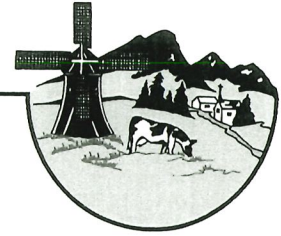


CITY OF LYNDEN

PLANNING DEPARTMENT
(360) 354 - 5532



February 16, 2022

Lynden Automotive Specialists, LLC.
Gerardo Morado
8894 Bender Road
Lynden, WA 98264

RE: CUP #21-04, Lynden Automotive Specialists – Conditions of Approval

Dear Gerardo,

On December 6, 2022, the Lynden City Council approved your Conditional Use Permit request to allow an automobile repair shop at 8894 Bender Road. As you are aware, that approval was subject to conditions that are tied to specific timelines. I am writing to remind you of the following requirements:

1. Subject to the Technical Review Committee Report dated November 12, 2021.
2. Submission of the stormwater report must be done within 3 months but may be granted a 1-month extension if the applicant demonstrates steps toward compliance.
3. The proposed landscape screen, specifically, is a Type 3 landscape buffer and installed within 30 days of Council decision.
4. The 10 vehicles, temporary parked while under repair, must have current license and registration.
5. The 10 stalls used for vehicles under repair must be located in the northwest corner of the site and not south of the subject business.
6. Removal of storage containers from the site shall be permanent

Please be advised that items 1-6 above are conditions of the City Council approval and must be met in order to continue with the property use as permitted.

At this time, the City is requesting that you to provide proof of compliance for items 3, 4, 5 and 6 as well as an update of item 2 regarding the required stormwater report. Please submit this information no later than February 25, 2022. Failure to comply will result in immediate revocation of your conditional use permit.

Thank you in advance for your prompt attention to this matter. If you have any questions, I can be reached at 360-354-5532.

Sincerely,

A handwritten signature in cursive script that reads "Heidi Gudde".

Heidi Gudde
Planning Director

cc: Property Owner: CM Ventures II Inc. 8894 Bender Road, Lynden