

CITY OF LYNDEN



REZONE APPLICATION

City of Lynden use only:

RZ # 22-01 Staff Initials: _____

Applicant Information

Name: JD Bargaen Industries, L.L.C.

Address: c/o Lesa Starkenburg-Kroontje, P.O. Box 231, Lynden, WA 98264

Telephone Number: (360) 354-7822 E-mail Address: starkenburgkroontje@msn.com

Application is hereby made for a rezone as follows:

Type of Rezone Requested:

Current Zoning Designation: CSR & IBZ

Proposed Zoning Designation: Industrial District

Attach narrative explaining the reason for the request / zoning change

Property Information

Address: 0 Front Street, Lynden, WA 98264

Legal Description: (Attach Additional Sheets if Necessary)

Lot 1, Bedlington-Bargaen Lot Line Adjustment, recorded at Auditor's File No. 2018-0300567, records of Whatcom County, Washington. Situate in Whatcom County, Washington.

Parcel Number: 400224 332215 0000

Property Size: Varies- x See Map

Total Square Footage: 992,732.4 Total Acreage: 22.79 acres

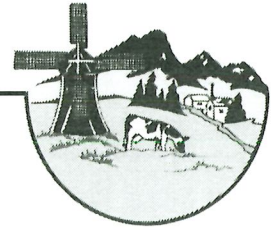
By signing this application, I certify that all the information submitted is true and correct. I also understand that no final approval will be issued until all final review costs are paid in full.

Submitted By: [Signature] Lesa Kroontje Date: 8-24-22

Property owner signature: _____ Date: _____

Property owner printed name _____ Date: _____

CITY OF LYNDEN



CRITICAL AREAS CHECKLIST

Section: 24 Township: 40 Range: 2E Parcel Number: 400224 332215 0000

Site Address: 0 Front Street, Lynden, WA 98264

Proposed Uses: Rezone to Industrial

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

U/28/22
Date

Attachment
to
Rezone Application

Supplemental Information for Application numbers 9-11:

9. A narrative regarding the background, the reason for seeking the proposed rezone, and the effect of the proposal on adjacent areas.

The property was purchased by the Applicant with its current zoning designation in place. The site is located adjacent to Applicant's existing property, which is used for industrial purposes. The site is tucked behind existing industrial development. Therefore, industrial development is more appropriate for this site.

Changing this site to an industrial designation is compatible with the current uses surrounding the site. The property to the east has already been rezoned and re-designated to industrial use. Now the subject site has been purchased by an industrial user and the use and designation should be consistent with the land to the east. The site is screened by the many buildings consisting of the Lynden Door campus to the north. The only real visibility is from the west. However, the area to the northwest is zoned Industrial Business Zone and the area directly to the west is outside of Lynden City limits.

In addition, West Front Street is a logical boundary for the industrial designation. Also, West Front Street does not have commercial visibility compared to other nearby tracts. In addition, the adjacent Tromp Road is a rural standard road that is not ideal for commercial traffic.

10. A statement explaining changed circumstances in the area since adoption of the current zoning or mistake in current zoning.

See answer above to #9. Additional industrial property in this area is warranted given the build out of the industrial facility. Commercial use has been slow to develop in Lynden and the COVID pandemic and increase in online shopping will continue to have an impact on commercial growth. Commercial property continues to be readily available in the West Lynden area.

11. A statement explaining how the proposed rezone is consistent with the City's comprehensive plan, applicable sub-area plans, and with protection the public health, safety, and welfare.

The plan amendment is consistent with the Lynden Comprehensive Plan. The West Lynden Sub-Area is primarily zoned for a combination of industrial and commercial land

uses. The property included in this application is adjacent to both commercial and industrial uses. Through their planning process, the City predicted which lands could develop in which manner but the exact lines were not set to achieve specific goals. This property was purchased by an industrial user and therefore, the requested amendment to the Comprehensive Plan will result in additional infilling within the City limits of Lynden which is consistent with the Growth Management Act and Lynden's Comprehensive Plan. As a result of the current ownership of the parcel, infill will occur more quickly if the property is designated industrial versus commercial and therefore, may facilitate infrastructure development in this area for the City sooner rather than later.

