

# 525

# CITY OF LYNDEN



## CONDITIONAL USE PERMIT APPLICATION

City of Lynden use only:  
 CUP # 25-01 Staff Initials: RB

### Property Owner

Name: DNA Properties LLC - Ryan DeWaard, Daritech Inc.  
 Address: 8540 Benson Rd.  
 Telephone Number: (360)354-6900 E-mail Address: ryan@daritech.com

### Applicant (Agent, Land Surveyor or Engineer)

Name: DeYoung and Roosma Construction  
 Address: 141 Woodcreek Drive  
 Telephone Number: (360)815-4248 E-mail Address: JRoosma@comcast.net

Who is the primary contact for this project? This person will receive all official correspondence for the project. Property owner  Applicant

### Property Information

Project Location (street address / block range): 8540 Benson Rd.  
 Legal Description (attach if necessary): see below  
 Assessor's Parcel Number: 4003170480800000 Zoning Designation: IBZ  
 Property Dimensions: 245' x 625' Parcel Square Footage: 153,125 (3 parcels)  
 Applicable Sub-Area: \_\_\_\_\_ Building/Structure Size: 34'x182'  
 Height of Structure: 26'10" Addition Size: \_\_\_\_\_

**Please describe request in detail:**  CUP Criteria must be attached

Legal description - S 260 FT OF W 660 FT OF N 1/2 SW SW EXC W 200 FT OF N 205 FT THEREOF-LESS RD

Replace current storage building with new storage building

\*\*\*\*\*

By signing this application, I certify that all the information submitted is true and correct. I also understand that no final approval will be issued until all final review costs are paid in full.

Submitted by: Jerry Roosma Date: 12/13/24  
 Property owner signature: [Signature] Date: 12/13/24  
 Property owner printed name: Ryan DeWaard Date: 12/13/24

# CITY OF LYNDEN



## CONDITIONAL USE PERMIT CRITERIA WORKSHEET

A Conditional Use Permit (CUP) will be granted only if the proposed use complies with the standards and criteria listed below. The applicant shall bear the burden of proof in all CUP proceedings.

**Please describe the proposed use.** Relevant information may include hours of operation, parking requirements, anticipated traffic to the site, and how the site will be developed and used. Attach additional information and plans as needed.

We have an existing wood pole building with asphalt floor and a low ceiling. This exists still from the property being occupied by the phone company since the 1970's. We use the current building to warehouse parts and equipment.

We propose to build a replacement steel building. The use will still be the same. Hours, traffic, materials being stored, will all be the same. The building is essentially the same footprint as the building being replaced with a small square off at one end and a few feet longer on the same end.

**Respond to each of the criteria below with the specifics of the proposed use in mind.** (per LMC 19.49) Identify nearby streets and the uses surrounding the site.

1. The proposed use in the proposed location will not be detrimental to surrounding uses legally existing or permitted outright within the zoning district.

As we are replacing an existing building with another of the same use, there will be little affect. For the neighbors that border the property where the building is, it will be a more attractive back drop as the current building back wall and roof are yellow. The new building will be grey. The only other affect will be that the building is approx. 10' taller than the current building.

2. The proposed use, together with proposed mitigation, will not be detrimental to public health or safety and will be compatible with the surrounding area and land uses with respect to the following:

- a. Traffic and pedestrian circulation;  
No change from current

- b. Noise, smoke, fumes, glare or odors generated by the proposed use;  
Same as current use as a storage building. No new noise, smoke, fumes, glare, or odors will be created from the use of the building.

- c. Building and site design; and  
Gray metal clad storage building with a single pitch roof. Building will be typical in appearance to other buildings of the site.

- d. The physical characteristics of the subject property.  
Flat property. Fully covered by buildings and asphalt/concrete.



# CITY OF LYNDEN

## CONDITIONAL USE PERMIT CRITERIA WORKSHEET CONTINUED



3. The proposed use is supported by adequate public facilities and services unless conditions can be established to mitigate adverse impacts to those facilities or services.

Yes, fully supported. All public utilities already available on site.

4. The traffic generated by the proposed use will not cause the traffic circulation system in the vicinity to deteriorate below the adopted level of service.

New building will not change current traffic levels.

5. The proposed use complies with the performance standards, parking requirements, height, setback and lot coverage requirements, landscaping standards and other provisions of the Lynden Municipal Code.

It complies with all required standards, except the required 20' side setback for IBZ property adjacent to a residential zone. That is the reason for the conditional use permit request.

