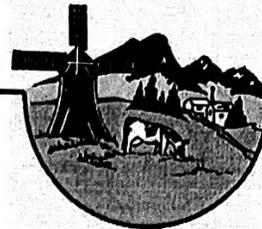


CITY OF LYNDEN

ANNEXATION APPLICATION



City of Lynden use only:

Annexation # # 24-02

Staff Initials: KS

Property Information

Application is hereby made for annexation to the City of Lynden of the property described as follows. Please provide a complete legal description, parcel numbers for all parcels involved as well as a common description of the property to be annexed (attach a separate sheet if necessary).

PN: 400318 342/363 0000; 8700 Double Ditch Road; The north half of the southwest quarter of the northeast quarter of Section 18, Township 40 North, Range 3 East of W.M.

Together with the East 30 feet of the north half of the southeast quarter of the northwest quarter of said Section 18. (19.47 ac parcel + 0.98 ac ROW = 20.45 ac total)

Property dimensions 1307' x 651' = 19.47 square feet acres

Current Zoning Designation (County): AG

City Zoning Designation (Once Annexed): RMD

Application Information

Applicant Name: Gosal Farms, Inc.

Address: PO Box 228, Lynden wa

Telephone Number: 360-815-0212 E-mail Address: Serjgosal@gmail.com

By signing this application, I certify that all the information submitted is true and correct.

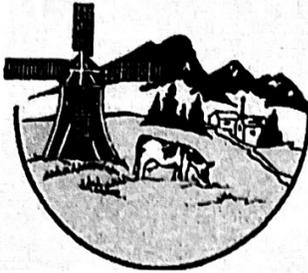
Applicant's Signature: _____

Owen Gosal

President, Gosal Farms, Inc.

Date: _____

April 30, 2024



PETITION FOR ANNEXATION TO THE CITY OF LYNDEN

To the Honorable City Council of Lynden, Washington: We, the undersigned, being the owners of the lands described below, and being the registered voters residing in the area for which the annexation is petitioned, which property is contiguous and adjacent to the incorporated City of Lynden, Washington, do hereby request that the Lynden City Council incorporate the real estate described below into the City of Lynden and annex the same thereto as part of the City of Lynden.

Legal Description: See Exhibit A for outline of property (inside cross hatched area and labeled "Proposed Gosal Annexation Area") and Exhibit B for all the parcels in the outlined zone

Containing approximately 19.47 acres.

The request to circulate this Petition for Annexation was presented to the Lynden City Council at their regularly scheduled meeting held on February 5, 2024 and the request was favorably granted;

We further petition that the property specified below to be annexed be designated in the City of Lynden Comprehensive Plan as **RS-100** in its zoning ordinance and that the property to be annexed be required to assume the existing city indebtedness.

We, the undersigned, have subscribed our names hereto and request that the Lynden City Council annex the above-described property to the City of Lynden, Whatcom County, Washington.

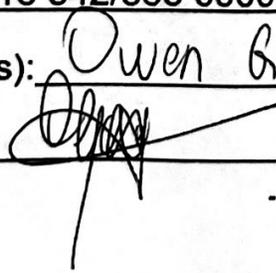
Warning

Every person who signs this petition with other than his or her true name, or who knowingly signs more than one of these petitions seeking an election when he or she is not a legal voter, or signs when he or she is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

Address: 8700 Double Ditch Road

Parcel #: 400318 342/363 0000

Printed Name(s): Owen Gosal. President, Gosal Farms, Inc.

Signature(s): 

Date: April 30 2024



Future Zoning

- PU, Public Use
- RS-72, Residential Single Family
- RMD, Residential Mixed Density
- RM-3, Residential Multi-Family 3
- RM-PC, Residential Multi-Family - Pepin Creek

