

# CITY OF LYNDEN

## COMPREHENSIVE PLAN AMENDMENT APPLICATION



City of Lynden use only:

CPA # 24-01 Staff Initials: KS

### I. Applicant Information

Name: Dave Timmer, City Planner, City of Lynden Community Development 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 of Lynden is proposing an amendment to the Comprehensive Plan which would change the landuse designation on the School Yard Park property from Residential to Public Use. Furthermore, this change will specifically shift the zoning of the property from Residential (RM2) to Public Use (PU).

### IV. For Map Amendments

A. Tax Parcel Number(s): 4003201423930000

Site Address: 700 Edson St, Lynden WA 98264

Total Acreage: 3.99 acres

Property Owner(s): City of Lynden

Mailing Address: PO Box 650

City, State & Zip Code: Lynden, WA 98264

Telephone Number: 360-354-5532

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

B. Existing Comprehensive Plan Designation:  
Residential Medium Density

C. Existing Zoning Designation:  
RM-2 (Residential Multifamily 2)



D. Proposed Comprehensive Plan Designation:

Public

E. Proposed Zoning Designation:

PU (Public Use)

F. The present use of the property is:

Park property (mostly undeveloped at this time)

G. The intended future use of the property is:

Park property (developed with pavilion, pathways, trees, amphitheater, open space, etc)

H. Surrounding land uses are:

Primarily residential to the North, West, and South. This is an area with several church campuses in the nearby vicinity. Commercial zoning to the East and Northeast across Main St. This commercial area is a mix of old homes and homes that have been converted to professional offices.

### **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):

This amendment does not include changes to the Comp Plan text.

### **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?

The City's Comprehensive Plan places a strong emphasis on high quality park lands and the preservation of open space and community gathering places. It also encourages the recognition of historic properties. The Schoolyard Park property is a former school district property which was purchased by the City with funds raised by community members for the purpose of a park. In general, schools tend to be on residentially zoned property and operate as a school with a Conditional Use Permit. No longer being a school property, this CPA and rezone proposal seeks to align the designated land use and zoning with the publicly owned park property as it is now.



- 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.

The subject property was donated by Phoebe and Holden Judson in the late 1800s to house the City's first school building. When the city eventually adopted zoning categories, schools were generally zoned residential (as schools tend to be in residential neighborhoods). The school building eventually removed from the property when the middle school was in operation across the street. When Lynden citizens passed a school bond (2015) to replace the middle school in a different location, this property became surplus. A group of Lynden residents raised funds and secured a contribution from the City to purchase the property from the School District for a public park. This amendment is meant to align the park use with the Public land use designation and Public Use zoning.

- 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.

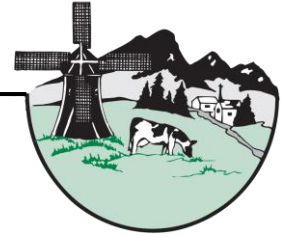
Assumptions have not changed. The amendment is simply an effort to align the land use designation and zoning with the park use which the property is being developed as.

- 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.

While the park property does remove potential housing land from the City, parks benefit everyone and this park property preserves unique open space in the city. The future park amenities will benefit the neighborhood and City in general - providing park amenities such as play structures, gathering places, open space, pathways, and trees.

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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?

The park property benefits the neighborhood by providing a well thoughtout and designed urban park in the City's urban core.

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

The property is a park property benefitting all residents and visitors to Lynden. The amendment does not change the use, it simply aligns the use with the public use designation and zoning which is the most logical designations for the park property.

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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:** \_\_\_\_\_ **Date:** 06.17.2024

**Property Owner's Signature:** \_\_\_\_\_ **Date:** 06.17.2024