

# CITY OF LYNDEN

## PLANNING DEPARTMENT

Heidi Gudde – Planning Director

(360) 354-5532



### Community Development Committee Meeting Agenda

City Hall - 300 Fourth Street

4:00 PM August 24, 2022

#### **Roll Call**

#### **Approval of Minutes**

1. Community Development Committee Mtg Minutes of 6/16/22

#### **Discussion Items**

2. Update on Mixed-Use Code Revisions

- Planning Commission workshop on Sept. 8

- Letter to property owners was sent at the end of July to solicit questions or concerns.

3. City-Led Comprehensive Plan Amendment

- Proposed revision to future Land Use along the south side of Birch Bay Lynden Road (exhibit attached)

- Revision to sub-area boundaries consistent with mixed-use code revisions. This includes the prohibition of residential development within the western commerce sub-area.

#### **Informational Items**

4. Civil Penalties Code Amendment

- Staff and legal counsel drafting.

- General structure will place penalties and process in LMC Chapter 1.24. This will address penalties and identify who has the authority to issue penalties for violations from various chapters within the LMC.

5. Update on Transitional Housing Code - Draft Timeline

- Staff and legal counsel drafting.

- Draft to be discussed at Public Safety Committee meeting on Sept. 1 and CDC meeting on Sept. 21

**Next Meeting:** September 21, 2022

# CITY OF LYNDEN

## PLANNING DEPARTMENT

Heidi Gudde – Planning Director  
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## COMMUNITY DEVELOPMENT COMMITTEE

### MINUTES

4:00 PM June 16, 2022  
2<sup>nd</sup> Floor Conference Room, City Hall

#### 1. ROLL CALL

**COUNCIL:** Gary Bode, Brent Lenssen, Kyle Strengholt Mayor Scott Korthuis

**STAFF:** Dave Timmer, Heidi Gudde, Brent DeRuyter, Anthony Burrows

**ATTENDEES:** Gary Vis, Chamber of Commerce

#### 2. APPROVAL OF 5/18/22 MINUTES

- a. Approved as presented.

#### 3. DISCUSSION ITEMS

- a. Transitional Housing.

The group discussed proposed transitional housing proposals from the Department of Corrections to the Police Department. Lynden residents providing feedback to staff, Council, and the Police Department.

Strengholt suggested that the City draft an ordinance that would regulate the locations of transitional housing to avoid schools.

Council members discussed a written response from the Council as a whole.

- b. Added to Agenda - North Lynden Recreational Plans

Burrows from Finance Department introduces the concept of a sports facility to be located at Benson Road Park (Heusinkveld property) to include artificial turf fields.

Concepts have been contemplated for the last few years while Mike Martin was City Administrator. Finance Department gave Burrows the nod to put together an exploratory committee to review options however changes during the COVID pandemic stalled efforts.

Reviving the concept and moving forward this year with planning efforts, the group is using a multi-pronged approach to funding: private partners, grants, etc. Potential large sponsors were discussed.

Design concept distributed to the group that included a main stadium, two practice fields, parking, concessions and locker rooms. Burrows reported that those that have heard of the concept have been very supportive. He is wanting to give Council Committee a heads-up about this planning effort but will be giving a more formal presentation when more information is available.

Obstacles to the development is obviously cost. Burrows noted that the City would be maintaining the facility but hopes that the fields would support themselves financially. They are not expected to be a “money-maker”.

Lenssen asked about anticipated maintenance costs. Burrows estimates about 1.5 full time employees dedicated to the facility.

Bode asked how the park layout as it relates to street plans for the sub-area. Gudde confirmed that this had been discussed with the consultant. Possibilities exist to provide access to the west and north as well as the access shown to the east, aligned with Diamond Lane.

Burrows reported that expected costs could be 8.5 – 9 million.

Schools may benefit from the facility. LC athletic director already on the committee with Lynden athletic director showing interest as well. Positive feedback from many of the school districts.

Burrows noted that this facility is not planned to have track facilities as most of the schools have good track facilities. The addition of a baseball diamond is being explored.

