



City of Lynden RECEIVED

Conditional Use Permit Application

SEP 07 2021

City of Lynden
Planning Department

General Information:

Property Owner

Name: GERARDO MORADO
 Address: 8894 BENDER ROAD LYNDEN, WA 98264
 Telephone Number: (360) 927-1360 Fax Number: _____
 E-mail Address: gmorado@gmail.com

Applicant (Agent, Land Surveyor or Engineer)

Name: LYNDEN Automotive Specialists LLC
 Address: 8894 Bender Road Lynden, WA 98264
 Telephone Number: (360) 927-1360 Fax Number: _____
 E-mail Address: gmorado@gmail.com

Who is the primary contact for this project? This person will receive all official correspondence for the project. Property owner Applicant

Property Information

Project Location (street address / block range): 8894 Bender Road
 Legal Description (attach if necessary): Lot A Bender Playa SP
 Assessor's Parcel Number: _____ Zoning Designation: CSR
 Parcel Square Footage: 54,101 Property Dimensions: -
 Applicable Sub-Area: - Building/Structure Size: _____
 Height of Structure: existing Addition Size: _____

Please describe request in detail:

CUP Criteria must be attached

Facility to be used as an Auto Repair Shop.
Facility is intended to be used as full Service shop,
like previous business of 15 years. Auto Repair and more.

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: [Signature] DATE: 9/1/2021
 PROPERTY OWNER SIGNATURE: _____ DATE: _____
 PROPERTY OWNER PRINTED NAME: Mike Morady DATE: 9/1/2021

CUP# _____

PRE-APPLICATION MEETING DATE: _____ HEARING DATE: _____
(APPLICATIONS WILL NOT BE ACCEPTED WITHOUT A PRE-APPLICATION MEETING)

FEE'S (CONDITIONAL USE PERMIT \$400.00 BASE FEE OR FINAL REVIEW COST) DATE PAID: 9/3/2021 RECEIPT # _____

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CITY OF LYNDEN

City of Lynden
Planning DepartmentCONDITIONAL USE PERMIT
CRITERIA WORKSHEET

A Conditional Use Permit (CUP) will be granted only if the proposed use complies with the standards and criteria listed below. The applicant shall bear the burden of proof in all CUP proceedings.

Please describe the proposed use. Relevant information may include hours of operation, parking requirements, anticipated traffic to the site, and how the site will be developed and used. Attach additional information and plans as needed.

Automotive General Auto-Repair Facility.

9-5 M-F by App^r SAT. Closed Sunday and Holidays.

Parking will be hidden by creating a natural privacy hedge around back of building. Traffic has constant flow around shell.

Respond to each of the criteria below with the specifics of the proposed use in mind. (per LMC 19.49) Identify nearby streets and the uses surrounding the site.

1. The proposed use in the proposed location will not be detrimental to surrounding uses legally existing or permitted outright within the zoning district.

IT WILL NOT BE, will be contained to leased property.

2. The proposed use, together with proposed mitigation, will not be detrimental to public health or safety and will be compatible with the surrounding area and land uses with respect to the following:

- a. Traffic and pedestrian circulation;

The flow of traffic is fine, our vehicles are in no way blocking traffic or traffic flow.

- b. Noise, smoke, fumes, glare or odors generated by the proposed use;

Noise is consistent w/ existing approved CUP, for a Lube service center loudest equipment is stationary and same unit as last 15 years.

- c. Building and site design; and

No changes.

- d. The physical characteristics of the subject property.

No changes, all same as previous Tenant/Business

CITY OF LYNDEN

CONDITIONAL USE PERMIT CRITERIA WORKSHEET CONTINUED



3. The proposed use is supported by adequate public facilities and services unless conditions can be established to mitigate adverse impacts to those facilities or services.

We do not require additional public facilities or services.

4. The traffic generated by the proposed use will not cause the traffic circulation system in the vicinity to deteriorate below the adopted level of service.

Our building is separate from shell and surrounding areas and will not block services to other business.

5. The proposed use complies with the performance standards, parking requirements, height, setback and lot coverage requirements, landscaping standards and other provisions of the Lynden Municipal Code.

We are working with Planning Dept. to create a privacy area for our North Parking Lot.

6. There are adequate buffering devices, as specified in the landscape standards, or other topographic characteristics, to protect the adjacent properties from adverse impacts of the proposed use.

Yes there is.

7. The proposed use will not destroy or substantially damage any natural, scenic or historic feature of major importance.

No changes to be made.

8. The proposed use is generally consistent with the purposes and objectives of the city comprehensive plan and applicable sub-area plan.

Yes it will be.

September 1, 2021

Dave Timmer

City of Lynden Planning Department

300 4th Street

Lynden, WA 98264

Dear Dave Timmer,

I have submitted the CUP as you requested, in your letter dated March 19th, 2021 you mentioned that a quick lube service center located previously in this building before was a permitted CSL.

We are requesting the Conditional Use Permit for the following business Lynden Automotive Specialists LLC to allow for work in General Auto Repair. We are a Full Service shop above and beyond the Quick Lube oil change shop. The Building has two bays, 1 is intended as a quick lube, but the other is intended with the lift as a full service auto repair bay. This building has been used as a full service Auto Repair Shop for over 15 years previously to us leasing it in January of 2021.

Please consider our application for this Conditional Use Permit at our location 8894 Bender Road, Lynden, WA 98264.

I would like to request a copy of that permit application and paperwork associated with that approval.

I would also like to know who I contact in order to strike that Court date on the 8th of September. If you could email me back or give me a call that would be great.

Gerardo Morado

Lynden Automotive Specialists LLC

gmorado@gmail.com

360 927 1360