

CITY OF LYNDEN
PLANNING COMMISSION RESOLUTION #20-06

A resolution of recommendation for approval of the Lions Gate Rezone #20-01, to the Lynden City Council.

WHEREAS, AVT Consulting, on behalf of Mannahouse Church, hereinafter called the "Proponent," submitted a complete application to the City of Lynden, hereinafter called the "City," for a Site Specific Rezone requesting to change the zoning designation of Residential Single Family (RS-100) to Residential Mixed Density (RMD) at 1990 Main Street in Lynden, Washington.

WHEREAS, the Proponents have provided the City with an affidavit of posting for the notice of application and public hearing in three locations near the subject property, and the receipts for the certified mailing of said notice to all property owners within three hundred feet of the subject property; and

WHEREAS, In addition to the notification requirements listed above, site-specific rezones that result in a density of five or more residential units per acre must install a 4-foot X 8-foot sign on site providing project and meeting details.

WHEREAS, the application was determined to be complete on March 10, 2020, and the notice of application was published in the Lynden Tribune on July 29, 2020; and

WHEREAS, the subject parcels together total approximately 21.83 acres and have property zoned RS-100 to the east and south, State Highway 539 to the west and the city limits to the north.

WHEREAS, the Lynden Planning Commission held a virtual public hearing via Microsoft Teams on August 13, 2020, to accept public testimony on the proposed Site Specific Rezone request, and that meeting was duly recorded;

WHEREAS, the City's Technical Review Committee has reviewed the request for the Site Specific Rezone and has provided findings, conditions and recommendations to the Planning Commission in a report dated August 4, 2020.

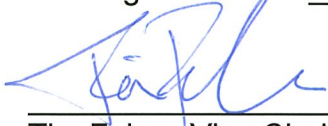
WHEREAS, Site-specific rezones shall be reviewed in light of the City's Comprehensive planning goals. To grant this request, the Planning Commission and City Council must find that the application satisfies the criteria listed within Section 17.09.050 of the Lynden Municipal Code. The Lynden Planning Commission has reviewed the request as noted above and has found the following to be true and adequately defended in the application:

- a. The current zoning was either approved in error or that a significant change in circumstances since approval of the current zoning warrants reclassification of the subject property as proposed; and
- b. The proposed site-specific rezone is consistent with the City's comprehensive plan and applicable sub-area plan(s); and
- c. The project proposal is consistent with the City's development codes and regulations for the zoning proposed for the project.

- d. The proposed site-specific rezone is compatible with existing uses and zoning in the surrounding area; and
- e. The proposed site-specific rezone will promote the health, safety, and general welfare of the community

NOW THEREFORE, BE IT RESOLVED by the Lynden Planning Commission to *recommend* approval by a vote of 4-0, to the Lynden City Council, of the Lions Gate Rezone #20-01, subject to the Technical Review Committee Report dated August 4, 2020.

PASSED by the Planning Commission of the City of Lynden, Whatcom County, at their meeting held the 13th day of August 2020.



Tim Faber, Vice Chairperson,
Lynden Planning Commission



Heidi Gudde, AICP
Planning Director