The proposed amendment meets the following specific goals and policies:

1.1. Establish standards for infill development that ensure compatibility with the character of existing neighborhoods.

1.3. Provide buffers, including landscaping, between commercial, industrial, or higher density land uses and existing residential neighborhoods.

5B. The City of Lynden is promoting economic development by zoning land suitable for commercial and industrial development west of the Guide Meridian.

5C. The City will encourage employment opportunities for the increasing population, unemployed and disadvantaged persons, and replace those jobs lost due to the changing needs of the agricultural industry.

5D. The City of Lynden will ensure that the location and character of land uses optimize the potentials for economic benefit, as well as protecting the City's open space and natural resources.

5G. The City will work to maintain a positive business climate that is consistent, responsive to the needs of the business community, and affordable to business owners.

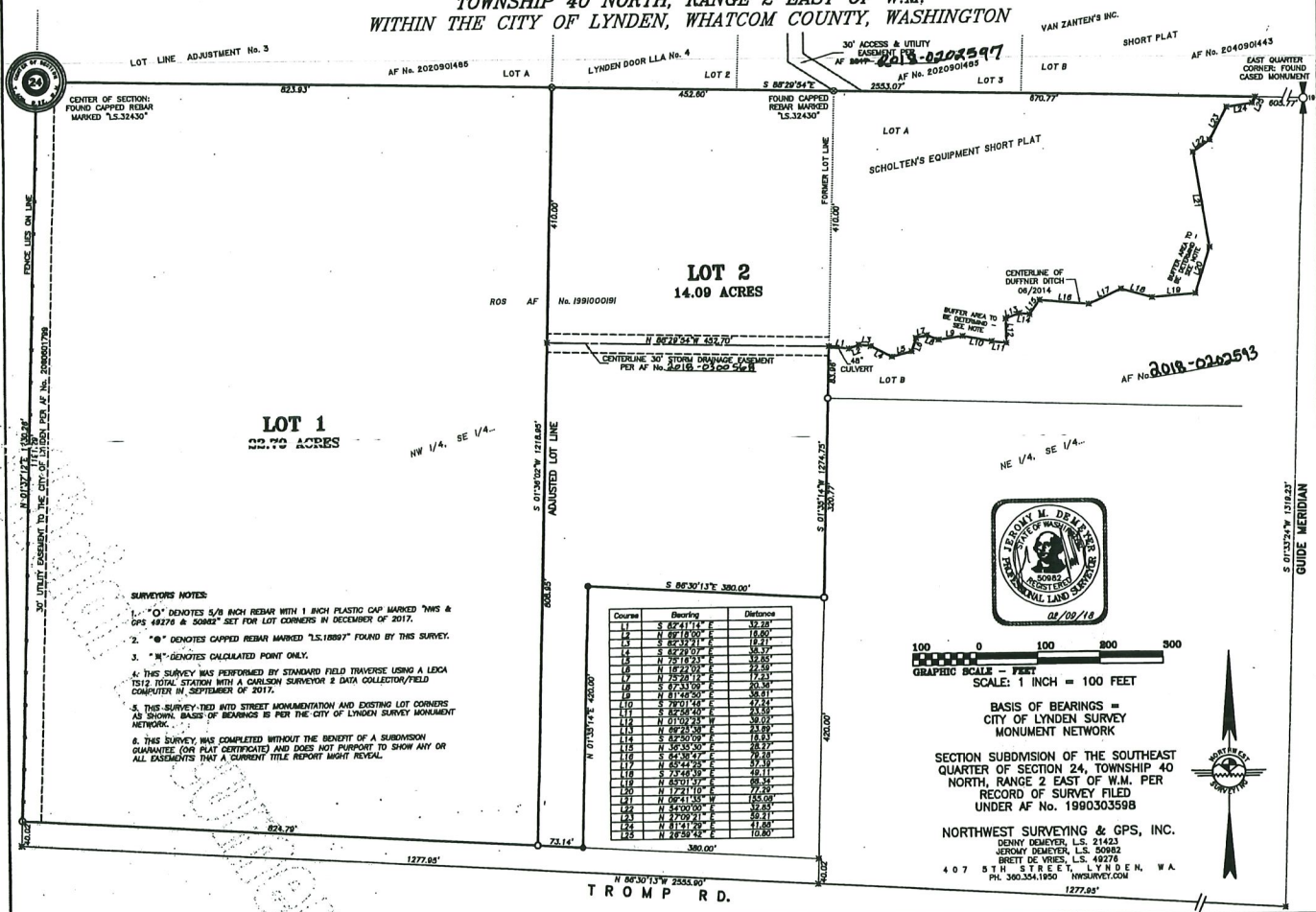
2.4.1 Commercial and Industrial Use

The City's current actual land use acreages show commercial and industrial uses occupying 335.9 and 61.6 acres, respectively. The City actively pursues opportunity to increase the commercial and industrial zoned land being utilized for economic development.

