



COMMUNITY DEVELOPMENT COMMITTEE MEETING AGENDA

4:00 PM October 21, 2020
2nd Floor Conference Room, City Hall

1. ROLL CALL

Council: Kyle Strengholt, Brent Lenssen, Gary Bode, Mayor Scott Korthuis

Staff: Mike Martin, Heidi Gudde, Ted Brouwer

Resident: Tim DenBleyker

City Council: Gary Vis

2. APPROVAL OF MINUTES –

- a. Special Meeting of Council and Planning Commission of 7-22-20
Minutes approved by Council and Planning Commission.

3. Resident Complaint

Lynden resident, Tim DenBleyker joined the CDC to discuss his code violation that involves a vehicle parking over the sidewalk.

4. INFORMATIONAL ITEMS

Adoption of the Latest International Building Codes (IBC). Ted Brouwer, building official, joined the CDC to give the Committee and update on the update to the IBC.

Feb 1, 2021 starts the new building code. Ted expects that one significant aspect is the energy code and the discouragement of use of fossil fuels.

BL asked what will be the big change affecting the building industry? Ted expects this will force builders to use heat pumps and this will require additional draw on the electrical system. Gas back up can be in place but you cannot get energy credits for that furnace.

Ted talked briefly about the State's prescriptive methods and that it would cost more to each homeowner. Trade association estimates that the energy code update could be as high as \$10,000 per home.

Lumber prices also affecting lumber and siding by an average of \$15,000 to \$20,000 per home.

Ted anticipates that a lot of permits will come in ahead of the code change on February 1st.

5. DISCUSSION ITEMS

a. Enforcement Stance on Building without a Permit

HG gave an overview of the issues that are occurring within the City regarding construction without a permit.

Planning Department suggests that construction that is noticed that involves a primary structure should be sent a letter.

Conclusions:

- Add informational fliers to the water bills annually.
- Process to include:
 1. Warning letter (regular mail).
 2. After 21 days then the 2nd letter (certified mail).
 3. Site visit code officer.
 4. Cloud the title. Discuss the parameters for using this code and if the issue is life/safety we take a different, more immediate, approach. This could potentially appear in a City policy document.
- Gear the policy toward residential enforcement at this point. Commercial enforcement to be discussed at a later date.
- Staff to return to CDC regard a potential process laid out.

b. Design Standards – Staff Recommended Modifications / Clarifications

Roof pitch discussed. Potentially leave at 4:12 and applicant, if wanting to do a less of a pitch, seek a variance. Potentially revise so that the variance process be revised to a waiver.

CDC concluded that staff should suggest some revisions and bring them to the Planning Commission.

c. Discussion of a Parking Code Revision

The function of on-street parking and how it affects neighborhoods. Should the parking code be context sensitive so address the areas that are located along arterial streets.

Revise “retirement housing” so that Senior parking requires more parking.

d. Pepin Creek Sub-Area Plan and Financial Mitigation Update from staff.

e. Future CDC Meeting Dates:

- November 18th Date – Moved to November 12
- December 23rd Date – Moved to December 16