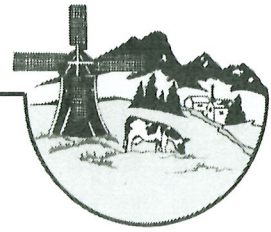


# CITY OF LYNDEN



## COMPREHENSIVE PLAN AMENDMENT APPLICATION

*City of Lynden use only:*

CPA # 11-02 Staff Initials: \_\_\_\_\_

### I. 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

### II. Check the appropriate boxes

Comprehensive Plan Map Amendment

Comprehensive Text Amendment

### III. Summarize the changes you are proposing

This proposal will create an industrial designation for the subject property.

### IV. For Map Amendments

A. Tax Parcel Number(s): 400224 332215 0000

Site Address: 0 Front Street, Lynden, WA 98264

Total Acreage: 22.79 acres

Property Owner(s): JD Bargaen Industries, L.L.C.

Mailing Address: P.O. Box 528

City, State & Zip Code: Lynden, WA 98264

Telephone Number: (360) 354-5676

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

B. Existing Comprehensive Plan Designation:

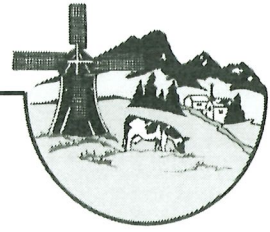
Commercial & Industrial

C. Existing Zoning Designation:

Regional Commercial Services & Industrial Business Zone

# CITY OF LYNDEN

## COMPREHENSIVE PLAN AMENDMENT APPLICATION CONTINUED



D. Proposed Comprehensive Plan Designation:  
Industrial

E. Proposed Zoning Designation:  
Industrial District

F. The present use of the property is:  
The property is vacant.

G. The intended future use of the property is:  
The site will be used as part of a manufacturing facility.

H. Surrounding land uses are:  
The surrounding property is used for agriculture, vacant land and a manufacturing facility. There are a couple nearby residential units.

### 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):

Not Applicable.

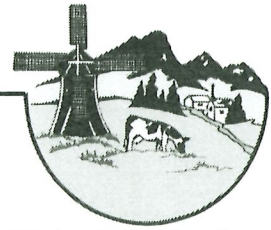
### VI. For All Amendments

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 Attached.

# CITY OF LYNDEN

## COMPREHENSIVE PLAN AMENDMENT APPLICATION CONTINUED



- 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 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.

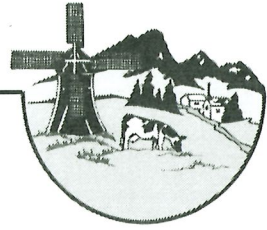
See Attached.

- 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 Attached.

# CITY OF LYNDEN

## 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 Attached.

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

See Attached.

\*\*\*\*\*

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:** 6/28/22

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



Attachment  
to  
Comprehensive Plan Amendment Application

**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 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.

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 site has been purchased by the Applicant. The site is located adjacent to Applicant's existing property, which is used for industrial purposes. The site is contiguous to the parcel re-designed by the City under a previous request in 2018. The site is tucked behind existing industrial development. Therefore, industrial development is more appropriate for this site.

In addition, 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.

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 answer to Section B above.

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.

Yes, the proposal will create a land use pattern very similar to what exists currently except that it will be consistent to the ownership of the site and the Applicant's adjacent land use.

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.

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?

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.