2018-0300567

BEDLINGTON - BARGEN LOT LINE ADJUSTMENT

PORTION OF THE NW 1/4, SE 1/4, & NE 1/4, SE 1/4, SECTION 24,
TOWNSHIP 40 NORTH, RANGE 2 EAST OF W.M.
WITHIN THE CITY OF LYNDEN, WHATCOM COUNTY, WASHINGTON



CENTER OF SECTION:
FOUND CAPPED REBAR
MARKED "LS.32430"

30' UTILITY EASEMENT TO THE CITY OF LYNDEN PER AF No. 200800728

SURVEYOR'S NOTES:

1. "O" DENOTES 5/8 INCH REBAR WITH 1 INCH PLASTIC CAP MARKED "NWS & OPS 49276 & 50862" SET FOR LOT CORNERS IN DECEMBER OF 2017.
2. "●" DENOTES CAPPED REBAR MARKED "LS.18887" FOUND BY THIS SURVEY.
3. "M" DENOTES CALCULATED POINT ONLY.
4. THIS SURVEY WAS PERFORMED BY STANDARD FIELD TRAVERSE USING A LEICA TS12 TOTAL STATION WITH A CHALSON SURVEYOR 2 DATA COLLECTOR/FIELD COMPUTER IN SEPTEMBER OF 2017.
5. THIS SURVEY TIED INTO STREET MONUMENTATION AND EXISTING LOT CORNERS AS SHOWN. BASIS OF BEARINGS IS PER THE CITY OF LYNDEN SURVEY MONUMENT NETWORK.
6. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A SUBDIVISION GUARANTEE (FOR PLAT CERTIFICATE) AND DOES NOT PURPORT TO SHOW ANY OR ALL EASEMENTS THAT A CURRENT TITLE REPORT MIGHT REVEAL.

Course	Bearing	Distance
L1	S 67°41'14" E	32.28'
L2	S 67°18'00" E	18.80'
L3	S 67°32'31" E	18.31'
L4	S 67°49'01" E	32.25'
L5	N 71°14'01" E	22.50'
L6	N 70°22'02" E	22.50'
L7	N 72°28'17" E	12.50'
L8	S 67°33'09" E	20.38'
L9	N 71°45'00" E	38.61'
L10	S 78°01'14" E	27.64'
L11	S 74°28'28" E	23.58'
L12	N 70°03'23" E	30.02'
L13	S 68°28'08" E	18.80'
L14	S 68°28'08" E	18.80'
L15	N 69°38'30" E	38.57'
L16	S 67°44'25" E	29.11'
L17	N 69°44'25" E	27.39'
L18	S 67°44'25" E	29.11'
L19	N 69°01'07" E	38.54'
L20	N 72°21'10" E	25.58'
L21	N 69°41'05" W	27.58'
L22	N 64°00'00" E	32.80'
L23	N 77°09'21" E	29.41'
L24	N 81°41'39" E	31.88'
L25	N 48°59'42" E	10.80'