Security of the site was discussed. Completely fenced with access only to those who are contracted to use.

Gudde inquired as to the tourism dollars that could be generated in association with events here. Burrows responded that there is a formula to estimate dollars earned in the community by such a facility.

Bode recommended that the roadways be coordinated with the Public Works Department. Feedback from the Committee was positive.

c. Ordinance regarding Camping Prohibition

Lenssen introduced the topic. Noted the memo from Carmichael's office gave a good summary. Lenssen indicated that he preferred the Mercer Island version which disallows / makes illegal camping in park spaces if shelter space is available.

Trail use that technically occurs when parks are closed. Williams noted that the ordinance can make provisions for those that are actively using

the facilities for which is intended. That is, the trail is being used for walking, running, biking but not camping or preventing access.

Bode asked for next steps on this ordinance. Williams noted that there are a couple moving parts including the update to civil penalties.

Williams suggested the group choose a foundational document and fine tune the ordinance.

Strengtholt asked how the ordinance was functioning for the City of Mercer Island. Williams noted that he could follow up with the municipalities to get feedback.

Vis asked if this applied to all City properties. This was confirmed.

DeRuyter noted that he liked the Mercer Island version because it consistently refers to the city as a whole rather than just parks.

Williams noted that the critical areas should also be specifically mentioned in any ordinance that the Council decides to use.

**Conclusions:** Committee would like to use the Mercer Island example as the foundation the City's ordinance. Staff to draft.

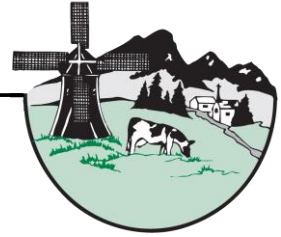
d. Update to Land Use and Building Projects

The group generally asked questions about the latest building projects going on in the City. Gudde provided updates and had previously provided the group with an email summary of on-going Commercial and Multi-family projects / permits.

**Next Meeting Date: August 17, 2022**

# CITY OF LYNDEN

PLANNING DEPARTMENT  
(360) 354 - 5532



August 3, 2022

## Re: 2022 City of Lynden Comprehensive Plan Amendment and Rezone Proposals

Dear Property Owner:

You are receiving this letter as an owner of a property which may be affected by an upcoming land use development code revision. The City of Lynden is proposing several updates to the Lynden Municipal Code in order to foster the development of mixed-use areas (residential and commercial) within the most appropriate locations. These updates propose to create a new Mixed-Use Overlay that can be activated by property owners within commercial zones under specific determined criteria. The Overlay, if activated, can bring new opportunities to CSL (Commercial Services – Local) and CSR (Commercial Services – Regional) zoned properties that are located near existing commercial centers.

Simultaneously, the new overlay has also focused on the potential of commercial properties being rezoned to fully residential properties in areas where commercial activity appears to be less viable. The City is taking the lead on proposing rezones to these properties so it is critical that you are aware of how your property may be affected. The parcels identified for rezone to residential are either:

1. Already built out as multi-family residential developments, or
2. On parcels where commercial activity remains unviable, or
3. On commercial properties that will not meet the criteria to activate the Mixed-Use Overlay.

You are receiving this letter as the owner of one of these properties. See the attached “**Proposed Zoning Changes, 2022**” map that is included with this letter. This map identifies the zoning changes that are being proposed.

With this letter, we are seeking your input. Please contact the Planning Department with questions regarding the specifics of the proposed *Mixed-Use Overlay*, proposed rezones, and how the updates may affect your property. You are also invited to a September 8 Planning Commission meeting to informally discuss and review this proposal. Your input at this meeting is welcome. Public hearings with the Planning Commission and City Council will follow before the close of this calendar year.

Prior to the September 8 meeting, we’d like to hear from you. Please contact the Planning Department at (360) 354-5532 to let us know what you think of this rezone proposal or schedule a meeting with Planning staff. We’d like to incorporate your feedback into the proposal and we aim to address any concerns that you might have prior to the September 8 meeting.

