



**Land Use Element: 2025 Zoning Map and Future Land Use Map
 Zoning Designation Changes – related to existing park / public properties.**

Background: Accompanying the 2025 Periodic Update to Comprehensive Plan, the City is proposing the following changes to the Zoning Map. These changes are proposed with the intent of aligning these public properties with the Public Use (PU) land use / zoning category. The PU zone provides flexibility and more appropriate development standards for those parcels. The changes also reflect that these properties are not available for typical residential or commercial uses.

Public Park Properties:

1. **Dickinson Park**, zoning change from RS100 to PU
 Address: 8200 Double Ditch Road
 5 Parcels: 4003193362470000, 4003193042510000,
 4003193332300000, 4003193292130000,
 4003193622450000
 Size: 8.7 Acres
2. **Northwood Lynden Jim Park**, zoning change from RS72 to PU
 Address: 1920 Aaron Drive
 4003151364630000
 Size: 2.7 Acres
3. **Scenic Estates**, zoning change from RS84 to PU
 Address: Unaddressed – Park property west of Scenic Place.
 4003164703990000
 Size: 5.95 Acres
4. **Centennial Park**, zoning change from CSL to PU
 Address: 319 Grover St
 4003203173470000
 Size: 0.3 Acres
5. **Greenfield Park**, zoning change from RM1 to PU
 Address: 1350 Aaron Drive
 2 Parcels: 4003163584780000, 4003163724810000
 Size: 2 Acres

<u>Total Acreage</u>	
Zone	Size
RS-100	16.42
RS-72	2.7
RS-84	5.95
RM-1	2.0
RM-4	1.04
CSL	2.62
Total Public Use (PU)	
	30.73

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Other Public Properties:

6. **Airport Runway:** Zoning change from RS100 to PU
5 Parcels: 4003170662060000, 4003171922080000, 4003172572070000,
4003172562120000, 4003172492130000
Size: 7.72 Acres
7. **2 Parcels south of Riverview Road: Wetland mitigation parcels from Riverview Road construction.** Zoning change from CSL and RM4 to PU
4003203591780000 (currently CSL), 4003203821690000 (currently RM4)
Size: CSL parcel – 2.32 Acres; RM4 parcel – 1.04 Acres

Rezone Narrative Questions:

- 1) *A narrative regarding the background, the reason for seeking the rezone, and the effect of the proposal on adjacent areas.*

All of these parcels are publicly owned – either acquired since the 2016 Update (1,2,7) or have not been changed to PU since they became public property (3,4,5,6). Being publicly owned and used for non-typical commercial or residential uses (parks, airport, mitigation sites), it has become apparent that PU best aligns with these types of uses. The change gives the City more flexibility to be able to design park structures on these park properties that fit the park. The proposed change does not impact surrounding areas as these properties are already being managed as public property. Furthermore, while updating the Land Use Element, the City performs a Land Capacity Analysis (LCA) which is a parcel-by-parcel accounting of how much land is available by zone. This then informs the City's UGA growth projections according to how much land is available for development. These rezone proposals will result in a more accurate LCA as these public properties are not available for typical residential or commercial development.

- 2) *A statement explaining the changed circumstances in the area since adoption of the current zoning or a mistake in the current zoning.*

Over time, these properties have been acquired by the City as park property, wetland mitigation, or as the Airport runway. The zoning category misalignment has resulted in a slight mischaracterization of appropriate uses on these properties. This zone change proposal seeks to align these public properties with appropriate public uses.

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- 3) *A statement explaining how the proposed rezone is consistent with the City's comprehensive plan, applicable sub-area plans, and with protecting the public health, safety, and welfare.*

The Purpose (LMC 19.27.020) of the Public Use zone “is to provide regulations for public and quasi-public uses such as parks, public buildings, public utility sites...” As publicly owned and managed properties, these properties fit this public and quasi-public use designation. The Comprehensive Plan seeks to guide the long-term development of the city, to encourage appropriate uses, and to ensure that land is available in the city for typical city uses (residential, commercial, industrial, and public).

These properties are publicly owned and being used for public purposes (parks, wetland mitigation) or quasi-public uses (airport runway). It makes sense that they are not tallied, then, as residential or commercial properties. This proposed change to align these publicly owned properties with the Public Use zone (and their current uses) and seeks to prevent incompatible use and allow the city to use and manage them as intended.