

CITY OF LYNDEN

PLANNING DEPARTMENT
(360) 354 - 5532



July 6, 2022

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

RE: Revocation of CUP #21-04, Lynden Automotive Specialists

Dear Gerardo,

On December 6, 2021, 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 were tied to specific timelines and subject to the Technical Review Committee Report dated November 12, 2021. The conditions are listed below:

1. 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.
2. The proposed landscape screen, specifically, is a Type 3 landscape buffer and installed within 30 days of Council decision.
3. The 10 vehicles, temporary parked while under repair, must have current license and registration.
4. 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.
5. Removal of storage containers from the site shall be permanent

A follow-up letter was sent on February 16, 2022, to remind you that the CUP would be revoked for failure to comply with the above conditions. **As the conditions have not been met, the City is scheduling a public hearing to revoke CUP #21-04.** The hearing is scheduled with the Lynden Planning Commission for 7pm on July 27 at the City Hall Annex building. I am including the Legal Notice for the hearing in this letter. This notice will be published in next week's Lynden Tribune. You are welcome to attend this meeting. If you are able to show compliance on the required conditions, there may be an avenue to extend the hearing date.

Upon revocation of the Conditional Use Permit, full automotive repair services will not be permitted at this location.

Sincerely,

A handwritten signature in black ink, appearing to read "Dave Timmer".

Dave Timmer, on behalf of Heidi Gudde, Planning Director
City Planner

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

CITY OF LYNDEN
LEGAL NOTICE OF
APPLICATION FOR
CONDITIONAL USE PERMIT REVOCATION
AND PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of Lynden Planning Commission will be taking public input regarding the revocation of Conditional Use Permit #21-04 at the property described below:

LOT A BENDER PLAZA SHORT PLAT, RECORDED UNDER AUDITOR'S FILE NO. 2060801211, RECORDS OF WHATCOM COUNTY, WASHINGTON.

COMMONLY DESCRIBED AS: 8894 Bender Road, Lynden.

Public hearing to consider the revocation of Conditional Use Permit #21-04 which was granted to Lynden Automotive at 8894 Bender Road, Lynden. The Conditional Use Permit was originally granted to allow automotive repair services in an existing commercial building within the Commercial Services-Local zone. Failure to execute the conditions associated with the Conditional Use Permit has resulted in City action to revoke.

A public hearing with the Lynden Planning Commission has been tentatively scheduled for July 27, 2022. Any persons wishing to comment on the application, or the proposal may do so by submitting their written comments to Heidi Gudde, Planning Director, 300 4th Street, Lynden 98264, by July 27, 2022, or by attending the Public Hearing to be held at 7:00 p.m. that same evening, at Lynden City Hall Annex located at 205 4th Street in Lynden. Persons with questions regarding the project may contact the Planning Department at (360) 354-5532.

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