6. There are adequate buffering devices, as specified in the landscape standards, or other topographic characteristics, to protect the adjacent properties from adverse impacts of the proposed use.

Same as current. Neighbors have property line trees and shrubs that buffer between the 2 properties. There is also a fence that runs along the perimeter of the property.

7. The proposed use will not destroy or substantially damage any natural, scenic or historic feature of major importance.

No.

8. The proposed use is generally consistent with the purposes and objectives of the city comprehensive plan and applicable sub-area plan.

Fits within IBZ zoned property use.

# CITY OF LYNDEN



## CRITICAL AREAS CHECKLIST

Section: \_\_\_\_\_ Township: Lynden Range: \_\_\_\_\_ Parcel Number: 4003170480800000

Site Address: 8540 Benson Rd. Lynden, Wa.

Proposed Uses: Storage Building

Please answer the following questions concerning Critical Area indicators *located on or within 200-feet of the project area*:

- a. Are you aware of any environmental documentation that has been prepared related to critical areas that includes the subject area? (If yes, please attach a list of document titles).  
 Yes     No     Unknown
- b. Are there any surface waters (including year-round and seasonal streams, lakes, ponds, swamps)?  
 Yes     No     Unknown
- c. Is there vegetation that is associated with wetlands?  
 Yes     No     Unknown
- d. Have any wetlands been identified?  
 Yes     No     Unknown
- e. Are there areas where the ground is consistently inundated or saturated with water?  
 Yes     No     Unknown
- f. Are there any State or Federally listed sensitive, endangered, or threatened species and habitats?  
 Yes     No     Unknown
- g. Are there slopes of 15% or greater?  
 Yes     No     Unknown
- h. Is the project located within a Flood Hazard Zone?  
 Yes     No     Unknown
- i. Do you know of any landslide hazard areas?  
 Yes     No     Unknown

I grant permission to the field inspector to enter the building site to determine the presence or absence of critical areas.

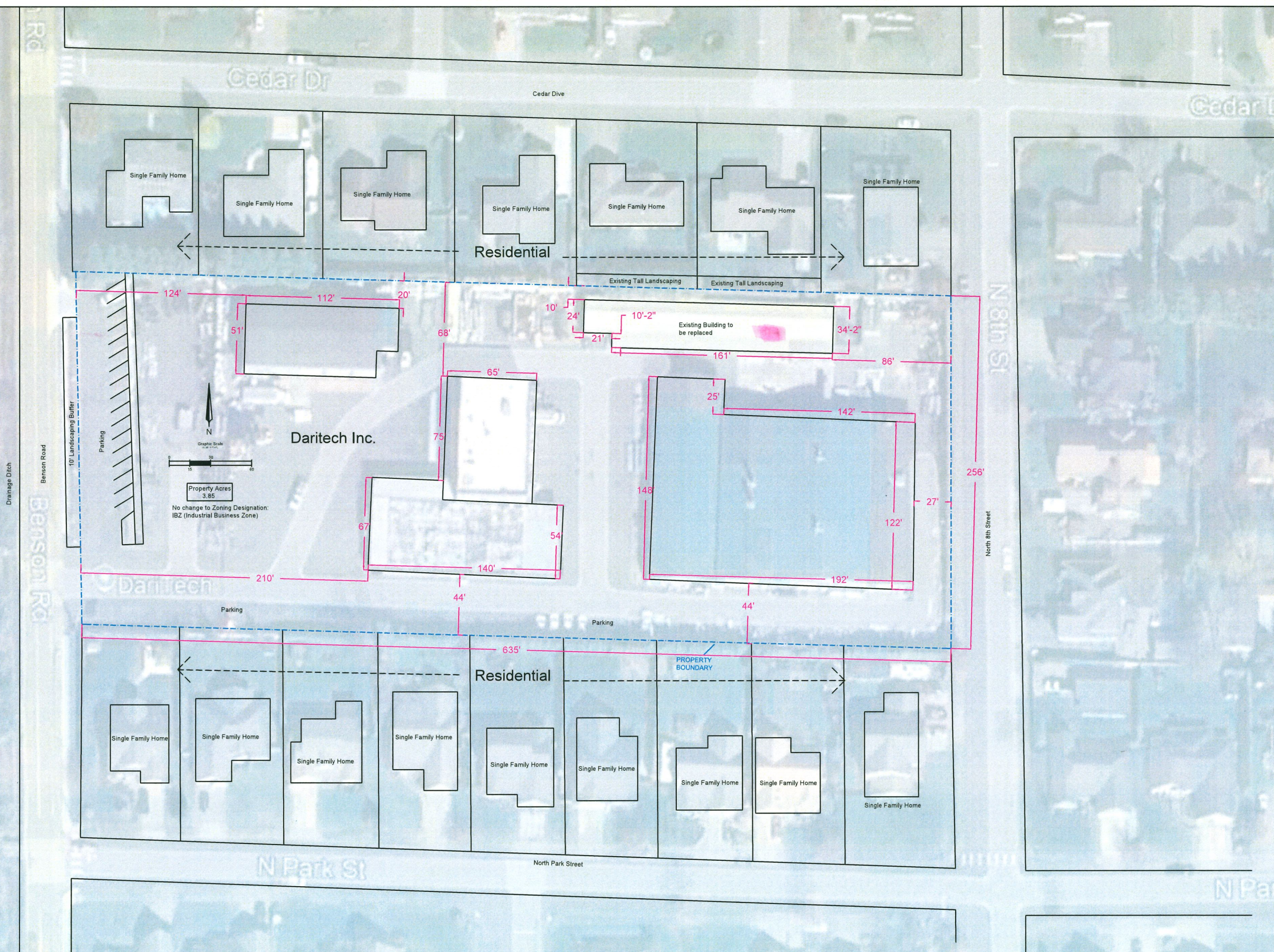
I understand that if the information on this form is later determined to be incorrect, the project or activity may be subject to conditions or denial as necessary to meet the requirements of Chapter 16.16 of the Lynden Critical Areas Ordinance.

