

CITY OF LYNDEN

PLANNING DEPARTMENT

Heidi Gudde – Planning Director

(360) 354-5532



Community Development Committee Meeting Agenda

Virtual Meeting: Microsoft Teams

4:00 PM January 19, 2022

Roll Call

Approval of Minutes

- [1.](#) CDC Meeting Minutes of 12/15/21

Discussion Items

- [2.](#) Presentation: Concepts for Mixed-Use Zoning Code Amendment
- [3.](#) Parking Code Update - LMC 19.51 Amendment
4. Stakeholder Feedback: Moratorium and Mixed-Use

Next Meeting: February 23, 2022

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COMMUNITY DEVELOPMENT COMMITTEE

MINUTES

4:00 PM December 15, 2021
City Hall, 2nd Floor Conference Room

1. ROLL CALL

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

Staff: Dave Timmer, Heidi Gudde, John Williams

Chamber: Gary Vis

Attendees: Mike Kooy

2. APPROVAL OF MINUTES

- a. Community Development Committee Meeting Minutes of 11/17/21 approved as presented.

3. DISCUSSION ITEMS

- a. Moratorium on Residential Development in CSL Zones

Overview given by Lenssen regarding the potential moratorium.

Comments from Mike Kooy who is currently working on a residential project within the CSL zone. His design team is working overtime to submit the project prior to the start of the moratorium.

Bode voiced concerns regarding parking for multi-family and especially provisions for reduced parking at senior housing complexes.

Kooy offered insights regarding landlords charging for stalls. In some cases tenants are paying for 4 stalls and other tenants don't have any parking within the complex. This leads them to park on the street and impacts surrounding neighborhoods.

Location of the project and availability of on-street parking makes a difference.

Lenssen asked about the significance of age 55 when it comes to "senior" housing.

John Williams provided some information about the Federal Acts that have used 55 and 62 to identify specific age groups and associated housing needs.

Mayor brought up an aside on traffic flow near Lynden High School and how modifications there may affect the availability of on-street parking.

Moratorium discussion turned to a potential start date. CDC suggested a potential start date of January 1, 2022.

Ongoing discussion related to parking and if code revisions related to parking should take precedence over the moratorium code revisions.

The group indicated that it would like to see parking code proposals from staff at the January 19th CDC meeting.

b. Interlocal Agreement regarding Building Inspection and Permit Review

Overview given by Gudde as informational so that the Council members have a preview of the agreement before it comes to the full Council agenda. The agreement is staying nearly identical to the previous agreement except that additional detail is being reviewed related to the section on compensation. Blaine currently reviewing.

c. Land Use Projects Map

Briefly discussed new projects within the City.

d. Commercial Vehicles in Residential Zones

Committee discussed the parking of commercial vehicle in residential neighborhoods. This issues stemmed from some recent complaints of about night noise of a tow truck. Committee recommends making polite contact with the tow truck owner to make sure he is aware of the neighbor concern but no civil enforcement action.

e. Buildable Lands Report Update – Methodology

Update to the Committee about staff's work on the Buildable Lands Report.

Next Meeting Date: January 19, 2022

CITY OF LYNDEN

EXECUTIVE SUMMARY – Community Development Committee



CDC Meeting Date:	January 19, 2022	
Name of Agenda Item:	Moratorium and Mixed-Use	
Section of Agenda:	Discussion	
Next Steps Proposed by Staff:		Legal Review:
<input checked="" type="checkbox"/> Staff revisions	<input type="checkbox"/> Planning Commission	<input checked="" type="checkbox"/> Completed
<input checked="" type="checkbox"/> Return to CDC	<input type="checkbox"/> Other Committees	<input type="checkbox"/> Recommended
<input type="checkbox"/> Schedule for full Council	<input type="checkbox"/> Other: _____	<input type="checkbox"/> Not Required
Attachments:		
None at this time. Presentation slides available following the meeting.		
Summary Statement:		
<p>The City Council has enacted an interim moratorium on the construction of new residential units within the Commercial Services – Local (CSL) zoning category.</p> <p>The moratorium will allow for City staff and Council an opportunity to review how residential development within the CSL properties is affecting the City's housing goals. It also gives staff, Council, and stakeholders an opportunity to review the feasibility of mixed-use projects in today's retail and housing market.</p> <p>At the January 19th Community Development Committee meeting, Heidi Gudde, the Planning Director, will present a concept that proposes to implement a mixed-use zoning overlay in strategic locations within the City. The overlay would target areas that are along significant transportation corridors and near existing retail centers. Development standards within the overlay would account for a decrease demand for retail uses but provide flexibility to have a retail presence. New development standards would also require amenities that contribute to a higher quality of life for residents within mixed-use projects.</p> <p>The Committee meeting will also have a dedicated time during which attendees can provide feedback to the Council and staff regarding the moratorium action and the concepts presented.</p> <p>If the Committee finds the concept to have merit, then staff can begin the process of drafting code language to be reviewed in subsequent workshops and Council committee meetings.</p>		
Recommended Action:		
Discuss and provide feedback.		

CITY OF LYNDEN

EXECUTIVE SUMMARY – Community Development Committee



CDC Meeting Date:	January 19, 2022	
Name of Agenda Item:	LMC 19.51 Parking - Update	
Section of Agenda:	Discussion	
Next Steps Proposed by Staff:		Legal Review:
<input checked="" type="checkbox"/> Staff revisions	<input type="checkbox"/> Planning Commission	<input type="checkbox"/> Completed
<input type="checkbox"/> Return to CDC	<input type="checkbox"/> Other Committees	<input type="checkbox"/> Recommended
<input type="checkbox"/> Schedule for full Council	<input type="checkbox"/> Other: _____	<input checked="" type="checkbox"/> Not Required
Attachments:		
None at this time		
Summary Statement:		
<p>Upon request of CDC, staff has been investigating changes to the City's off street parking code (LMC 19.51). This chapter establishes standards for parking space requirements for development projects in the City.</p> <p>In general, Lynden's current parking requirements are comparable to other cities of the same size. Our standard parking space size requirement (9 x 21) is the largest space of any city that I've found. Larger cities are tending to de-emphasize parking requirements to incentivize other modes of transportation. For the most part, Lynden does not have public transit options that warrant lower space requirements.</p> <p>The greatest parking conflict seems to be for larger multifamily developments in town (those with greater than 25 units), especially if those developments are not in a location where street parking is readily available.</p> <p>Below are some of the changes which staff is requesting CDC feedback:</p> <ul style="list-style-type: none"> • Remove the parking reduction requirement for multi-family developments with greater than 25 units • Multi-family units with more than 2 bedrooms will require 1 space / bedroom • Remove the "senior" parking incentive – update will be 2 per unit regardless of age restrictions • Remove parking reduction options for Low Impact Development (LID) • Required handicap parking spots do not count toward the total development requirement • Rework the shared parking standards for clarification – the update would put the onus on the applicant (through a parking study and development agreement) to show how the shared agreement will work. • Adjust parking counts to take into account the availability or lack of availability of on-street parking. • Reduce standard parking stall size to 9 x 19, remove compact standard • Clarify downtown exceptions - include the area between Judson Alley and Grover St. What about new construction in this location? 		
Recommended Action:		
Discuss and provide feedback. Staff will incorporate feedback in a redlined draft to be reviewed at Feb CDC meeting.		