

April 2, 2020

Heidi Gudde, Planning Director

City of Lynden

300 4th St.

Lynden, WA. 98264



Planning Commission:

Right off the top, let me say that we are not opposing the Residential development of the City Bible Church property. Neither are we opposed to duplexes being built on the same property. We are not opposed to renters! We are concerned for the density of the proposed conception plan (3,000 SQ FT LOTS, Cordata style?) that AVT Consulting shows for some of the property. The concept plan that was received from the City Planning Office does not show the proposed 12 unit family apartments that have been in the legal notices in the Lynden Tribune, has AVT changed it since then? If the concept plan that we have received is approved there is a very real possibility of putting **300 vehicles** and at least 134 units on this property.

HERE ARE MY CONCERNS:

TRAFFIC: I would encourage you to take a look at the area of Main and 19th between 2:30 pm and 5:00 pm around the school. Parents form a circle around the school parking lot to pick up their children and the traffic at 19th and Main is difficult. I am also concerned for the safety of the children at the school. Soon, there will be additional fourplexes built on the corner of 19th and Main, adding to the traffic, congestion and wait times to cross Main Street. We have seen additional traffic on 19th since Bogaard Meadows was built, folks avoid Double Ditch if they can. This does not even address the large equipment, dump trucks and other construction related vehicles using 19th street to get to the CBC property. As of now, there is only one small entry/exit to the property, which happens to be right out my front door, it is vital that another larger entry/exit be provided. It is not unusual to have a backup on Main and the Guide.

WATER: **As you know**, there are significant water issues in this area of Lynden. Many of the homes on the North end of 19th, N Pine Ct and Pine Circle have sump pumps under their homes, provided by the City of Lynden. These homes do not have good drainage and should have been constructed higher. In 2009 there was standing water, 1-2 ft deep from 19th St Court down to S Meadow Lane, had we not had a high sitting Jeep, we would not have been able to get to our home. Now there have been fourplexes permitted at this very location, with more hardscape and worse draining possibilities. There were water issues again in this area between 19th and Double Ditch Rd this winter. There are severe drainage issues on the City Bible Church property and has been for years. Water flows from the North and could create a real danger to our homes, if specific, exact drainage precautions are not taken to deal with the serious issues on CBC property. As of today, as the resident at 860 19th, we are some of the few that have **not** had water problems on our property and if this proposed plan is permitted, and we then have water issues, we know who will be held responsible and liable. There are others in this area that are far more informed about this problem than I and I would encourage you to listen to them and take their opinion to account.

HEALTH: As a senior citizen, I have serious health issues. I have COPD, Asthma and severe allergies. I have not had many issues here with them but am now concerned with the moving of dirt, dump trucks hauling dirt and general construction work being done on the property, all most likely driving through residential areas, in front of my home to get to the property. What will happen to the quality of the air coming from the property toward our home? I do not want to be forced to move from my home, which I have lived in for 22 years because this construction project happens.

COMPASSION: I would really like to see AVT Consulting and City Bible Church use some compassion and do the right thing on this property. Is it not possible to do something on this property that would not be detrimental to the established neighborhood around it? We, the 19th Street area and City Bible Church have been dealing with this issue for many, many years and it has been **very difficult!** How about nice residential sized lots, nice homes and duplexes on the property, and leave it at that?



Duana R. Adams

86019th Street, Lynden, WA. 98264

Attach 1

April 7, 2020

City of Lynden Planning Commission / Planning Department

RE: AVT Consulting/Church rezone request for Rezone, 1990 Main Street

My interest relates to flooding threat south of this property, when the present open land is replaced with dense development and lots of impervious area -- roofs, sidewalks, driveways, streets and parking.

My home is one block south of Main, two blocks west of 19th (at South Meadow Lane and Meadow Lane).

Our streets were under water in the January 2009 flood. Those of us without high-clearance vehicles were marooned for several days. I had two feet of water in the unfinished lower level of my house, and it took two weeks to subside through a large drain. Neighbors with finished lower living space had to replace everything from the studs out.

