



# City of Lynden

## Comprehensive Plan Amendment Application

### I. APPLICANT INFORMATION

Name: Dave Timmer, City Planner, COL Planning Dept

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### II. CHECK THE APPROPRIATE BOXES

Comprehensive Plan Map Amendment

Comprehensive Text Amendment

### III. SUMMARIZE THE CHANGES YOU ARE PROPOSING:

The City of Lynden is proposing revisions to its Future Land Use Map, specifically in regard to the Pepin Creek Subarea, thereby amending its Comprehensive Plan. The revisions adjust the locations of Medium Density Residential and Low Density Residential that were established in the 2018 CPA to reflect proposed changes to the Pepin Creek Subarea that have occurred as the Pepin Creek Subarea planning efforts have moved forward.

Additionally, the city is proposing a change to Table 2.3 Future Land Use and Zoning Designations in the Land Use Element chapter of the Comprehensive Plan. This change would add the RM-PC zoning designation and description to the RM (Medium Density Residential) category of that table.

### IV. FOR MAP AMENDMENTS:

A. Tax Parcel Number(s): NA

Site Address: \_\_\_\_\_

Total Acreage: \_\_\_\_\_

Property Owner(s): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

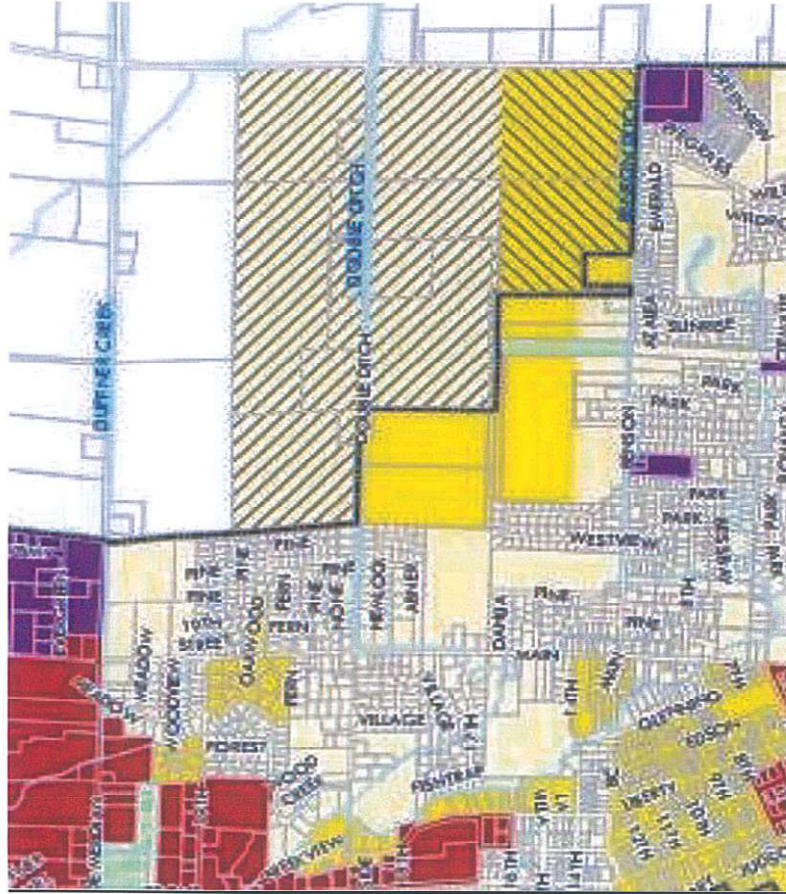
City, State & Zip Code: \_\_\_\_\_

Phone Number: (     ) \_\_\_\_\_

Please attach additional sheets if more than one parcel is involved

*Existing Comprehensive Plan Designation:*

**For Pepin Creek Subarea:** The adopted 2018 CPA changed the Future Land Use map for the Pepin Creek Subarea to look like this:



B. *Existing Zoning Designation:*

**Pepin Creek Subarea:**

County jurisdiction (in Lynden UGA but not city limits): zone AG  
 The portion in the City Limits is zoned: Residential Mixed Density and some RS-100. The forthcoming Subarea plan is proposing adjusting this zoning.

