

# CITY OF LYNDEN



## COMPREHENSIVE PLAN AMENDMENT APPLICATION

City of Lynden use only:

CPA # 22-01

Staff Initials: dt

### I. Applicant Information

Name: Dave Timmer, City Planner, City of Lynden Planning Department

Address: 300 4th St, Lynden WA 98264

Telephone Number: 360-354-5532 E-mail Address: timmerd@lyndenwa.org

### II. Check the appropriate boxes

Comprehensive Plan Map Amendment

Comprehensive Text Amendment

### III. Summarize the changes you are proposing

The City is proposing amendments to the Comprehensive Plan that are seeking to foster the appropriate development of mixed-use areas (Residential/Commercial) within the City. The amendment will change the current mixed use allowance (LMC 19.23.020) to a mixed use overlay that can be activated within commercial zones under established criteria. Subsequent to this mixed-use overlay amendment are updates to other portions of the LMC (Off-street parking, multifamily open space requirements), and associated zoning changes to commercial properties that would not meet the criteria for the overlay.

### IV. For Map Amendments

A. Tax Parcel Number(s): See attached table and map which describes the parcels involved in this Map Amendment

Site Address: \_\_\_\_\_

Total Acreage: \_\_\_\_\_

Property Owner(s): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City, State & Zip Code: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Please attach additional sheets if more than one parcel is involved.

B. Existing Comprehensive Plan Designation:

The current Comp Plan designation on these parcels is Commercial

C. Existing Zoning Designation:

CSL - Local Commercial Services, CSR - Regional Commercial Services

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## COMPREHENSIVE PLAN AMENDMENT APPLICATION CONTINUED



D. Proposed Comprehensive Plan Designation:

Residential and Industrial

E. Proposed Zoning Designation:

Multifamily Residential, specifically RM3 and RM4 for those parcels in North and East Lynden. Industrial (IBZ) and Residential (RM2) for those parcels in West Lynden.

F. The present use of the property is:

The current use of the subject parcels is multifamily residential, single family residential, Industrial and vacant.

G. The intended future use of the property is:

Residential, and Industrial

H. Surrounding land uses are:

Residential, Commercial, Agricultural (including unincorporated County)

### V. For Text Amendments

Identify the section(s) of the Comprehensive Plan that you are proposing to amend, and provide the proposed wording (attach additional sheets as needed):

See attached Text Update to section 2.5.5 City of Lynden Subareas, of the Comprehensive Plan.

### VI. For All Amendments

A. Describe how the proposed amendment to the plan is supported by or consistent with the existing goals and policies of the comprehensive plan and the State Growth Management Act?

See Proposal Narrative attached



- B. Have circumstances changed sufficiently since the adoption of the comprehensive plan to justify the proposed change? If so, the circumstances that have changed should be described in sufficient detail so that a finding of changed circumstances can be made and a decision as to appropriateness of the proposed plan amendment can be reached.

See Proposal Narrative attached

- C. Have the underlying assumptions found in the comprehensive plan upon which the land use designation, density or other provisions are based changed, or is new information available which was not considered at the time the plan was adopted? If so, the changed assumptions or new information should be described in sufficient detail to enable the Planning Commission and City Council to find that the land use designation or other sections of the plan should be changed. Examples of the underlying assumptions include expected population growth, utility or roadway capacities, available land supply, or demand for land with the existing or proposed land use designation.

See Proposal Narrative attached

- D. Does the proposed amendment promote a more desirable land use pattern for the community as stated in the goals and policies in the comprehensive plan? Are there environmental constraints (such as wetlands, steep slopes, significant stands of trees, etc.) present on the site to such a degree that development of the site is economically or physically unfeasible under the existing land use designation? If so, a description of the qualities of the proposed plan amendment that would make the land use pattern more desirable and/or would result in less environmental impact should be provided in sufficient detail to enable the Planning Commission and City Council to find that the proposed amendment is in the community's long term best interest.

See Proposal Narrative attached

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## COMPREHENSIVE PLAN AMENDMENT APPLICATION CONTINUED



E. What impacts would the proposed amendment to the plan have on the current use of other properties in the vicinity? What measures should be taken to ensure compatibility with the uses of other property in the area?

See Proposal Narrative attached

F. How will the public interest be served by this amendment?

See Proposal Narrative attached

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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.

**Applicant's Signature:** Dave Timmer Digitally signed by Dave Timmer  
Date: 2022.07.01 09:48:30 -07'00' **Date:** 6/30/2022

**Property Owner's Signature:** \_\_\_\_\_ **Date:** 6/30/2022

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## CRITICAL AREAS CHECKLIST

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

Site Address: \_\_\_\_\_

Proposed Uses: \_\_\_\_\_

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

\_\_\_\_\_  
Date