarify the restrictions of the plat and provide additional information regarding the storm water management plan.

The applicant has since provided a revised option for the plat, to be known as Option B, which seeks to address the Commission's concerns. The revised plat includes a second point of access to Kok Road between lots 1 and 32 in addition to the original neighborhood entrance. Option B also eliminates the access easement from Kok Road which previously provided primary access to lots 30 and 31, and secondary access for lots 29 and 34. The applicant seeks to provide farm access via an access easement, for the property to the south, at the closest proximity to Kok Road. In Option B this farm access is located between lots 7 and 8.

Due to potential concerns related to the number of access points on Kok Road, the applicant has requested that the original plat design, to be known as Option A, remain in the long plat package. Option A proposed farm access to the south between lots 10 and 11 with only a utility easement located between lots 7 and 8.

Revised plat restrictions have been provided for both Option A and Option B. These restrictions address the permitted size of the units, the timing of construction, and the restriction on further sub-division. Plat notes regarding the intended use of easements and vehicular restrictions have also been clarified on both Option A and B.

Engineering of the drainage plan for the plat, including the use of an existing pipe with outflow to the Nooksack River, is currently underway. Storm water calculations will depend on the plat design and were not available for distribution at this time. Final design will be required to meet or exceed City of Lynden standards.

**Scott motioned to re-open the public hearing. Seconded by Strengholt, and the motion passed 4-0.**

Speaking in Favor.

Jerry Blankers, 500 S. BC Lane, Lynden

Blankers addressed the Commission and stated that there are now two options in the packet. The newest option, Option B has 2 accesses and one cul-de-sac and Option A is the original submittal with one access and two cul-de-sac's. Option A remained in the packets because the City has said that they do not want additional accesses onto Kok Road. Blankers stated that they are okay with either option. Blankers also noted that they are okay with all conditions and requirements of the code.

J Blankers also noted that Greg Blankers, project partner and property owner of the house / barn located south within the County is present this evening.

Ramon Llanos, 5945 Vista Drive, Ferndale

Llanos addressed the Commission and stated that the proponents heard the Commission's concerns from the last meeting and has provided a revised plat layout.

D. Veltkamp noted that with Option B, the access points to Kok Road are much further apart than with Option A and there are only 4 lots accessing from easements under Option B vs. 8 lots under Option A. Option B feels like a much safer option.

D. Veltkamp asked Gary Baar if two access points onto Kok Road creates any implications? Baar replied no, there are plenty of fire hydrants on Kok Road. Bollards work fine on the east side if Option A is chosen.

Baar stated that either option is fine with the Fire Department, however, Baar remembers that Council did not want another road / access onto Kok Road. D. Veltkamp replied that there is not another access with Option B as the existing driveway would go away.

Arlene Sanders Blankers, 1409 Marietta Avenue, Bellingham

Sanders Blankers addressed the Commission and that the fairgrounds is great, however, it is a very busy location and quite congested at times. Sanders Blankers is concerned with the large vehicles access being located close to the new access for the proposed plat. The Blankers prefer the original option (Option A) as it maintains a greater sense of safety, security and privacy. In addition, our previous experience with Council during the JoHanna's Plat is that they did not want more access points on Kok Road.

Strengholt stated that regardless of the option chosen, vehicles will still use the neighborhood street parking during the Fair. Option B is a better plan as it provides for thru traffic rather than the congestion associated with two cul-de-sacs and only one access out to Kok Road.

There was brief discussion regarding screening and landscaping along Kok Road. Sanders Blankers indicated that a buffer and possibly a fence could be installed to block off the view of the Fair.

Maddey Langstraat, 1601 Kok Road, Lynden

Langstraat stated that she likes Option B best as it has two access which is better for safety.

None in opposition.

Strengholt stated that he was very happy with the new option, especially with the potential for 102 units. Strengholt also noted that a second access as proposed in Option B provides relief to the awkward intersection at 17th Street and Kok Road.

