

CITY OF LYNDEN

EXECUTIVE SUMMARY



Meeting Date:	May 5, 2025	
Name of Agenda Item:	Conditional Use Permit 25-01 – DariTech Building Setback	
Section of Agenda:	New Business	
Department:	Community Development	
Council Committee Review		Legal Review
<input type="checkbox"/> Community Development	<input type="checkbox"/> Public Safety	<input type="checkbox"/> Yes - Reviewed
<input type="checkbox"/> Finance	<input type="checkbox"/> Public Works	<input checked="" type="checkbox"/> No - Not Reviewed
<input type="checkbox"/> Parks	<input type="checkbox"/> Other: _____	<input type="checkbox"/> Review Not Required
Attachments		
<ul style="list-style-type: none">• Resolution No. 25-1117 Conditional Use Permit 25-01-DariTech Bldg Setback• Planning Commission resolution and meeting minutes.• Technical Review Committee Report and Exhibits• DariTech Conditional Use Permit application and photos		
Fiscal Impact		
Amount: \$ 0	Included in the 2025 Budget?	
Source/Fund:	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Comments:		
Summary Statement		
<p>DeYoung and Roosma Construction, on behalf of DNA Properties LLC, submitted a Conditional Use Permit application to the City of Lynden for the property addressed as 8540 Benson Road which is the home of the DariTech manufacturing and sales facility.</p> <p>The application, assigned as CUP #25-01, represents a request to allow the replacement of an existing 6,005 square foot storage building with a new 6,341 square foot storage building while maintaining a side yard setback of 10 feet rather than 20 feet as required by Lynden Municipal Code(LMC) 19.25.060. This code section requires industrial users to meet larger side setbacks when located next to residentially zoned properties. The DariTech property is zoned Industrial Business Zone (IBZ) property and adjacent properties sharing both the north and south property lines are zoned for and constructed as single-family residential (RS-100). Although a larger setback of 20 feet is indicated per code, LMC 19.25.060 also includes provisions for industrial users to reduce this setback through a Conditional Use Permit (CUP).</p> <p>The Technical Review Committee report and the Planning Commission resolution both recommended approval of this application but with significantly different conditions of approval.</p>		
Recommended Action		
Motion to approve Resolution 25-1117 approving Conditional Use Permit 25-01 which allows the proposed DariTech storage building to utilize a north side setback of 10 feet under specific conditions of approval detailed in the resolution, and to authorize the Mayor's signature on the document.		