1. CALL TO ORDER

2. ROLL CALL

   Present: Gerald Veltkamp, Blair Scott, Diane Veltkamp, Lynn Templeton, Brett Kok and Tim Faber.

   Absent with notice: None

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

3. APPROVAL OF MINUTES

   A. December 6, 2018

   Minutes approved as presented. Faber motion/ G. Veltkamp 2nd. Approved unanimously

4. WORKSHOP – PEPIN CREEK DESIGN STANDARDS

   D. Veltkamp opened the meeting and explained the format of tonight’s meeting.

   Gudde gave some background regarding the use of design standards in general and specifically how Lynden has used design standards.

   Generally the goals of design standards address construction quality, visual perception, pedestrian scale, breaking up monotony, landscape quality.

   Need to keep in mind the consequences of each standard (affordability, subjectivity, enforceability, and what it means for staffing).

   Consider applying across the entire city and not just in Pepin.

   Heidi developed a worksheet to help guide the discussion. The worksheet is intended to bring up big picture questions. Is this important to the City? Should the City be regulating this? Can the City feasibly enforce this? Does the City want to enforce this? Etc. Gudde asks the Planning Commission to try to not get caught up in the specific details of each standard but be attentive to the big picture.
Public Comment: Veltkamp opened the meeting to the audience. If anyone wishes to speak to this.

Kathy Stanford: Enjoys the diversity of architecture as you drive through town or down Front St. Have small houses, large houses, interesting architecture. Concerned that these design standards can limit options and leave certain people out of the discussion or ability to participate.

Veltkamp asked what she thought the percentage of people are in position to purchase a lot and build a house. Stanford thought many people may want to but aren’t able to. Diversity to her is architectural variety, sizes, colors, etc but also well maintained. Concern that the plan is gearing more toward developers.

G Veltkamp described how construction has often occurred in Lynden. East Lynden has built out with a developer (platting and putting in infrastructure) but for the most part, individual lots are bought and built out by individual builders. This results in some diversity but they are mostly attentive to the market demands of the current time (what sells and how they can make a profit).

Faber asked if there was anything in particular, or specific, that might drive future build out as only by developers. Stafford stated not necessarily but be careful to not make them not too stringent that people can’t express some individuality.

A. Review of existing City-wide design standards

Gudde recommends going through the worksheet and not get caught up on how they fit into the overall code.

Thoughts on City wide or separate Pepin Creek – unanimous from the Commission that these standards should be city-wide. What does that mean for existing homes or remodels? Apply to new construction only.

Worksheet:
Road width or character. Public Works has allowed private street standards in certain cases that are not as wide. Access easements are smaller.

Cul de sacs – PC would like to see pedestrian connections out of the cul-de-sac and, where feasible, landscape features in the middle (stormwater features). Discourage huge asphalt circles. Need to consider how large vehicles (garbage trucks, etc) maneuver within them.

Curvilinear streets – east west roads – wide and limited access, no driveways. The hierarchy, as present makes sense as long as parking is accommodated.
Street lights – need to be consistent and frequent.

Garage Design – d.4. – scratch out.

More to come.

B. Pepin Creek Design Standard Draft

Elections: **Motion to approve as is current. Second by several.** Diane Veltkamp – Chair, Tim Faber – Vice Chair. **Motion is approved unanimously.**

5. COMMISSIONERS CORNER

Future meetings. January 24 public hearing on Zoning changes associated with Pepin Creek Subarea. Commissioners may join the Feb CDC meeting.

Before next Design Standard meeting – 1st meeting in Feb - focus on worksheet and be ready to further discuss.

6. ADJOURNMENT

Motion to adjourn by Templeton / Second by G.Veltkamp. Meeting adjourned at 10:10 pm.