Features

- Pepin Creek Sub Area
- Overlays
- City Limits

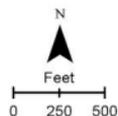


EXHIBIT MAP

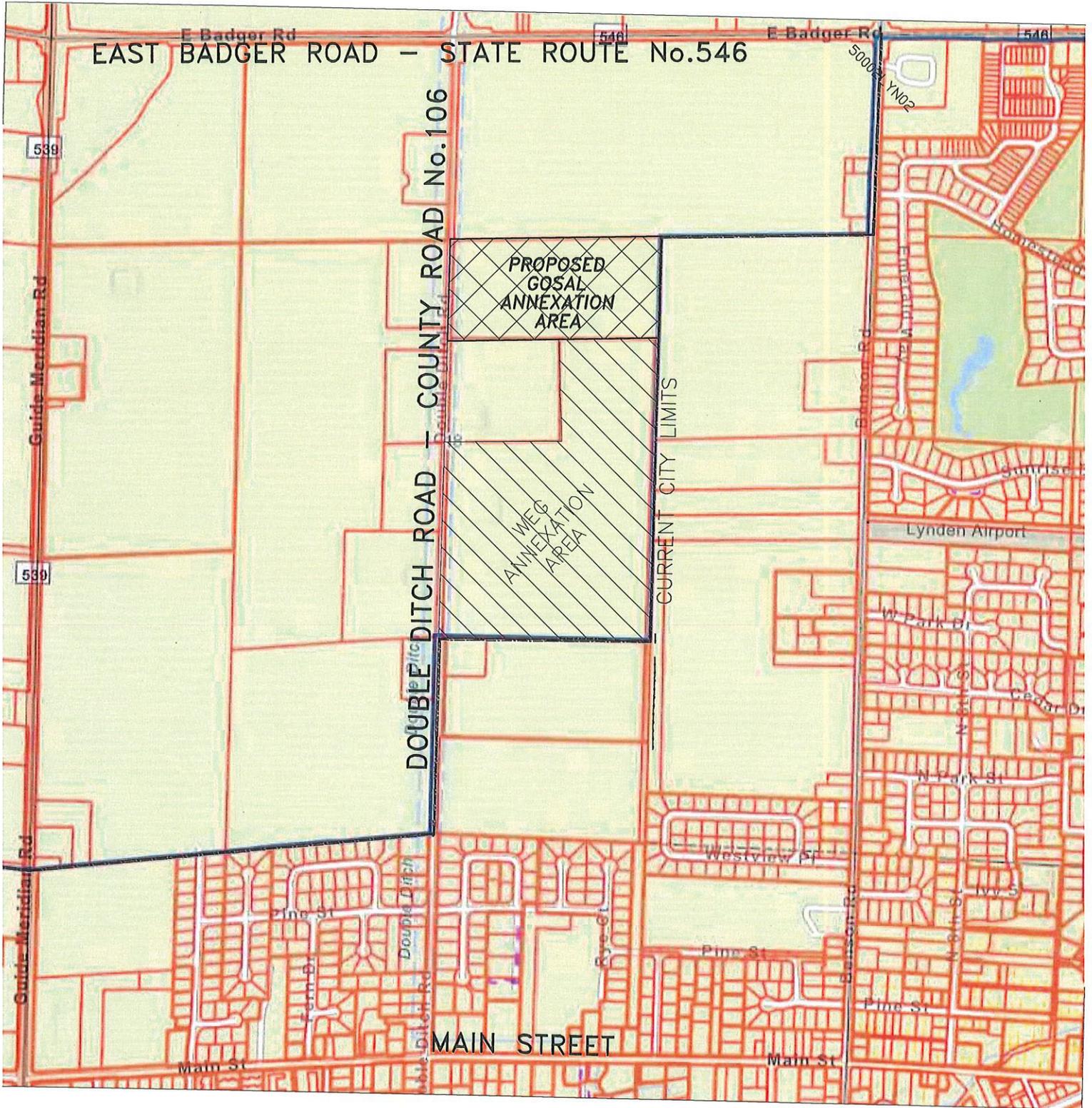


EXHIBIT A

DESCRIPTION OF PROPOSED ANNEXATION AREA

ALL THAT PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 40, RANGE 3 EAST OF W.M., TOGETHER WITH THE EAST 30 FEET OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 18.

SITUATE IN WHATCOM COUNTY, WASHINGTON.



TOWNSHIP: 40
 RANGE: 03
 SECTION: 18
 MAP NO.: 01

KEY MAP:

12	07	08
13	18	17
24	19	20



Legend for map features:

- Tax Parcels (solid line)
- Plats (dashed line)
- Lots (dotted line)
- Section Lines (long dashed line)
- Qtr. Section Lines (short dashed line)
- City Limits (dash-dot line)
- Annexations (long dash-short dash line)
- Railroads (line with cross-ticks)
- Pipelines (line with cross-ticks)
- Waterlines (line with cross-ticks)
- Waterbodies* (wavy line)

Whatcom County Assessor's Office
 Apr. 01, 2024

The map is for reference in property location and is not guaranteed for financial measurements.
 Geographic Tax Parcel Numbers (GTD) are a 10-digit number derived from a combination of the township, range, and section coordinates of the theoretical center of the parcel, and four trailing zeroes. The trailing zeroes are used to identify the parcel's location as the primary parcel, such as a condo unit or a mobile home.
 *Waterbodies provided for reference only; they have not been verified by the Assessor's Office.
 For information contact the Assessor's Office at 717.748.2222 or whatcomcounty@pa.gov



Whatcom County Assessor & Treasurer

131923 GOSAL FARMS INC for Year 2024 - 2025

Property

Account

Property ID:	131923	Abbreviated Legal Description:	N 1/2 SW NE-EXC ALL OIL-GAS-MIN RTS AS RES AF 930917-LESS RD
Parcel # / Geo ID:	4003183423630000	Agent Code:	
Type:	Real		
Tax Area:	4031 - 504 R L F21 C10 LPR	Land Use Code	83
Open Space:	Y	DFL	N
Historic Property:	N	Remodel Property:	N
Multi-Family Redevelopment:	N		
Township:	T40N	Section:	18
Range:	R03E	Legal Acres:	19.7000

