



## PLANNING COMMISSION MINUTES

7:30 PM March 8, 2018  
City Hall Annex

### 1. CALL TO ORDER

Chairperson Veltkamp call the meeting to order at 7:30pm.

### 2. ROLL CALL

Members Present: All commissioners are present. Faber, Kok, Templeton, D. Veltkamp and G. Veltkamp, Scott

Staff Present: Gudde, Planning Director; Timmer, City Planner

### 3. APPROVAL OF MINUTES

#### A. February 8, 2018

Faber motioned to approve the February 8, 2018, Planning Commission minutes as submitted. Seconded by Kok, and the motion passed 5-0.

### 4. DECLARATION OF CONFLICT

None of the Commissioners reported ex parte contact or a conflict of interest in either of the projects.

### 5. PUBLIC HEARINGS

#### A. SSD & SCUP #18-01, City of Lynden WWTP Outfall Replacement Project, 800 S 6th Street, Lynden

D. Veltkamp opened the public hearing.

Gudde introduced the project's need, the scope of regulation (WDFW, WDOE, etc) and requirement for a SSD permit.

Mark Sandal, City of Lynden Public Work's further described the project. This has been a part of the City's Capital improvement project list for several years. They hope to (with all the necessary permits) break ground on the project in summer of 2019, aligning with the 'fish window'. They are confident that this plan will improve the

function of the treatment plant, be better for long-term maintenance and should last for a long time. PW realizes there will be some impacts to the river bank but are working with DFW and Planning to ensure the proper mitigation is in place.

In response to Commission questions, Sandal explained that the current diffusing system, in place since the late 70's, has not been functioning well as it has become buried at the bottom of the riverbed. He went on to explain how the new design will be different – a single port at the river bank, below water's surface, which will not be subject to blockage like the existing diffuser. If the bank were to block the outfall, from a major event or debris, it would be more easily maintained.

Construction will be overseen by the Dept of Fish and Wildlife and others with the area of work being dammed off from the river flow until the outfall is finished. The existing pipe will cut off and remain in the river bottom as removing it would cause more damage than good.

The Commission Chair asked about the aesthetics of the project. While staff noted that rip rap is not picturesque, it is required to protect the outfall and the river bank. A similar project was done in Everson. Also, a significant area of mitigation will be immediately east of the outfall. This mitigation will include removal of invasive species and the planting of native species at prescribed ratios.

Timmer further explained the Shoreline permit process and requirement for a SCUP because the location is classified as Urban Conservancy and that this is a utility project. He believes the proposed mitigation is adequate for the impacts.

**Faber motioned to approve SSD and SCUP #18-01 for the City of Lynden Water Treatment Plant Outfall Project, as presented, according to the findings, conditions and recommendations of the Technical Review Committee Report dated February 27, 2018 with no further conditions. Second by Kok. The motion passes 5-0.**

**B. ANNEX #18-01, Stuit Annexation, 10.28 South of Flynn Road and Bay Lyn Drive, Lynden**

D. Veltkamp opened the public hearing.

Gudde described the process for annexation using the petition method and the background of this particular request. The Stuit's received council permission to circulate this petition in late 2017. They have the necessary signatures. The Stuit's actually began the annexation process some time ago. In 2015 they circulated a petition, which unfortunately had an error in the designated zoning category. The revised petition noted that the property would come into the City at a medium density,

in this case a RM-2 category. Gudde explained what could be constructed in the RM-2 zoning.

Gudde also noted that the 10.28 acres in question are within the City's urban growth area and have been since at least the late 1990's. And, that it is important to note that the floodplain does touch the southern portion of this annexation area. However, the floodplain does not preclude redevelopment of these parcels. City services are available - the parcels are already on City water, sewer is more difficult but is part of the City's long-term plan.

Ben Stuit, 8036 Flynn Road explained his reasoning behind this annexation request as well as the process they went through to get to this point. The family's intentions are to short plat the property, sell their current home and build a new home for themselves. He noted that, in his discussion with Public Works it was his understanding that he could build with a septic system but that he would be required to connect to sewer when it became available. He hopes that the Commission will recommend approval of this request.

Joe King, 8049 Flynn Road, expressed support for this annexation. Also, King explained that there was some confusion in the neighborhood regarding how the property could be used. Some he had talked to were wary of apartment buildings happening in this area. When explained, he thought, that people were generally supportive. (He said this in reference to the one anonymous letter the City received)

Todd Woodyard, 167 Bay-lynn Drive, expressed support for this annexation but had questions about what might be possible (additions, platting, access to sewer) for his property if it is annexed. Staff advised him to come into the office (including Public Works) to begin to work through some of those questions.

The Commission further discussed the implications of this annexation, city services, reviewed the surrounding uses, considered what density and further development might be possible. It has been a part of the City's UGA, it is a logical extension at this time. Concerns are minimal.

**Faber motioned to recommend approval of the Stuit Annexation #18-01, as presented, according to the findings, conditions and recommendations of the Technical Review Committee Report dated February 26, 2018 with no further conditions. Second by Scott. The motion passes 5-0.**

## **6. COMMISSIONERS CORNER**

- Templeton acknowledged the monies that the City has been granted for the Pepin Creek Project. This is a significant number and a good thing.
- The Commission requested the Contact info table be sent to them digitally.
- The next Commission meeting will likely be either the April 26th or May 10 meeting depending on the receipt of a complete application. Staff will let the Commission know as that schedule firms up.

## **7. ADJOURNMENT**

**Meeting was adjourned at 8:40pm.**