

# CITY OF LYNDEN

## CITY COUNCIL MINUTES OF REGULAR MEETING



March 4, 2024

### 1. CALL TO ORDER

Mayor Korthuis called to order the March 4, 2024 regular session of the Lynden City Council at 7:00 p.m. in the city's council chambers.

### PLEDGE OF ALLEGIENCE

### OATH OF OFFICE

### ROLL CALL

Members present: Councilors Gary Bode, Lee Beld, Gary Vis, Nick Laninga, Kyle Strengholt, and Mark Wohlrab.

Members absent: Councilor Lenssen absent with notice.

Staff present: Community Development Director Heidi Gudde, Fire Chief Mark Billmire, Parks Director Brent DeRuyter, Police Chief Steve Taylor, Public Works Director Jon Hutchings, City Clerk Pam Brown, City Administrator John Williams, and City Attorney Bob Carmichael

### SUMMARY REPORTS AND PRESENTATIONS - None

### APPROVAL OF MINUTES

***Councilor Vis moved, and Councilor Wohlrab seconded, to approve the February 20, 2024 regular council minutes. Motion approved on 6-0 vote.***

### CITIZEN COMMENT

#### Cynthia Ripke-Kutsagoitz, Guide Meridian, Lynden

- Planned housing development on WTA property in Lynden.
- Asylum seeking immigrants.
- Measles outbreak.
- Northwood casino.
- Marijuana grow facility on Mt. Baker highway.

# CITY OF LYNDEN

CITY COUNCIL  
MINUTES OF REGULAR MEETING



## 2. CONSENT AGENDA

### **Payroll and Claims items pulled from the agenda.**

#### **Set the Public Hearing – Zoning Text Amendment 24-01, Regarding ADU Regulations**

The City Council will be asked to hear and consider a proposed amendment to the City's development regulations related to accessory dwelling units (ADUs) as found in LMC 19.20. The staff report submitted to council includes analysis of the city's existing code and the proposed amendment. Although the amendment would personally benefit the applicant, it is important to note that the State has required that these changes occur. This proposal would simply implement these changes prior to the State's deadline.

The Council should consider Planning Commission and Technical Review Committee recommendations, review the proposal, and decide if it would be beneficial for the amendment to occur at the timeline proposed. The Council may also wish to include additional changes to the ADU code or revise the proposed implementation dates. While the State has required the city to become more lenient in the quantity, size, and location of ADUs the city may opt to provide even more incentive to the creation of ADUs. The proposed amendment is legislative in nature. It will go before the City Council as an additional public hearing – where public comment will be accepted.

***Motion made by Councilor Wohlrab seconded by Councilor Strengholt to approve the Consent Agenda. Motion approved 6-0.***

## 3. PUBLIC HEARING

### **Partial Vacate of Lawrence and Pine Street Right-of-Ways, Vacate Application 23-01**

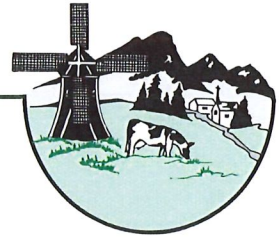
The City Council is asked to hear and consider the proposal brought forward by Chad and Andrea VanRy who are property owners of 210 Lawrence Street. The VanRy's have submitted Vacate Application 23-01 to request that portions of abutting rights-of-way be vacated in order to increase the net lot area of their residentially zoned parcel. If the lot area is increased as proposed the parcel will become a conforming size for the three units which are currently on the site and can also accommodate additional housing units.

The area to be vacated is at the dead-end portion of Lawrence Street and abutting the Pine Street right-of-way which has historically been used by the railroad since the early 1900's. The City's long-range plans do not call for expansion of the transportation network on this property, the vacate avoids the railway easement, the vacation of this area would remove it from the city's maintenance responsibilities and would facilitate residential infill.



# CITY OF LYNDEN

## CITY COUNCIL MINUTES OF REGULAR MEETING



If the Council approves the vacate petition the applicant can then secure an appraisal which must include three comparable properties. Once completed, the item will return to the City Council to discuss the value of the property in light of the appraised value

Mayor Korthuis opened the public hearing at 7:11 p.m.  
There were two comments.  
Elaina Garcia had a question and Chad VanRy spoke in favor.

Mayor Korthuis closed the public hearing at 7:15

***Motion made by Councilor Strengholt seconded by Councilor Laninga to approve the vacate petition and initiate review of property value. Motion approved 6-0.***

#### 4. UNFINISHED BUSINESS – None.

#### 5. NEW BUSINESS

##### RES-24-1093- Intent Regarding Pepin Parkway Alignment

In 2021 the City adopted a transportation plan for the Pepin Creek Subarea. Since that time city staff, with the help of the city's transportation and engineering consultants, have refined plans for future development of the Pepin Subarea. This work includes review of future street connection obligations, sewer network planning, and development of Benson Park and Benson Road.

Staff have also met with various property owners to discuss development opportunities and obligations within the Subarea. This study and discussion resulted in a proposed revision to the traffic circulation network in the Subarea, primarily as it relates to the alignment of Pepin Parkway. The revision shifts the Parkway west onto an existing City easement and moves the north terminus of the Parkway to intersect with the expected extension of Homestead Boulevard rather than curving to intersect with Benson Road at Sunrise Drive. The benefits of these changes are listed in the proposed Resolution.

The Resolution serves to endorse continued design of the Parkway, creek alignment, sewer network, and park design using this revised configuration. The city will use this configuration in pursuit of outside funding and in due diligence conversations with property owners within the subarea as the plan is more formally adopted through an amendment to the Comprehensive Plan and the update to the Transportation Element.

# CITY OF LYNDEN

CITY COUNCIL  
MINUTES OF REGULAR MEETING



***Motion made by Councilor Strengholt, seconded by Councilor Bode to approve RES-24-1093 which documents the City's intention to revise the alignment of Pepin Parkway and to authorize the mayor's signature on the resolution. Motion approved 6-0.***

*Councilor Nick Laninga informed council that former mayor Jack Louw's mother had recently passed away.*

## 6. REPORTS

Councilor Bode reviewed Public Works Committee draft minutes.

## 7. EXECUTIVE SESSION

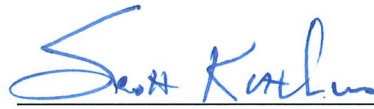
The Council did not hold an executive session.

## 8. ADJOURNMENT

March 4, 2024 regular session of the Lynden city council adjourned at 7:30 p.m.



Pamela D. Brown, City Clerk



Scott Korthuis, Mayor