Sincerely,

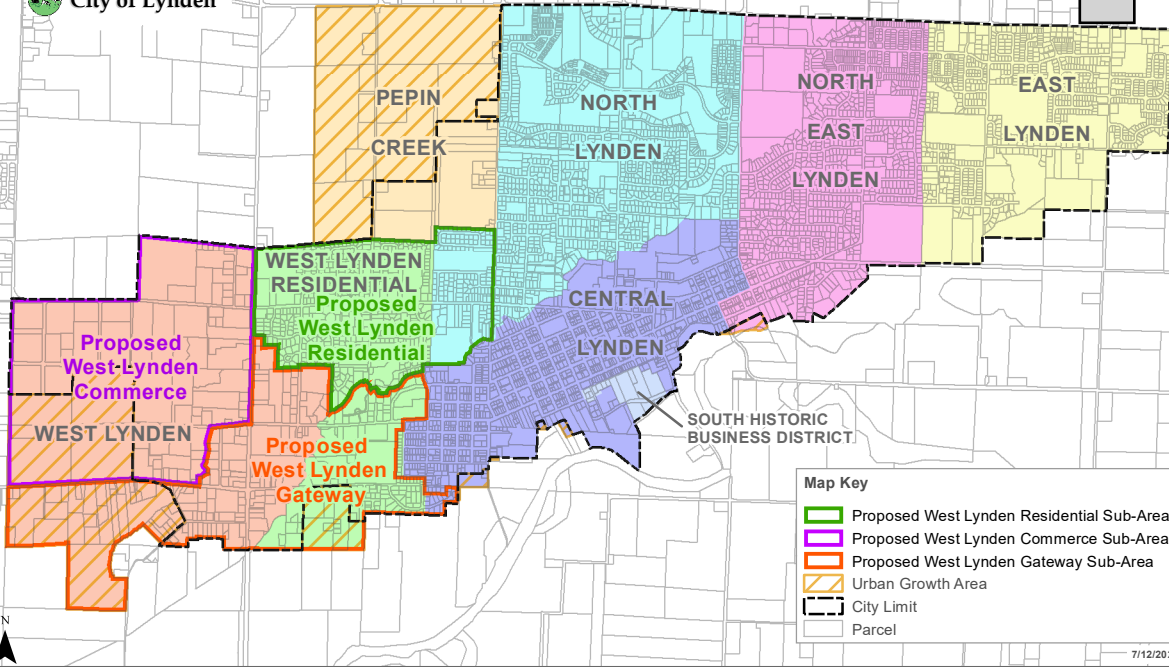
A handwritten signature in black ink, appearing to read 'Dave Timmer', is written over a light blue circular stamp.