I am pro-growth and have learned to be wary about outcomes when big money works with small towns that want revenue and have limited technical resources. Here are some local projects I'm aware of that were approved by the city and turned out to have water or soil stability problems:

- Pine Street neighborhood where the city had to retrofit crawlspace pumps for homeowners
- Condos slipping down the creek bank at 17th & Liberty
- Erosion of the steep creek bank at the base Salmonberry condos near Tractor Supply.

My request to the City is to make sure water issues and solutions are fully identified and resolved before any development begins. To avoid harm to the broader neighborhood and to avoid a big liability mess for the City of Lynden and the taxpayers you serve, I ask that you please take steps to ensure this issue gets proper attention.

Judy Harmon Smith
131 S. Meadow Lane, Lynden, WA 98264
jhspacnw@gmail.com

To the City of Lynden Planning Department
Via Email

Re: Rezone of Lot 1, City Bible Church Short Plat (AF# 2019-0803655)

I am writing this letter to officially oppose the re-zoning of Lot 1, City Bible Church Short Plat AF# 2019-0803655 from existing RS-100 to proposed RMD and RM-3. While I agree that the property is best kept as a residential use, I do generally object and would like to have you note the following:

I have been in various arenas of real estate since 1997. I have worked with developers, buyers, renters, sellers, municipalities, etc. I respect property rights as well as anyone. I'm for progress and commerce. Yet, one thing that has become increasingly obvious is the lack of single family homes. Developers are quick to maximize gains with little regard to the footprint and density. Yet buyers still desire the American Dream of a single family home with a yard and a tad of privacy. These type of homes (like the Pine Street neighborhood) are becoming endangered. There is still a great need for a regular 2-4 bedroom house on the regular lot...with a lawn. They sell quickly for a reason yet they are extremely hard for buyers to find, so they "settle" on what's available. Where do you live? Why did you choose to live there?

RMD is only part of the applicant's plan to provide a buffer between the existing single family lots and the maximum density that RM-3 allows. 12 units!!! Next to RS-100??? Yikes!!! The buffer is not large enough and I doubt the developer intends to put 12 unit buildings on a graciously sized lot to lower the footprint. They'll be crammed together like sardines! When did this become a good idea? (Especially considering the COVID reality...breathing room people!)

The Pine Street neighborhood is an owner occupied neighborhood with property owners that keep up on maintenance and aesthetics. There is a real pride of ownership here and it shows in the curb appeal. It is not a good candidate for the nearby up-zoning which is traditional of much older and more run-down neighborhoods. Especially when RM-3 will bring in renters who do not take the same pride of ownership but typically rent until they can move into that "better" place. That's a stone's throw from folks that have worked real hard in the Pine community. Renters do not take the same care or hold the same value. What about you? Do you have a pride of ownership in your neighborhood?

Side note – had the current non-profit NOT been granted a Conditional Use Permit the property in question would have been developed under its current RS-100 zoning LONG ago. Sort of convenient for this non-profit out of towners.

Water – while I was out of town for the Super Bowl flood, I heard about it and read about it. It seems a portion of Main Street was under water and Double Ditch reached capacity. This neighborhood has a high water table and the density that RM-3 allows is VERY concerning. (I almost want to interject a comment about protecting the salmon but only consider doing so slightly humorously as anytime there is water to be found of this nature it is protected at great lengths! Sort of ironic.)

Speed – it's common knowledge that Double Ditch to Pine Street is a short cut. People regularly drive 40 mph down our street at rush hour. Any change to RM-3 which could allow up to 12 units allows too many additional cars to take this short cut which endangers our children and pets.

I know this is not the first attempt to rezone this property. Each time our community asks that the City listen to its citizens who would like to see the City Bible Church property developed in like kind and nature as the existing Pine Street neighborhood. Keep the RS-100 zoning and encourage the out-of-town developer to make their millions selling single family homes that align with that Chapter. We all know they would sell quickly.

Thank you for lending an ear.

