



## PLANNING COMMISSION MINUTES

7:30 PM August 9, 2018  
City Hall Annex

### 1. CALL TO ORDER

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

### 2. ROLL CALL

Members Present: Faber, Kok, Scott, Templeton, D. Veltkamp and G. Veltkamp  
Members Absent: None

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

### 3. APPROVAL OF MINUTES

#### A. June 14, 2018 Minutes

**Kok motioned to approve the June 14, 2018, Planning Commission minutes as submitted. Seconded by Scott, and the motion passed 5-0.**

### 4. WORK SESSION

#### A. Pepin Creek Land Use and Zoning

Gudde addressed the Commission and stated that the purpose of tonight's work session is to discuss the land use and zoning proposed for the Pepin Creek area.

The Pepin Creek Sub-Area Masterplan represents a significant planning effort. Project elements include identifying and defining the City's growth priorities, identifying housing density and character goals, and analyzing and assessing the financial responsibilities of development to contribute to the Creek re-alignment project that it as the core of the sub-area.

Council guidance indicates that the sub-area should accommodate 1700-2000 units (over 20 years of growth). The area, in theory, can accommodate more, but these are the preference ranges that were studied by the planning team.

The arrangement of these units can be accomplished in a variety of ways. Public feedback on neighborhood design indicated a preference for:

- avoiding large scale buildings,
- providing for senior housing and encouraging "age in place" design,

- the segregation of housing types (rather than mixing them together),
- wide streets and adequate residential parking,
- safe neighborhoods for children to walk to school and play outside.

With these goals in mind the planning team created the zoning map for Pepin Creek. The map is arranged so higher density housing types will occur adjacent to open space (Pepin Creek corridor or the City owned Heusinkveld property), have access to transportation routes, and will provide higher development potential to property owners most affected by the Pepin Creek re-alignment project. The map also considered the location and type of existing development and provides a variety of housing types within the moratorium area (85 acres of the 460 acre subarea).

Zoning regulations including primary, accessory and secondary uses, were written to resemble, as closely as possible, the City's existing regulations. The categories are summarized briefly below.

### **Pepin Creek Zoning Categories and Overlays**

**RM-PC:** This multi-family zoning category resembles the existing RM-2 zoning as it permits up to 4 units per building. It differs from RM-2 in that it allows for smaller lots, smaller setbacks, and encourages fee simple attached single-family housing. The most familiar form of this housing type is the row house or townhome. Other creative housing arrangements could be accommodated in this zoning including clusters of cottages or shared garage layouts. The permitted density of the RM-PC is higher than the RM-2 zoning. The goal of this housing type is to create attached product that promote home ownership at more affordable rates than detached single family homes. Unlike existing zoning categories in the City, a minimum density is required. The required density range of RM-PC is 8 – 12 units per acre.

**RS-50:** This single-family zoning category mimics the City's existing single-family zoning categories but at smaller minimum lot size of 5,000 square feet. Larger lots are permitted but a minimum density of at least 4 units per acre is required.

**RS-72:** The Pepin Creek Subarea will utilize the existing zoning category of RS-72. Development here, however, will be subject to the design standards approved as part of the Pepin Creek Masterplan.

**Senior Overlay:** This zoning overlay allows a develop to activate additional density if specific criteria are met. In this case the criteria relate to providing housing for seniors. This may take the form of age restricted neighborhood, assisted living, or full-time care facilities. The underlying zoning category dictates if this criterion is not met.

**Commercial Overlay:** This zoning overlay encourages small neighborhood commercial establishments to be developed at high visibility intersections. The uses permitted here are intended to serve the adjacent neighborhoods. Commercial establishments in these areas are subject to the Pepin Creek design standards. The underlying zoning category dictates if the commercial overlay is not utilized.

The Commission generally supported:

Planning for trails and pedestrian connections  
Zoning that encourages fee simple lots (RM-PC)  
Senior housing overlay  
Striving to integrate the new sub-area into the existing fabric of the City

There was discussion regarding:

Large sections of the new RS-50 zoning category  
Setbacks that may result in structures coming within less than 10 feet of each other (a relatively long discussion about the need for fire protection, eaves and setbacks)  
Driveways less than 25 feet long are not desired.

Commissioner Templeton questioned, what makes the Pepin Creek area special, where it gets its own zoning and design standards different from other parts of Lynden? Why are we creating new zoning for this area when there is already existing zoning established?

The Planning Commission continues to ask for thoughtfully planned communities but, without the oversight of Home Owners Associations, which they agree don't work well in Lynden. The Commission agrees that a mix of lot sizes gives a neighborhood variety and showed interest in revising the City's current RMD (Residential Mixed Density) zoning to see if that could be revamped to fit Pepin Creek.

## **5. COMMISSIONER'S CORNER**

None

## **6. ADJOURNMENT**

Kok motioned to adjourn the meeting at 9:40 pm. Seconded by Scott, and the motion passed 5-0.