Dave Timmer  
City Planner

# Sub-Areas Changes



City of Lynden

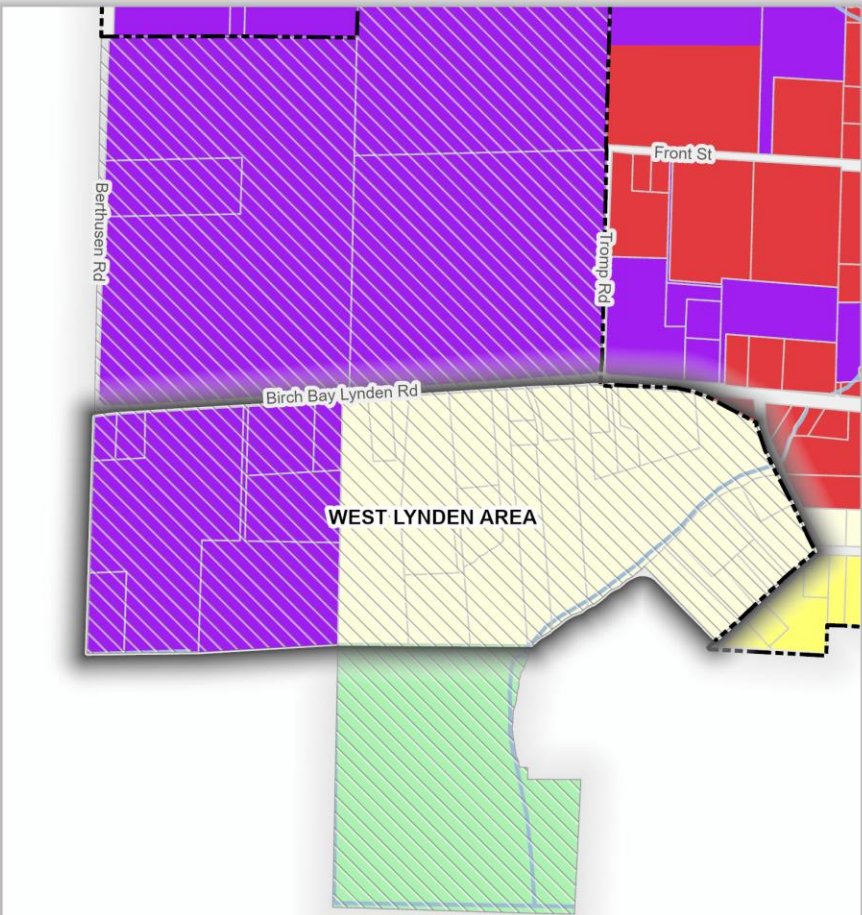
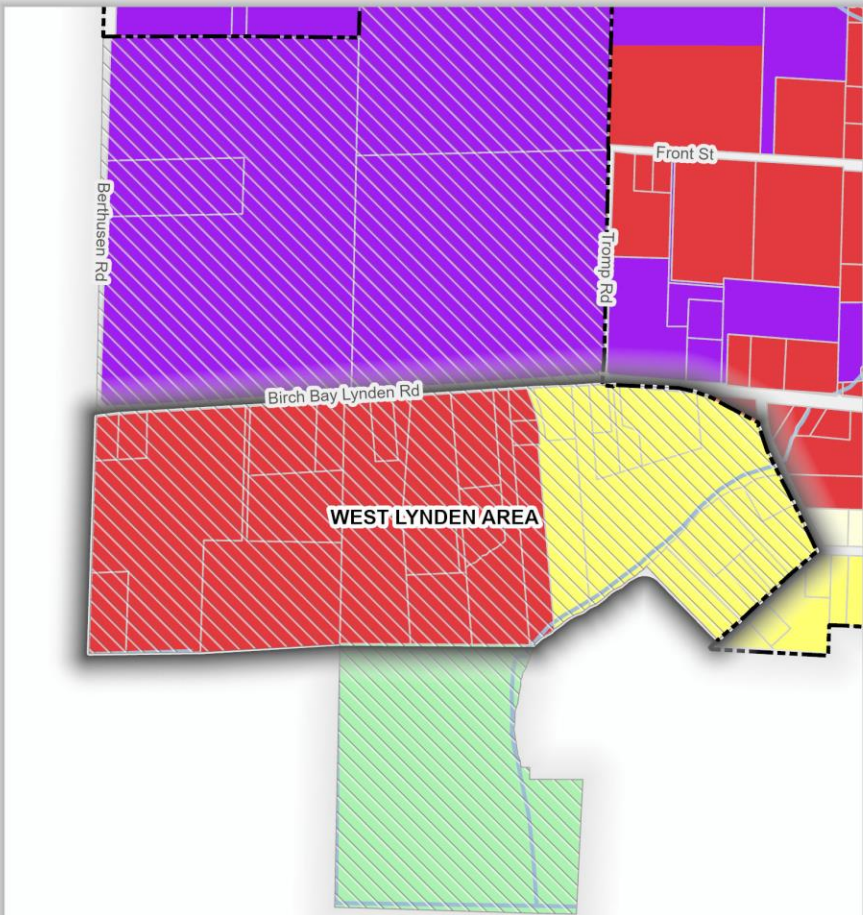


# Proposed Changes to Future Land Use

West Lynden

Currently Planned Future Land Use

Proposed Future Land Use



Features		Future Land Use Categories					
	Lynden City Limits		Residential, Low Density		Public		Commercial
	Urban Growth Area		Residential, Medium Density		Industrial		