G. Veltkamp concurs with Strengholt. Option A would work, however, he likes Option B best.

Faber agrees with both Strengholt and G. Veltkamp. Faber appreciates the revision.

Scott is also in agreement with the other Commissioners and likes the second access.

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

**Faber motioned to recommend denial to the City Council of OPTION A of the Blankers Estates on the Ridge Long Plat #17-02 and Development Standards Variance #17-01. Seconded by G. Veltkamp and the motion passed 4-0.**

The Planning Commission has provided the following findings of fact for recommending **denial** of the long plat and development standards variance applications:

1. The potential for 103 units on one single access does not provided for safe circulation / route.
2. One access located at 17th Street and Kok Road creates a misaligned intersection on an existing hazardous area.
3. Option A as designed requires the need for 7 properties to be accessed by easements.
4. Farm equipment to be used by property to the south could potentially block or reduce traffic flow to the only access for the development.
5. Emergency vehicles would need to go through a second set of bollards.
6. Farm access between lots 10 and 11 may be compromised as location is within the floodplain.

The Commission reviewed the criteria associated with the variance requests. The Commission had no concerns regarding the right-of-way variance request for Option B as the roadway section is the same as city standards and there is parking on both sides of the road. In addition, the Commission was also supportive of the request for Option B to exceed the cul-de-sac length toward the east side of the proposed plat.

**Faber motioned to recommend approval to the City Council of OPTION B of the Blankers Estates on the Ridge LP #17-02 and DSV #17-01, subject to the findings, conditions and recommendations of the Technical Review Committee Report dated June 5, 2017, and further subject to the following conditions that must be noted on the face of the plat:**

- 1. The easement width between Lots 14 and 15 to be corrected from 20-feet to 30-feet.**
- 2. The installation of a landscape buffer on lots 1, 31 and 32 along Kok Road.**
- 3. Separate water meters will be required for detached units on the same lot.**
- 4. One Accessory Dwelling Unit will be permitted in the primary dwelling subject to the requirements of Title 19 of the Lynden Municipal Code.**

**Seconded by Scott, and the motion passed 4-0.**

The Planning Commission has provided the following findings of fact for recommending ***approval*** of the long plat and development standards variance applications:

1. The development is consistent with the Comprehensive Plan and meets the applicable requirements and intent of the Lynden Municipal Code.
2. The development makes adequate provisions for open space, drainage ways, streets and other public ways, transit stops, water supply, sanitary wastes, parks and recreation facilities, playgrounds, sites for schools and school grounds.
3. The development adequately mitigates impacts identified under Titles 16-19.
4. The development is beneficial to the public health, safety and welfare and is in the public interest.
5. The development does not lower the level of service of transportation and / or neighborhood park facilities below the minimum standards established within the Comprehensive Plan, and fully complies with Chapter 17.15 of the City Code.
6. The area, location and features of land proposed for dedication are a direct result of the development proposal, are reasonably needed to mitigate the effects of the development, and are proportional to the impacts created by the development.
7. The potential for 103 units on one access point is inconsistent with the existing precedent within the City of Lynden.

8. Two access points allow for better traffic circulation and emergency response.
9. There is a greater separation between the proposed (Option B) westerly access point and the access at 17th Street and Kok Road compared to the access easement shown in Option A to 17th Street and Kok Road. The elimination of the existing driveway on Kok Road will increase the distance by close to 300-feet.
10. The proposed layout for Option B will eliminate the secondary access to Lots 29 and 34.
11. Access to Lots 30 and 31 will be from internal access easement.
12. Option B allows for better pedestrian circulation with city sidewalks located in the frontage of all but 4 lots.

D. Veltkamp addressed the proponents and thanked them for providing the additional information in a timely manner. D. Veltkamp stated that the Commission feels very positive about the concept and agrees that it reflects the values of Lynden.

## **6. ADJOURNMENT**

**Strengholt motioned to adjourn the meeting at 9:00. Seconded by Faber, and the motion passed 4-0.**