  
\_\_\_\_\_  
Applicant's Signature

12/13/24  
\_\_\_\_\_  
Date



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NO.	DATE	REVISION	BY

**DARITECH**  
 8540 Benson Rd. Lynden, Wa 98264  
 Phone: (360)354-6900  
 Fax: (360)354-7522  
 www.daritech.com

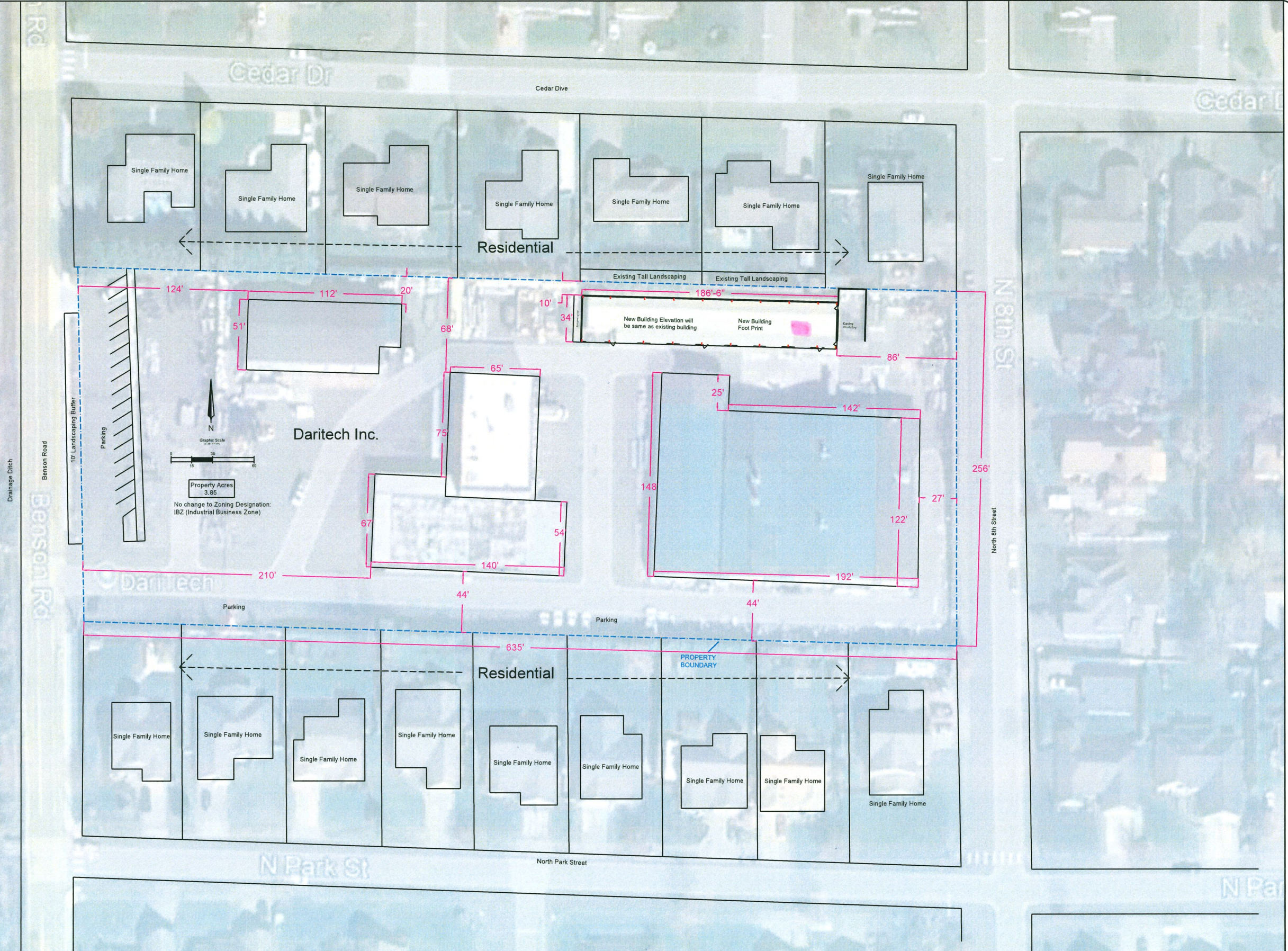
DWG. NO. Existing Storage Building	
DESIGNED BY: DARITECH	SCALE: N/A
DRAWN BY: SM	CHECKED BY: RD
DATE: 11/13/2024	REV: 0

