

ORIGINAL

CITY OF LYNDEN
PLANNING COMMISSION RESOLUTION #21-03

A resolution of recommendation for approval of the Lagerwey Site Specific Rezone #20-04, to the Lynden City Council.

WHEREAS, Jeff Palmer, on behalf of Northwood Partners, LLC, 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 Single Family Residential (RS-100) to Residential Mixed Density (RMD) at 8744 Northwood Road in Lynden, Washington; and

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; and

WHEREAS, the application was determined to be complete on December 4, 2020, and the notice of application was published in the Lynden Tribune on December 23, 2020; and

WHEREAS, the subject parcel totals approximately 28.41 acres and has property zoned both single family residential (RS-72) and public use (PU) to the north, and to the west. Property to the east and south is beyond the City limits and used agriculturally; and

WHEREAS, the Lynden Planning Commission held a virtual public hearing via Microsoft Teams on January 28, 2021, to accept public testimony on the proposed Site-Specific Rezone request, and that meeting was duly documented;

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 January 5, 2021; and

WHEREAS, site-specific rezones shall be reviewed in light of the City's Comprehensive planning goals. To recommend approval of this request, the Planning Commission must find that the application satisfies the criteria listed within Section 17.09.050 of the Lynden Municipal Code.

- 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; and

WHEREAS, the Lynden Planning Commission has reviewed the request and has specifically concluded that:

1. The site-specific rezone, as presented, adequately meets the criteria outlined in 17.09.050 of the Lynden Municipal Code. This includes, but is not limited to, recognition that the housing market has changed substantially since the property was originally zoned RS-100. Entry level home buyers would typically not be able to purchase lots within a RS-100 neighborhood. RMD zoning allows for a variety of lot sizes and associated housing types.
2. The accommodation of additional housing units in this area serves the public good as it is located near to the Lynden Middle School and Cornerstone Christian school.
3. The proposed rezone is consistent with the Comprehensive Plan land use designation for the property; it is consistent with and satisfies applicable city codes, including LMC 17.09.040 (C); and it will further the goals of the Lynden Comprehensive Plan.

NOW THEREFORE, BE IT RESOLVED by the Lynden Planning Commission to recommend approval by a vote of 5-0, to the Lynden City Council, of the Lagerwey Site Specific Rezone #20-04, subject to the Technical Review Committee Report dated January 5, 2021 and further subject to the following conditions:

- That no more than 30-lots within this development be less than 7200 square feet.
- That if there is a major change in the proposed plat design, the rezone would need to be resubmitted to the Planning Commission for review.

PASSED a recommendation of approval by the Planning Commission of the City of Lynden, Whatcom County, at their meeting held the 28th day of January 2021.



Diane Veltkamp, Chairperson,
Lynden Planning Commission



Heidi Gudde, AICP
Planning Director