

City of Lynden

Rezone Application

Applicant Information

Name: Dave Timmer, City Planner, COL Planning Dept

Address: 300 4th St, Lynden WA 98264

Telephone Number: (360) 354-5532 **Fax Number:** _____

E-mail Address: timmerd@lyndenwa.org

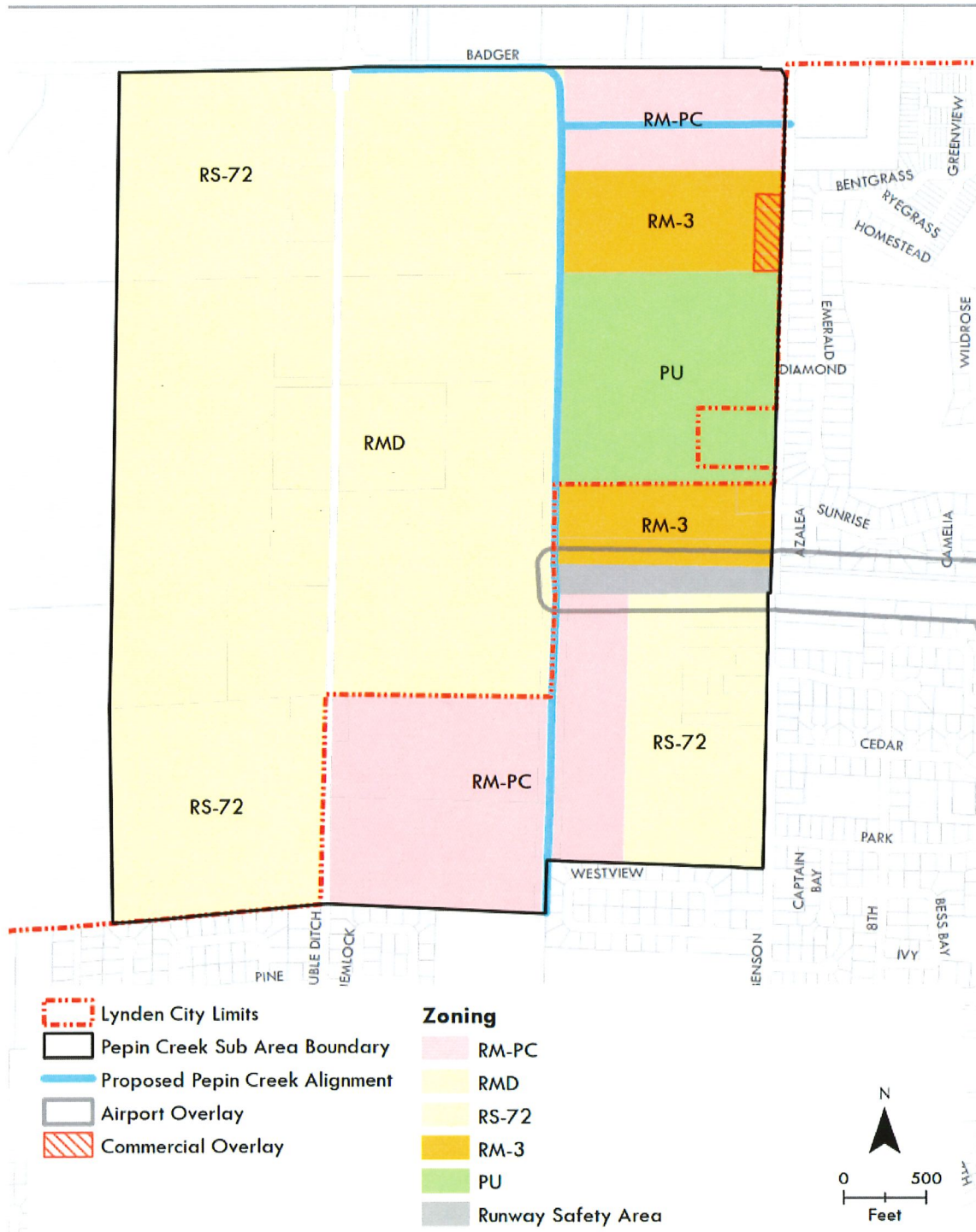
Application is hereby made for a rezone as follows:

Type of Rezone Requested:

Current Zoning Designation: RMD Proposed Zoning Designation: RM-PC, RS-72, RM-3

This rezone request only applies to those parcels of the Pepin Creek Subarea that are within the current City Limits. They are listed below. Those parcels outside of the City limits would be zoned according to the Pepin Creek Subarea zoning map at the time of their annexation. On the below map, the dotted red line indicates the current City limits. This zoning map for the Pepin Creek Subarea was approved and adopted by City Council in February 2020.