Sincerely,

Amy Hoover

1817 Pine Street
Lynden WA 98264
360-223-0923

Heidi Gudde

From: Luke Wyatt <lukewyatt@gmail.com>
Sent: Wednesday, April 8, 2020 2:24 PM
To: Heidi Gudde; Heidi Gudde
Subject: Submission of comments for proposed rezone of 1990 Main Street

Hi Heidi,

I hope you, your family and colleagues are doing well.

With the lobby of City Hall being closed and social distancing policies in place, I hope that submitting comments regarding the rezone of 1990 Main Street via email is acceptable.

Thanks and stay well.

April 7, 2020

City of Lynden
Heidi Gudde, Planning Director
300 4th Street
Lynden, WA 98264

RE: Rezone of 1990 Main Street

Despite arguments to the contrary, the fact is that the current RS-100 zoning of 1990 Main Street remains the best and most logical zoning for this property.

During this process, please listen to the community and the neighborhood. The recent rezone on the northwest corner of 19th Street and Main Street could be construed as an example of this not happening. The neighborhood was united against the rezone and the Planning Commission recommended that the City Council reject it, yet the council approved it anyway.

If the City of Lynden's "any growth at any cost" approach illustrates anything, it's that any type of housing, built almost anywhere, can and will be in high demand. Single family housing in east Lynden has proliferated, despite less-than-ideal access to the services of Lynden and the jobs of Ferndale and Bellingham. Undoubtedly, single family homes in west Lynden (and on the 1990 Main Street property, specifically), as originally zoned, will be in demand and fill a need. Although not in the city limits, the growth of neighborhoods like the one on the northwest corner of Guide Meridian and Wiser Lake Road shows that convenience sells, regardless of proximity to a highway like Guide Meridian.

If the city decides to move forward with the rezone, despite the longtime objection from the entire northwest part of the city, please keep in mind and adequately address the following concerns.

Traffic

In the proposed MPRD, primary access to the development is off of Main Street between Guide Meridian and 19th Street. Ideally, an alternate point of access would be off of Guide Meridian, not 19th Street. Please ensure, through whatever means necessary (e.g. one-way street), that the access from Main Street and NOT 19th Street handles the vast majority of new traffic in this area. Previously, during the rezone of the property at the northwest corner of Main Street and 19th Street, a member of the council downplayed the impact that additional multi-family housing to this area would have on traffic. It's much more difficult to downplay the impact of adding up to 135 residential units to this small geographic area. A dramatic traffic increase isn't acceptable to the residents on 19th Street.

Flooding

During the flooding earlier in 2020, crawlspaces and streets in our neighborhood (extending a couple blocks west of Double Ditch Road) experienced flooding. This has been a longstanding issue and the excruciatingly slow progress on Pepin Creek leaves little sense that it will be solved in the near future. The north half of the land in the proposed rezone is low and often wet. Will inadequate planning and half-measures resign residents along 19th Street to the same fate as our neighbors to the east? Please ensure they don't.

Density

If the property owners/developers/City Council/Planning Department *insist* on rezoning this property, why not keep the eastern quarter as RS-100 (instead of the proposed RMD) and the western three-quarters as RM-1, rather than RM-3. There is legitimate concern that, although the MPRD shows duplexes as the highest density housing in the development, if rezoned to RM-3 these duplexes will magically turn into buildings with 12 units. If the true intention is to build duplexes in this area, why not keep everyone honest and zone the property as RM-1? We must all be 100% honest during this process.

Property values

Placing higher-density housing close to lower-density housing negatively impacts the value of the lower-density housing. It's a fact. The City of Lynden seems to prioritize an insatiable drive for growth over current property owners - often under the cover of "affordable housing." Of course, affordable housing is important. At the same time, we must not sacrifice everything - especially our current Lynden residents - to the god of high-density housing.

The current RS-100 zoning of 1990 Main Street continues to make sense. The City of Lynden and Planning Department must offer a compelling argument for approving this rezone - something much more than "we know best and can do what we want" is required.

