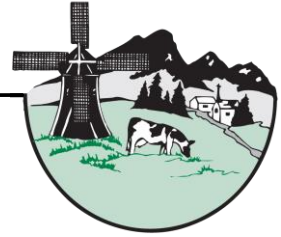


CITY OF LYNDEN

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 red ink, appearing to read 'Dave Timmer', is written over a light blue circular stamp.

Dave Timmer
City Planner