Layout  
 Existing Storage Building

SHEET:  
**1**



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DWG. NO. New Storage Building	
DESIGNED BY: DARITECH	SCALE: N/A
DRAWN BY: SM	CHECKED BY: RD
DATE: 11/13/2024	REV: 0

Layout  
 New Storage Building

SHEET: 2

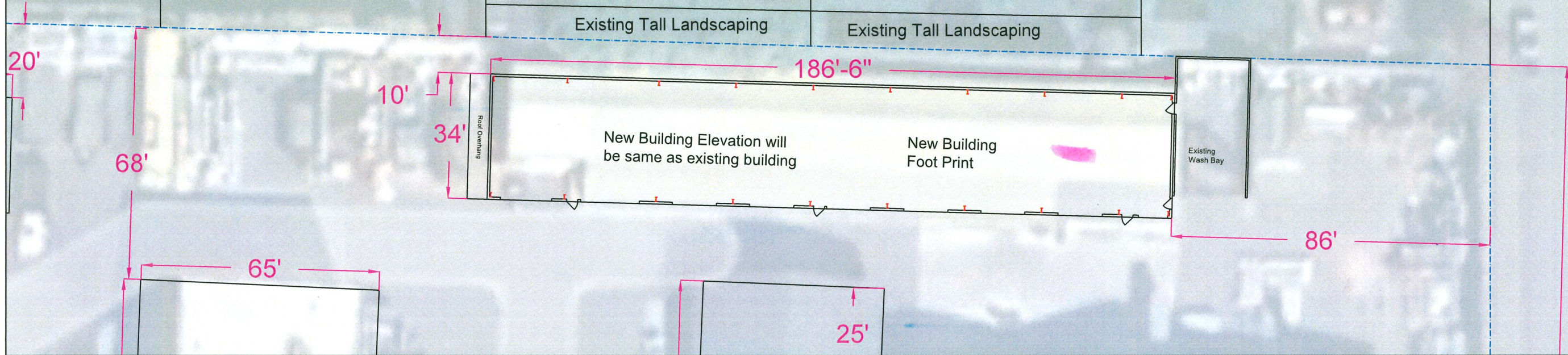


Residential

Existing Tall Landscaping

Existing Tall Landscaping

N 8th St



New Building Elevation will be same as existing building

New Building Foot Print

Existing Wash Bay

