



PLANNING COMMISSION MINUTES

7:30 PM August 10, 2017
City Hall Annex

1. CALL TO ORDER

Vice-Chair Faber called the meeting to order at 7:30pm.

2. ROLL CALL

Members Present: Faber, Scott, Strengholt, G. Veltkamp
Members Absent (with notice): D. Veltkamp, Kok

Staff Present: Gudde, Planning Director; Timmer, City Planner
Also: Mark Sandal, Public Works (as applicant for SSD #17-01)

3. DECLARATION OF CONFLICT

No members reported an ex-parte contact or conflict of interest regarding the proposed project.

4. PUBLIC HEARING

A. SSD #17-01, Depot Road Stormwater Pipeline

Faber opened the public hearing regarding the SSD permit application for the installation of a new Depot Road Stormwater Pipeline. The Planning Commission is the final determining body for Shoreline Substantial Development Permits.

The City Public Works Dept, Mark Sandal, is the applicant. He explained the project. Because the new pipe falls within the 200 ft shoreline jurisdiction for Fishtrap Creek, the permit is necessary.

The project is upsizing an existing stormwater pipe and separating the existing Darigold industrial discharge from the stormwater. The new pipe will tie into the existing outfall into Fishtrap Creek. Water quality is regulated and permitted through the Dept of Ecology. The City will need separate permits from WDFW and may require additional bank armoring and mitigation at the site of the outfall.

The City's Shoreline Management Program (SMP) designates this site as "Urban" and allows this type of utility development. Staff finds this project to be straightforward, in compliance with the SMP, and are comfortable with the additional oversight by DOE and DFW as the project moves forward.

No public in attendance that were either in favor or in opposition of the project.

Strengholt motioned to close the Public Hearing, second by Scott and the motion passed 4-0.

No further discussion.

Strengholt motioned to recommend the approval of the Shoreline Substantial Development Permit #17-01, Depot Road Stormwater Pipeline, as presented, according to the findings, conditions, and recommendations of the Technical Review Committee Report dated August 3, 2017 with no further conditions.

Second by Scott and the motion passes 4-0.

5. WORK SESSION

A. Low Impact Development (LID) Update to Municipal Code and Design and Development Standards

Staff introduced the Commission to the City's need to update code to include LID development techniques as a first choice in development plans. They also discussed how the upcoming changes will influence the development process. Staff went through a PowerPoint presentation as part of this conversation. The presentation can be found on the City of Lynden website or at this webpage:

<http://www.lyndenwa.org/wp-content/uploads/2017/08/LID-Code-Review.pdf>

The Commission was asked to consider how they might want to see LID code updates. City updates are being planned to come through the Planning Commission for a public hearing on Sept 14.

6. COMMISSIONER'S CORNER

A. Open Meetings Act – Video Refresher Course

Because 2 Commissioners were not in attendance, staff and the Commission decided to postpone the viewing of this video to a later date. Staff will put in on the agenda again when appropriate.

7. ADJOURNMENT

Faber adjourned the meeting at 9:00pm.

Please review the back of this agenda for an explanation of the hearing process

How does a Public Hearing Work Anyway?

Remember to sign in!

The chairperson will use the sign in sheets to call speakers to the podium. Even if you just have a question – it is important for you to sign in legibly.

1. The Chairperson will open the public hearing and request staff to read the report of the Technical Review Committee.
2. The applicant, agent, and proponents will make their presentation of the project and the material facts pertaining to the application.
3. Any opponents will have the opportunity to comment, express their concern or ask questions. These statements should be concise and factual. The Commission does appreciate it if the comments are not redundant. If you agree with an earlier speaker – please just indicate your agreement.
4. The proponents of the project will have an opportunity to specifically address concerns raised by the opponents of the project.

The Planning Commission members will have the opportunity to ask questions throughout the hearing and may ask additional questions of staff or the audience before they close the public hearing.

5. The Planning Commission will either close the public hearing and make a recommendation to the City Council for approval or denial, or continue the hearing to another date to allow further testimony or additional information to be entered into the record.