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

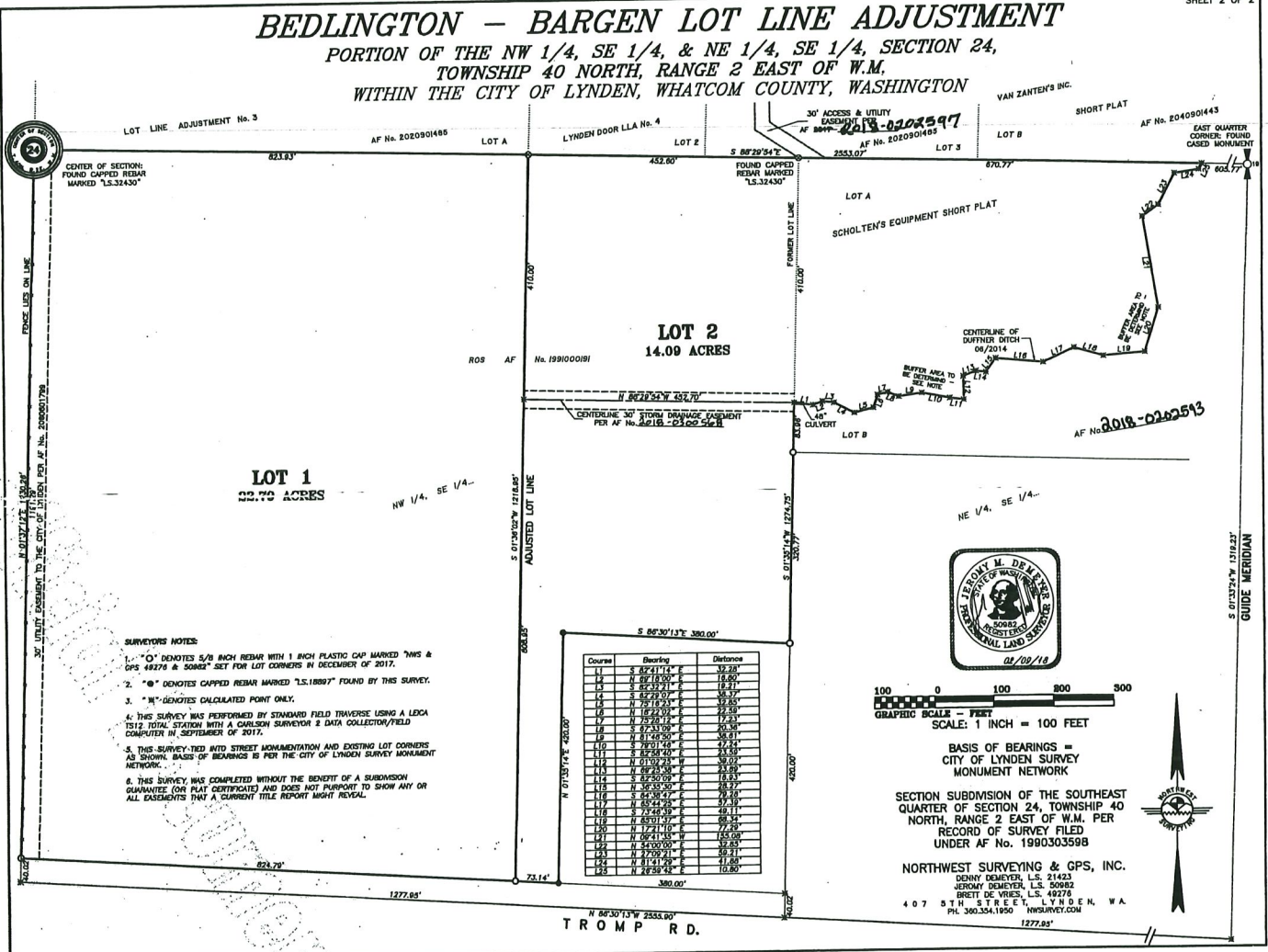
The proposal will result in economic development, employment opportunities for the increasing population, and will maintain a positive business climate.



2018-0300567

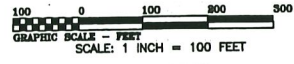
# BEDLINGTON - BARGEN LOT LINE ADJUSTMENT

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



**SURVEYORS NOTES:**

- "O" DENOTES 5/8 INCH REBAR WITH 1 INCH PLASTIC CAP MARKED "NWS & GPS 49276 & 50822" SET FOR LOT CORNERS IN DECEMBER OF 2017.
- "\*O\*" DENOTES CAPPED REBAR MARKED "LS.18889" FOUND BY THIS SURVEY.
- "M" DENOTES CALCULATED POINT ONLY.
- THIS SURVEY WAS PERFORMED BY STANDARD FIELD TRAVERSE USING A LEICA TS12 TOTAL STATION WITH A CARLSON SURVEYOR 2 DATA COLLECTOR/FIELD COMPUTER IN SEPTEMBER OF 2017.
- THIS SURVEY DID NOT STREET MONUMENTATION AND EXISTING LOT CORNERS AS SHOWN. BASIS OF BEARINGS IS PER THE CITY OF LYNDEN SURVEY MONUMENT NETWORK.
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A SUBMISSION GUARANTEE (OR PLAT CERTIFICATE) AND DOES NOT PURPORT TO SHOW ANY OR ALL EASEMENTS THAT A CURRENT TITLE REPORT MIGHT REVEAL.