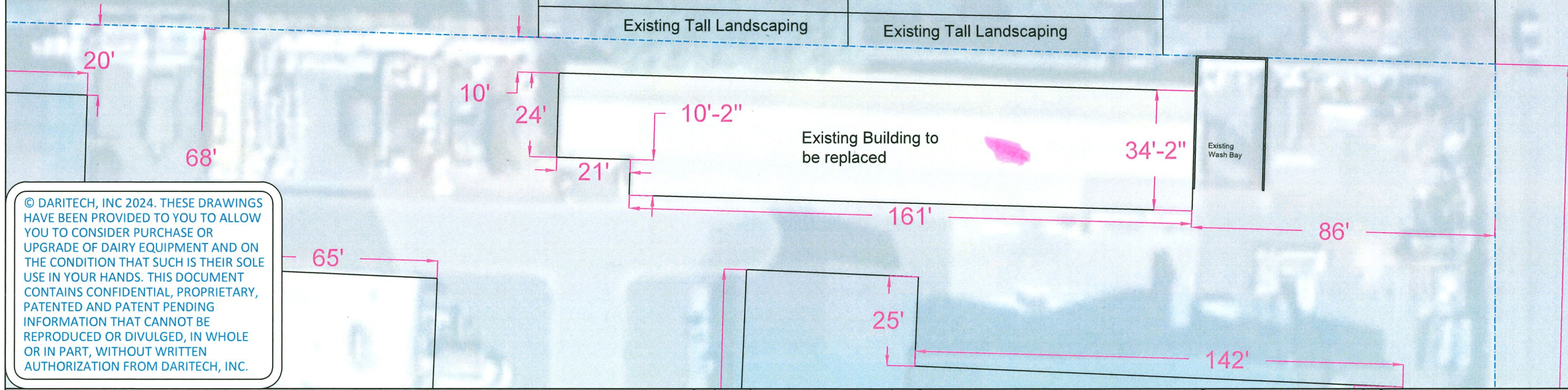
New Storage Building

Residential

Existing Tall Landscaping

Existing Tall Landscaping

N 8th St



Existing Building to be replaced

Existing Wash Bay

Existing & New Buildings

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DWG. NO. New Storage Building	
DESIGNED BY: DARITECH	SCALE: N/A
DRAWN BY: SM	CHECKED BY: RD
DATE: 11/14/2024	REV: 0

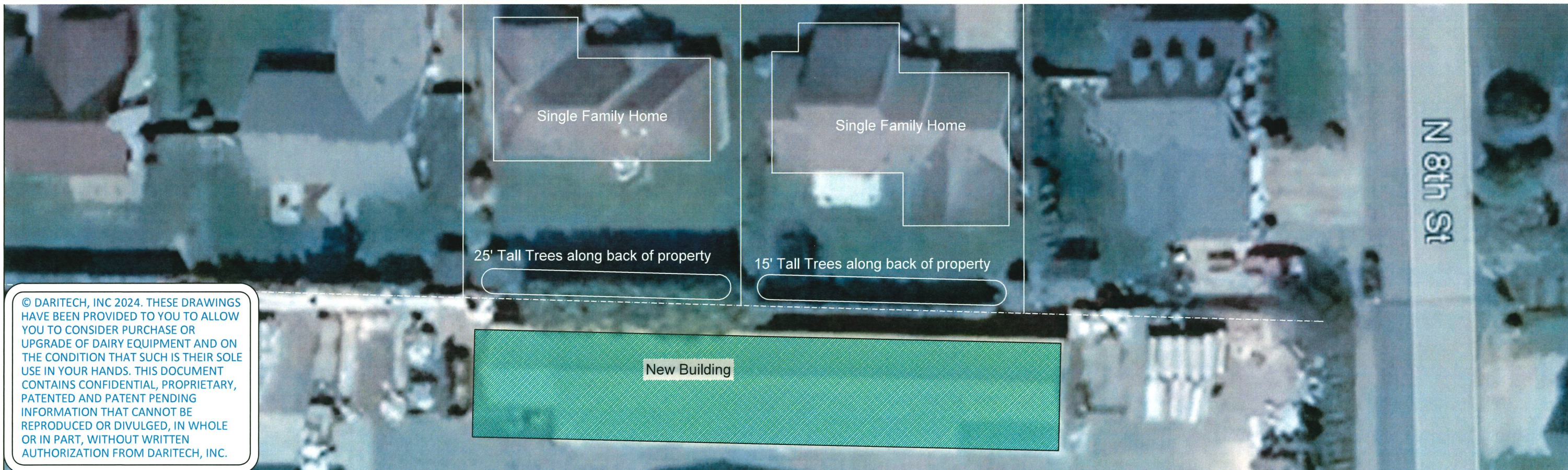
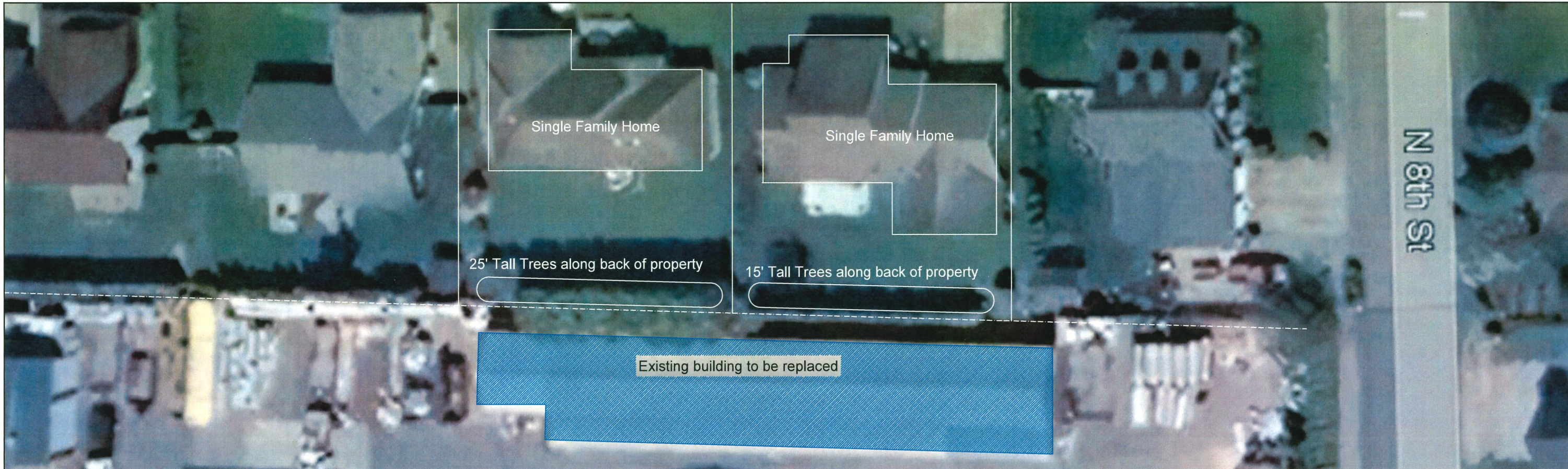
Existing & New Buildings  
 New Storage Building

