

Heidi Gudde

From: Nicole Terpstra <nicole@terpstralaw.com>
Sent: Friday, January 24, 2025 2:33 PM
To: Heidi Gudde
Subject: RE: Building Height Amendment

Dear Heidi,

I am writing this email to you in support of the amendment to LMC 19.23.110 as it relates to the maximum height of small-scale mixed use projects. I ask that you please provide this information to the City Council on my behalf as I will be out of the country on the February 3rd hearing date so I cannot attend in person to give comments.

My law office parcel is a perfect example of why there needs to be some height flexibility built in to this portion of the Lynden Municipal Code. I have two (2) adjacent buildings on my block that tower over my building and if I were allowed to have a higher height there is absolutely no view blockage or other harm to any of my neighbor's property. In fact, it would only benefit these properties if my parcel were developed with a higher and better use.

As you know, I was working on a design for a mixed use project with my law office on the ground floor and then two (2) levels of residential above (6 residential units). However, due to the current Lynden Municipal Code language this project got stalled because it did not work from a design standpoint at the current height limitations. JWR Design was involved and simply said the project cannot work under existing code height limits. This would have been a really cool project for the City and downtown.

I know all of the parcels affected are differently situated, and my parcel is a bit unique. But that is why this change in the code is needed so that parcels like mine can actually be developed and create new housing and commerce for our City. With the option of a Conditional Use Permit increasing the height limits for specific properties, each property can be assessed on its own merits and only have the height limits increased if appropriate for that parcel and those neighboring properties. This is absolutely needed to allow redevelopment of our downtown core to occur.

Sincerely,

Nicole L. Terpstra

WSBA # 32974

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From: Heidi Gudde <GuddeH@lyndenwa.org>
Sent: Thursday, January 16, 2025 4:47 PM

Ord 25-1704

Example Property: Small-Scale Mixed Use eligible property – Central Lynden Subarea

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