100 0 100 200 300
GRAPHIC SCALE - FEET
SCALE: 1 INCH = 100 FEET

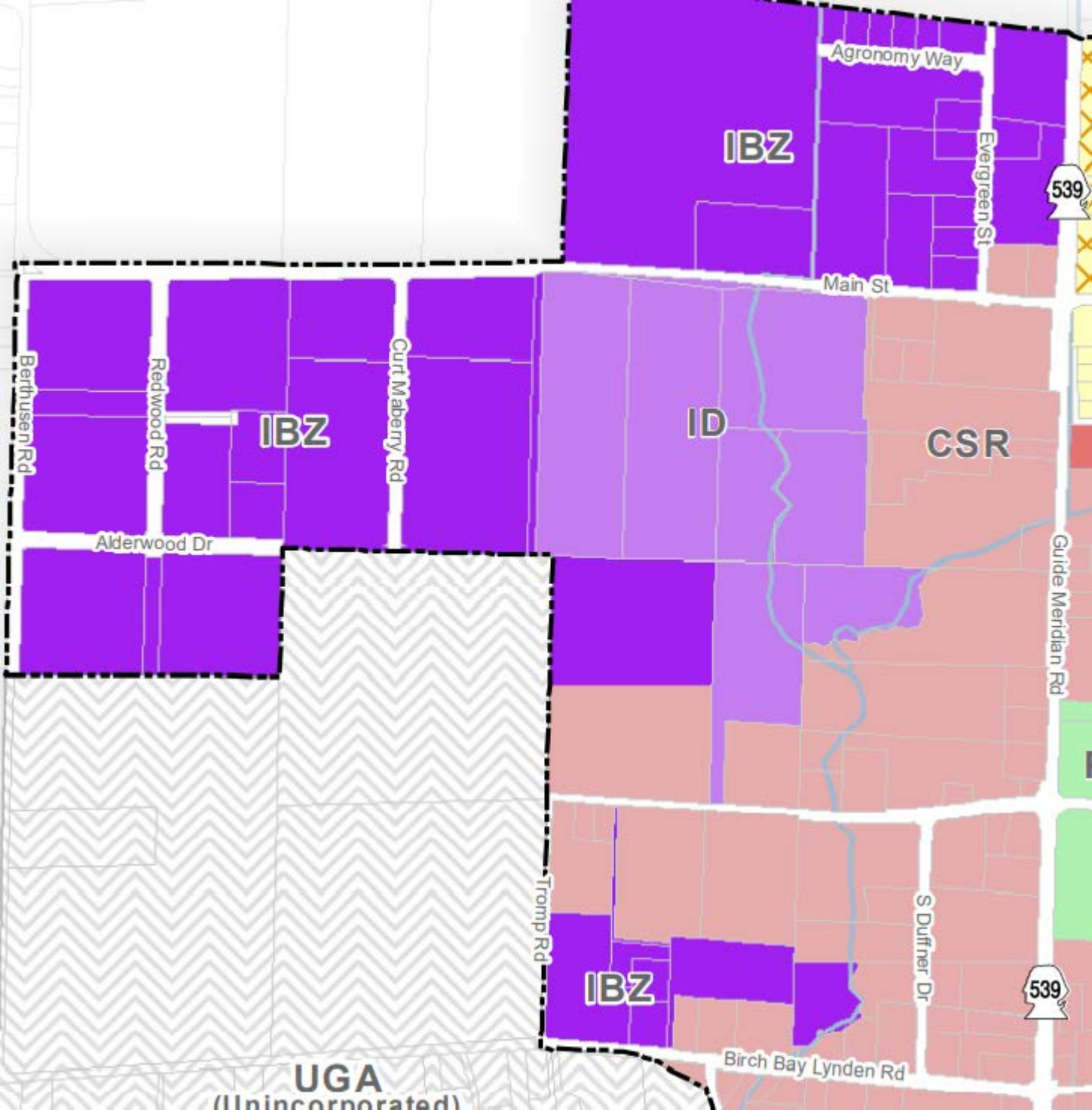
BASIS OF BEARINGS =
CITY OF LYNDEN SURVEY
MONUMENT NETWORK

SECTION SUBDIVISION OF THE SOUTHEAST
QUARTER OF SECTION 24, TOWNSHIP 40
NORTH, RANGE 2 EAST OF W.M. PER
RECORD OF SURVEY FILED
UNDER AF No. 1990303598

NORTHWEST SURVEYING & GPS, INC.
DENNY DEMEYER, L.S. 21423
JERRARD DEMEYER, L.S. 35983
BRETT DE VRIES, L.S. 40278
407 5TH STREET, LYNDEN, W.A.
PL 300.3541@NWSURVEY.COM



N 49°30'13" W 2553.90'
TROMP RD.



Agronomy Way

IBZ

Evergreen St

539

Main St

IBZ

ID

CSR

Berthusen Rd

Redwood Rd

Curt Maberry Rd

Alderwood Dr

Guide Meridian Rd

Tromp Rd

IBZ

S Duffner Dr

539

Birch Bay Lynden Rd

UGA
(Unincorporated)