SHEET: 1









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DWG. NO. New Storage Building	
DESIGNED BY: DARITECH	SCALE: N/A
DRAWN BY: SM	CHECKED BY: RD
DATE: 11/14/2024	REV: 0

Existing Landscaping
New Storage Building

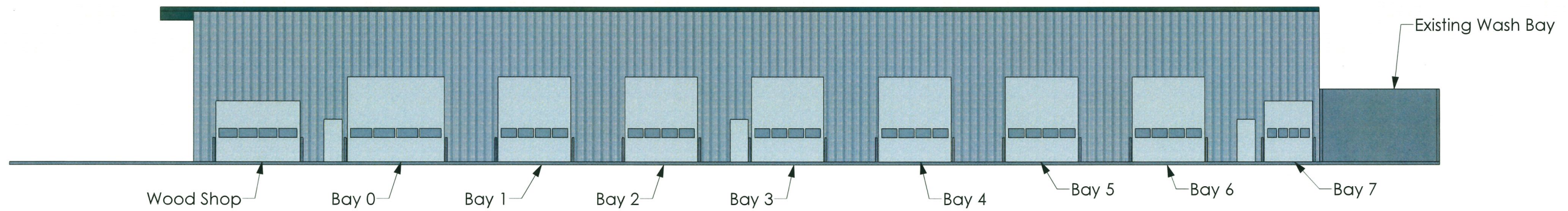
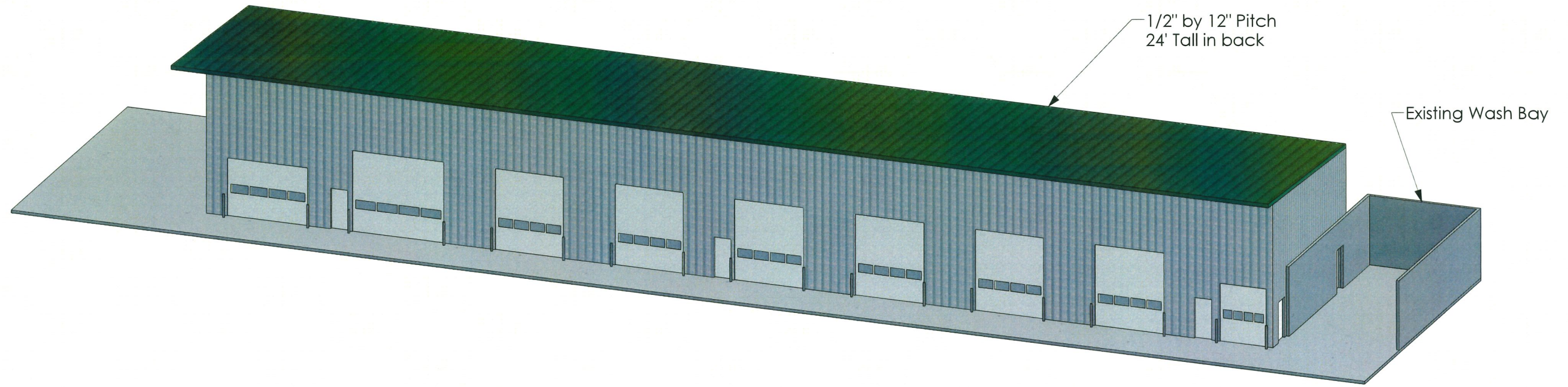
SHEET: **1**

