

Heidi Gudde

From: Mike Kooy <mikekooy@windermere.com>
Sent: Wednesday, September 21, 2022 5:10 PM
To: Heidi Gudde; Korene Samec; Dave Timmer
Cc: VanRy, Ian; Tyler Bajema
Subject: Skyview SP No.2 - Lot 4 - Formal Comment for Rezone Consideration

Hi Heidi,

I would like this to be considered our formal comment for Skyview SP No.2 - Lot 4 (aka Skyview North) rezone.

Per the City rezone master plan it appears the City recommended zoning of Lot 4 be revised from CSL to RM3. As a member of the ownership group here we would prefer a higher density of multifamily, perhaps RM4.

Thoughts on this area and reasons to support a higher density:

1. Near other multi-family and mini-storage fitting into surrounding and abutting uses.
2. Quick connected access to E. Badger Rd which could serve residents living and working in north county.
3. Near Northwood Grocery Store for vital needs within walking distance.
4. One of the last parcels to get developed on the edge of town, I understand the idea is to have most density near City Centers however this location will be serviced by people driving into town and work. This is an outlier parcel whether it is RM3 or RM4 it's use will remain similar with a similar level connectivity to Lynden.

We would also like to request any development here be allowed per the new zoning, outright, with no further approvals from council. As you know there is a recorded development agreement attached to this parcel. The intent of the development agreement was to fulfill the current CSL zoning requirement of commercial use on the remainder of the property which was not built out as multi-family. The new zoning would expunge the development agreement.

Thank you for your consideration.



Mike Kooy, Broker

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