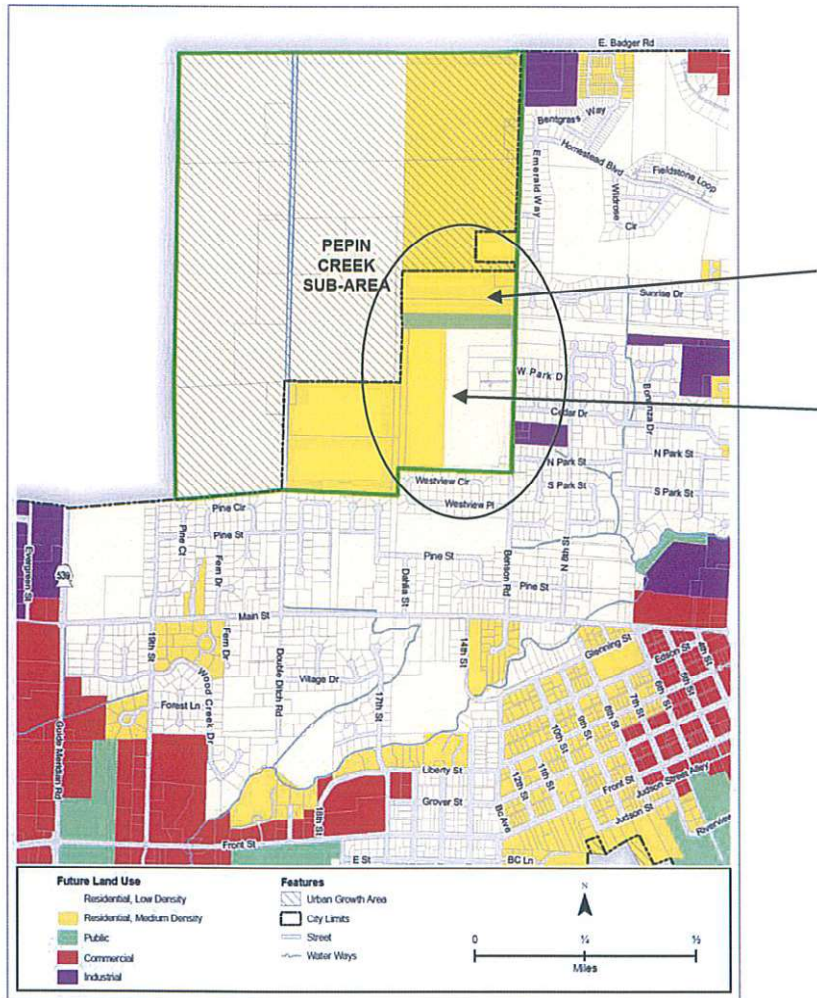
C. *Proposed Comprehensive Plan Designation:*

**Pepin Creek Subarea:**

This proposal simply rearranges the Low Density Residential and Medium Density Residential locations within the Pepin Creek Subarea



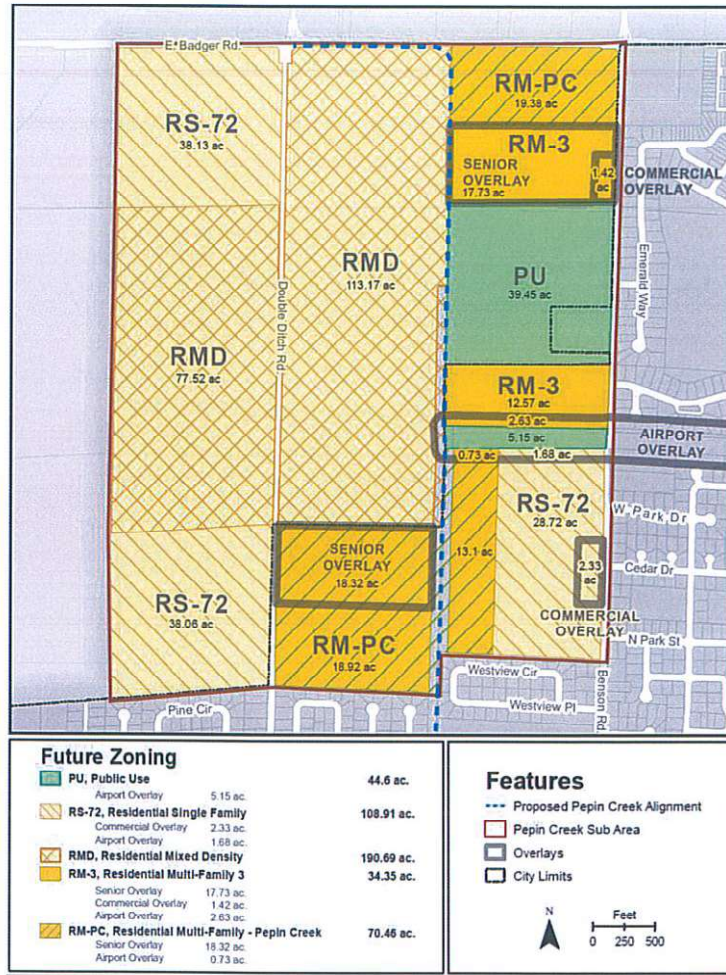
in two locations. These changes are a result of City Council review of the Pepin Creek Subarea over the past year as further information regarding the cost of development and growth planning have occurred. The proposed arrangement is:



The above arrow/circle indicates the location of the proposed change. It creates a larger buffer of Low Density Residential around the existing large single family lots off Benson Rd and increases the Medium Density Residential on the 2 parcels north of the Airport buffer.

D. *Proposed Zoning Designation:*

**Pepin Creek Subarea:**



E. *The present use of the property is:*

**Pepin Creek Subarea:**

Primarily agricultural use (dairy, pasture, field crops, blueberries).  
Some farmhouse structures throughout and single family residential along Benson.

F. *The intended future use of the property is:*

**Pepin Creek Subarea:**

Residential neighborhoods, park and multimodal trail, potential small-scale commercial.