11/14/2024

New Storage Building

Existing Landscaping





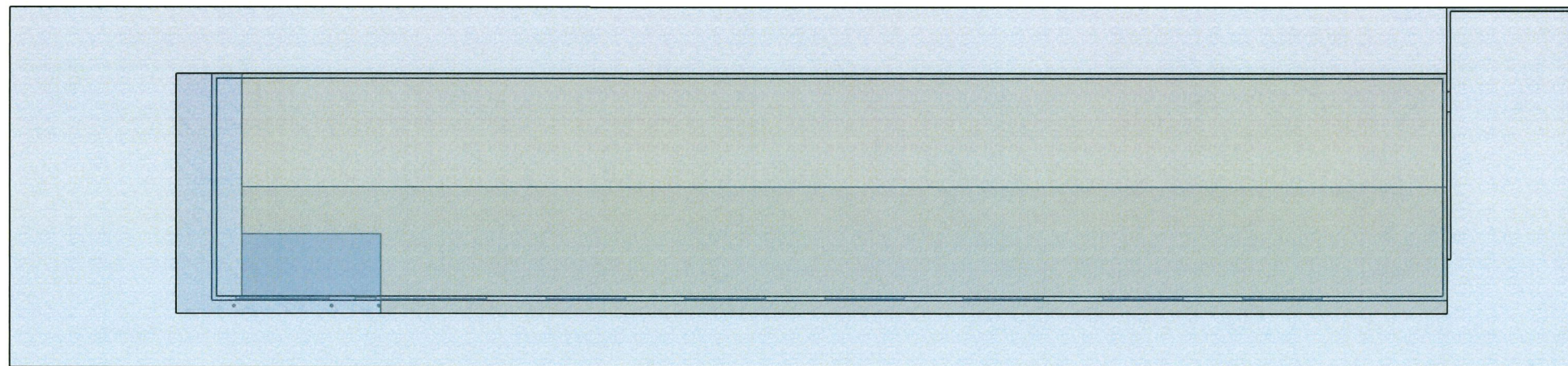
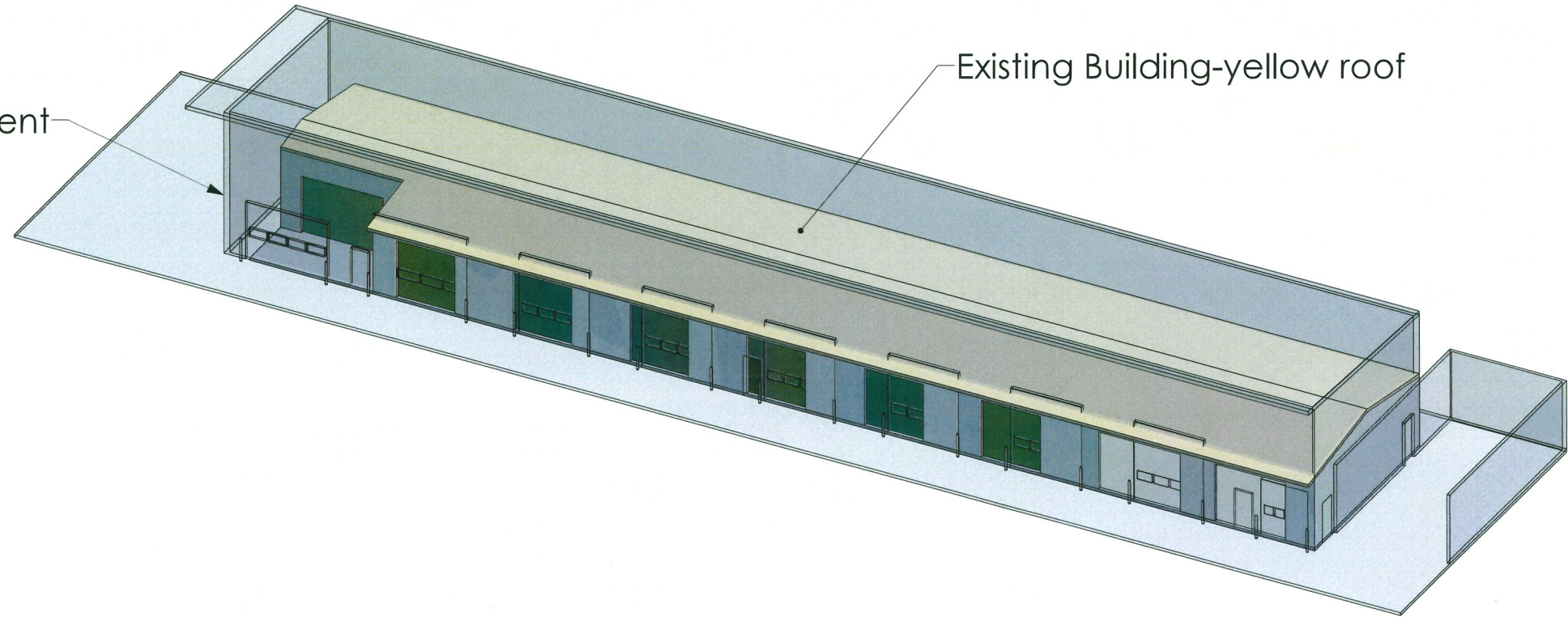
<p>THIRD ANGLE PROJECTION</p>			
<p>UNLESS OTHERWISE SPECIFIED ALL DIMENSIONS ARE IN INCHES</p> <p>GENERAL TOLERANCES UNLESS NOTED</p> <p>X.X ±0.060</p> <p>X.XX ±0.015</p> <p>X.XXX ±0.005</p> <p>FRACTION ±1/16</p> <p>ANGLE ±1°</p> <p>ØHOLE ±1/64</p> <p>SAW LENGTH +0 -1/16</p>		<p>THIS DRAWING IS THE PROPERTY OF DARITECH, INC. LYNDEN, WA &amp; SHALL NOT, EXCEPT UPON PRIOR WRITTEN PERMISSION OF DARITECH, BE USED FOR ANY PURPOSE EXCEPT THE MANUFACTURE OF ARTICLES FOR DARITECH, INC.</p> <p>DRAWING TO BE RETURNED UPON REQUEST</p>	
<p>MFG. NO.</p>		<p>PART / SHEET</p>	
<p>DESIGNED BY: DARITECH</p>		<p>SCALE: N/A</p>	
<p>DRAWN BY: SEM</p>		<p>CHECKED BY: RD</p>	
<p>DATE: 11/6/2024</p>		<p>REV. 0</p>	
<p>MATERIAL:</p>		<p>WEIGHT:</p>	
<p>Overview</p>		<p>SHEET 1</p>	
<p>New Storage Building</p>		<p>OF 2</p>	