Finally, I trust the public hearing currently scheduled for April 30th will be rescheduled to a later date that allows full, in-person, participation by the entire community.

Thank you for your consideration.

Respectfully,

Luke Wyatt

836 19th Street
lukewyatt@gmail.com

Heidi Gudde

From: Heidi Gudde
Sent: Monday, July 27, 2020 9:09 AM
To: Luke Wyatt
Subject: RE: 1990 rezone

Hi Luke,

Yes, the comments that were submitted earlier for this application will be included in the record and do not need to be resubmitted. You are welcome to submit additional comments if you wish.

Yes, you are reading the application revision correctly. At the recommendation of staff the applicant has revised the rezone to be 100% Residential Mixed Density (RMD). The project that they were proposing did not require the unit count that would come with an RM-3 zoning so they have revised this to the lower density RMD zoning.

RMD, by design, mixes single family homes on traditional larger lots (8,000 – 10,000 sf) with small lots and duplexes.

The concept they are proposing for the zoning overlay – the Planned Residential Development (PRD) – request some flexibility in design standards. This includes the potential of four-plexes on the lots closest to the Guide Meridian (the ditch there is fish-bearing so less area is available for development). Some lots that are small single family, and, building some streets within a 50 foot wide right-of-way instead of a 60 foot wide right-of-way. As you know the soils here are heavy so reducing some of the paved areas on the side street will reduce the amount of rain water they need to treat. Staff has recommended that all of the City's parking code be upheld so that even though the lots may be small they can accommodate multiple vehicle households. No access to the Guide Meridian has been requested.

As this project is using a 2-step process for approval there will be subsequent hearing with more details if the Council approves the rezone and concept that you can attend and comment on. Hopefully we will be free from some of the COVID restrictions by then so we can host a more traditional hearing at that time.

Let me know if you have questions.

Regards,

Heidi Gudde

Heidi Gudde, AICP
Planning & Community Development Director

City of Lynden
(360) 354-5532

From: Luke Wyatt <lukewyatt@gmail.com>
Sent: Friday, July 24, 2020 8:22 PM
To: Heidi Gudde <GuddeH@lyndenwa.org>
Subject: 1990 rezone

Hi Heidi,

I hope all is well.

Two quick questions regarding the 1990 Main Street rezone and public hearing:

- Will previously-submitted written comments regarding this rezone still be valid for/included in the meeting record or should they be resubmitted?
- The previous rezone application (submitted to the city on December 17, 2019) for 1990 Main Street was seeking to rezone maybe 20% of the property (the eastern/northeastern portion) as RMD, while the rest of the property would be RM-3. The new rezone application (submitted April 24, 2020) only mentions a request from RS-100 to RMD only. This appears to be a pretty big change. Am I reading/understanding this correctly?

Thanks for your help.

Stay well.

Luke Wyatt

Heidi Gudde

From: Murray Wood <propertymanagerwest@gmail.com>
Sent: Wednesday, April 8, 2020 10:04 PM
To: Heidi Gudde
Subject: 1990 Main Strret, Lynden Rezoning and MPRD Concept

Standard Properties Corp.
7807-199 Street
Langley BC V2Y1S3 Canada

April 8, 2020

Attention: Heide Gudde, Planning Director
City of Lynden
300-4th Street
Lynden, WA 98264

Dear Sirs/Mesdames:

Re: Legal Notice of Application for a Rezone, MPRD Concept and
Public Hearing 1990 Main Street Lynden, Washington

Thank you for the Legal Notice of Application for a Rezone, MPRD Concept and Public Hearing for the property at 1990 Main Street, Lynden.

Standard Properties Corp. owns 8530 Guide Meridian, being the 2-acre site north and adjacent to the subject site.

We support the Application for a Rezoning and MPRD Concept for this property and would like to see the streets, water, sewer and utilities extended to the northerly extent of the Rezoning property to allow future servicing of our lands.

Yours truly,
Murray Wood
STANDARD PROPERTIES CORP.
T: 1-604-834-3289