Map A: Pepin Creek Subarea Zone Map



Attach narrative explaining the reason for the request / zoning change

This proposed rezone is the result of the continued planning efforts for the Pepin Creek subarea. In February 2020, the City adopted the Pepin Creek Subarea Plan (PCSA) which reflected a desire by policy makers to balance the need to accommodate projected growth, to protect existing land uses, and to work toward financing the relocation of Pepin Creek in order to allow residential development to occur in this area. The PCSA Plan provides guidelines for the development of residential neighborhoods, recreational opportunities and to connect the new neighborhoods into the fabric of this growing city.

The road to adopting the PCSA Plan included rewrites and additions to the City's zoning code, a new code chapter (LMC 19.22) that firmed up the City's residential design standards, multiple public hearings and intensive public involvement and feedback. The level of planning involved with this Subarea is unprecedented in the City's history and was done in an effort to meet the goals and policies of the City's Comprehensive Plan and take the City's welfare, safety and character into account. The product of those efforts, the Pepin Creek Subarea Plan, will guide the City's residential growth in this area for decades.

This rezone proposal is essentially a housekeeping effort to officially rezone those properties that are within the current City limits to line up with the approved and adopted Pepin Creek Subarea Plan.

Property Information

Pepin Creek Subarea Rezone - 2020						
<u>Address</u>	<u>Parcel No.</u>	<u>Property Owner</u>	<u>Size</u>	<u>Current Zoning</u>	<u>Proposed Zoning</u>	
8594 Double Ditch Rd	4003182721280000	R and L McCollister Trust	0.6	RMD	RM-PC	
8594 Double Ditch Rd	4003183640940000	R and L McCollister Trust	17.99	RMD	RM-PC	
8500 Double Ditch Rd	4003183640320000	Vander haak and Bouma	18.59	RMD	RM-PC	
Benson Rd	4003184901120000	Frazier, Davis, Rack and Cordell	38.54	RMD	RM-PC, RS-72	
8593 Benson Rd	4003185071250000	Randal Reimer	0.89	RS-100	RS-72	
8595 Benson Rd	4003185201350000	Bryan and Sandra Cobb	0.69	RS-100	RS-72	
8597 Benson Rd	4003185101350000	John and Mary Martin	0.34	RS-100	RS-72	
8601 Benson Rd	4003184871410000	Jayson and Stacy Van Mersbergen	0.77	RS-100	RS-72	
8603 Benson Rd	4003184991460000	Joshua and Jennifer Dyck	0.26	RS-100	RS-72	
8605 Benson Rd	4003185201460000	Marcia Crabtree	0.62	RS-100	RS-72	
8617 Benson Rd	4003185201550000	Robert and Norma Siguaw	0.6	RS-100	RS-72	
Benson Rd	4003184901550000	Brad and Kari Rader	1.37	RS-100	RS-72	
8629 Benson Rd	4003185051720000	Brad and Kari Rader	1.5	RS-100	RS-72	
8600 Benson Rd	4003184772070000	City of Lynden	4.95	RS-100	RS-72	
8661 Benson Rd	4003184772250000	Gary and Cynthia Witman	4.94	RS-100	RM-3	
8683 Benson Rd	4003184772500000	Anthony Bovenkamp C/o Linda Bishop	8.9	RS-100	RM-3	
8691 Benson Rd	4003185292570000	Ken and Barbara Vander Veen	0.88	RS-100	RM-3	
8727 Benson Rd	4003185092950000	City of Lynden	2.75	RS-100	PU	
Pepin Channel Parcels						
Non-addressed	4003184310320000	City of Lynden	1.11	RMD	RM-PC	
Non-addressed	4003184310960000	City of Lynden	1.11	RMD	RM-PC	
Non-addressed	4003184381120000	City of Lynden	2.77	RMD	RM-PC	

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.

SUBMITTED BY: David R Timmer DATE: 12/01/20

APPLICANT SIGNATURE: [Signature] DATE: 12/01/20

APPLICANT PRINTED NAME _____ DATE: _____

Pre-application meeting date: _____

(Applications will not be accepted without a pre-application meeting)

Fee's (RZ \$450.00) date paid: _____ receipt # _____