8540 Benson Road Phone: (360) 354-6900  
 Lynden, WA 98264 Fax: (360) 354-7522  
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 www.dtenvironmental.com



New building-Transparent

Existing Building-yellow roof



New building overlay existing building



<small>UNLESS OTHERWISE SPECIFIED ALL DIMENSIONS ARE IN INCHES</small> <small>GENERAL TOLERANCES UNLESS NOTED</small> x.x ±0.040 x.xx ±0.015 x.xxx ±0.005 FRACTION ±1/16 ANGLE ±1° Ø HOLE ±1/64 SAW LENGTH +0 - 1/16		<small>THIS DRAWING IS THE PROPERTY OF DARITECH, INC. LYNDEN, WA &amp; SHALL NOT, EXCEPT UPON PRIOR WRITTEN PERMISSION OF DARITECH, BE USED FOR ANY PURPOSE EXCEPT THE MANUFACTURE OF ARTICLES FOR DARITECH, INC.</small> <small>DRAWING TO BE RETURNED UPON REQUEST</small>	
<small>MFG. NO.</small> DESIGNED BY: DARITECH DRAWN BY: SEM DATE: 11/6/2024		<small>8540 Benson Road Lynden, WA 98264 Phone: (360) 354-6900 Fax: (360) 354-7522</small> <small>www.daritech.com</small> <small>www.dtenvironmental.com</small>	
<small>SCALE:</small> N/A <small>CHECKED BY:</small> RD <small>REV.</small> 0		<small>PART / SHEET:</small> Transparent New Storage Building	
		<small>SHEET</small> <b>2</b> <small>OF 2</small>	