BASIS OF BEARINGS =  
CITY OF LYNDEN SURVEY  
MONUMENT NETWORK

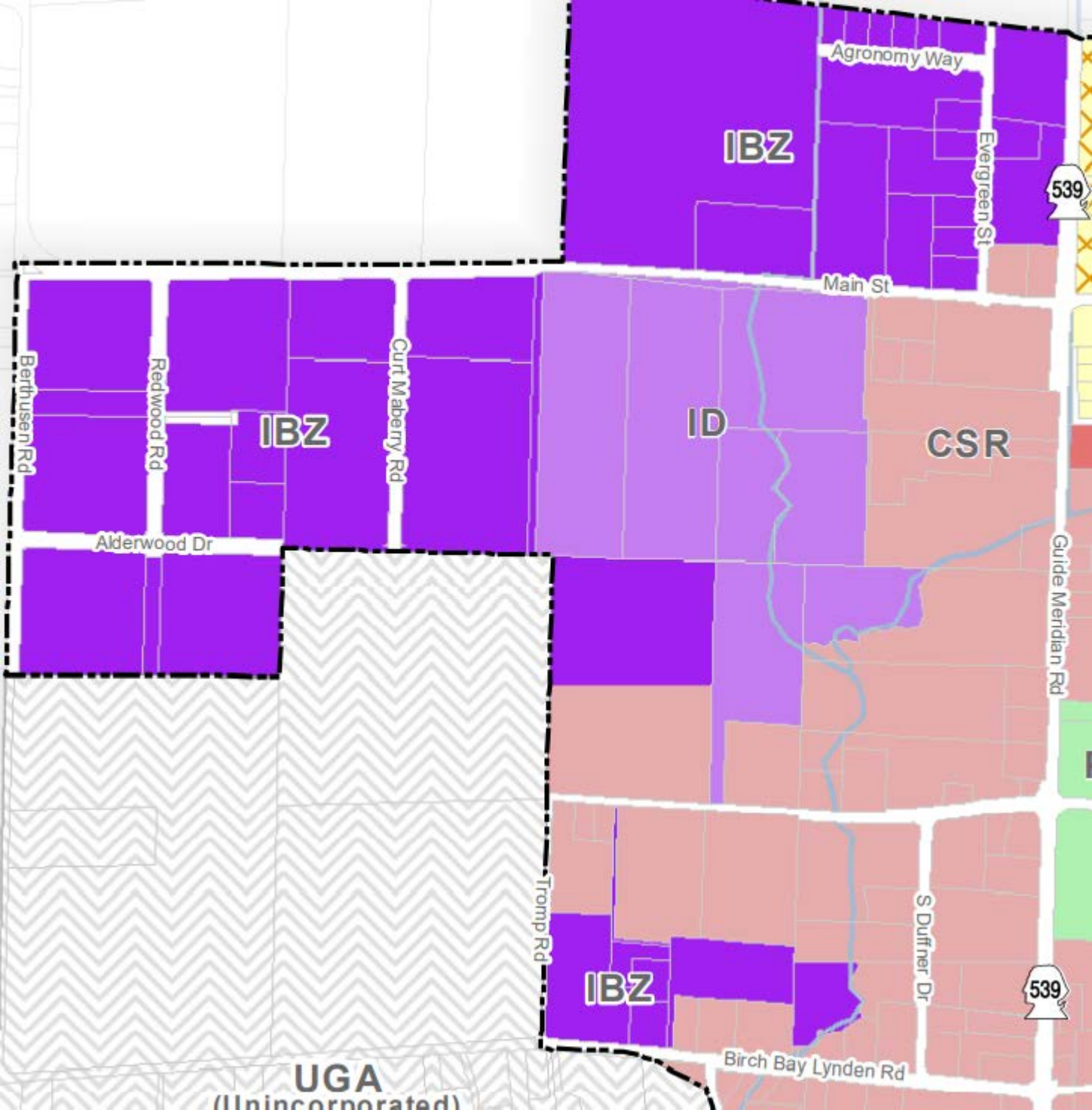
SECTION SUBMISSION OF THE SOUTHEAST  
QUARTER OF SECTION 24, TOWNSHIP 40  
NORTH, RANGE 2 EAST OF W.M. PER  
RECORD OF SURVEY FILED  
UNDER AF No. 1990303598

**NORTHWEST SURVEYING & GPS, INC.**  
DENNY DEMEYER, L.S. 21422  
JEREMY DEMEYER, L.S. 50862  
BRETT DE VRIES, L.S. 49276  
407 5TH STREET, LYNDEN, WA  
PK. 300.354.1950 WWSURVEY.COM









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)