Location

Address:	8700 DOUBLE DITCH RD LYNDEN, WA	Mapsco:	
Neighborhood:	2040010400 AGAC	Map ID:	2PTF_LYN-X
Neighborhood CD:	2040010400		

Owner

Name:	GOSAL FARMS INC	Owner ID:	505858
Mailing Address:	PO BOX 228 LYNDEN, WA 98264-0228	% Ownership:	100.0000000000%
		Exemptions:	

Pay Tax Due

Taxes and Assessment Details

Values

Map List

Taxing Jurisdiction

Improvement / Building

Sketch

Property Image

Chapter 19.16
Residential Mixed Density Zone

- 19.16.010 Purpose and Intent
- 19.16.020 Permitted Uses
- 19.16.030 Accessory Permitted Uses
- 19.16.040 Secondary Permitted Uses
- 19.16.050 Conditional Property Uses
- 19.16.060 Development Standards – Density, Lot, Height, Setbacks
- 19.16.085 Subdivision Design Guidelines

19.16.010 - Purpose and intent.

The purpose of creating the residential mixed density zone (RMD) is to meet the stated goals of the comprehensive plan by allowing increased residential density to be integrated within single family neighborhoods within the community.

The intent in the creation of this zone is to allow a creative mixture of single-family and duplex housing styles and types. Development of this area should focus on maintaining the aesthetic quality of the city in general and the neighborhood in particular by providing for architectural diversity, adequate landscaping and open space and making low impact development (LID) the preferred and commonly used approach to site development.

19.16.020 - Permitted uses.

Permitted uses in the residential mixed density zone are as follows:

- A. Single Family Dwelling units, including detached site built single family dwellings and new manufactured homes. This includes types such as large lot single family and small lot single family units. Mobile homes as defined in Section 17.01.030 LMC are prohibited.
- B. Two Single Family Attached Dwelling units, which are ground related, fee simple-ownership units that are attached through shared walls or rooflines are allowed. This includes types such as townhomes, units with attached garages, and other innovative types.
- C. Duplex units. This includes two attached units on one parcel.

19.16.030 - Accessory permitted uses.

Accessory permitted uses are as follows:

- A. Private garages.

- B. Tool shed, satellite dish, outdoor patios and outdoor fireplaces.
- C. Private swimming pools, as provided in the International Building Code adopted pursuant to Chapter 15.02 of the Lynden Municipal Code and subject to LMC 19.37.090.
- D. Accessory dwelling unit (ADU) per LMC Chapter 19.20.

19.16.040 - Secondary permitted uses.

Secondary permitted uses are as follows:

- A. Hobby shops, relating to the hobbies of the occupants of the home and not operated for production and sales purposes.
- B. Greenhouses operated by the occupants, provided the products will not be offered for retail sale on the premises.
- C. Home occupations. See Chapter 19.57.
- D. Gardening and fruit growing not for commercial sale.
- E. General farming, which does not include the commercial feeding of livestock, if the zoning lot is five acres or more in size and meets the requirements outlined in Section 19.39 of this code.
- F. Family day care centers for up to eight individuals, not including the residents of the dwelling unit.
- G. Parks and playgrounds.
- H. Adult family homes and residential care facilities, up to six adults, when approved by the Washington State Department of Social and Health Services (DSHS).

19.16.050 - Conditional property uses.

The following property uses may be permitted in single family zones by conditional use permit when recommended by the planning commission and approved by the city council. The conditional use permit may authorize height variations for public buildings, utility sub-stations, schools and churches.

- A. Public buildings and utility sub-stations.
- B. Club facilities that are directly related to home development such as community swimming pools, privately owned athletic facilities and other similar improvements directly related to residential areas.

- C. Day care facilities for more than eight people with the maximum number of individuals to be determined as part of the conditional use permit process.
- D. Houses of Worship, provided that the lot coverage does not exceed thirty-five percent, the front yard be landscaped and all other parking and landscaping requirements are met.
- E. Schools.
- F. Bed and Breakfast establishments and Short Term Rentals. (Refer to Section 19.49.030)
- G. Manufactured home parks or subdivisions subject to the development objectives of the applicable sub-area plan.

19.16.060 - Development Standards - Density, Lot, Height, Setbacks

	Detached Units	Attached Units
Minimum Lot Size ^{a, b, c}	6,000 sf	4,000 sf each unit
Maximum Lot Coverage on lots less than 7,000 sf	40%	35%
Maximum Lot Coverage on lots 7,000 sf or greater	35%	35%
Maximum Height	32'	32'
Maximum Stories	2 stories	2 stories
Front Setback		
ROW to Porch	10'	10'
ROW to House	15'	15'
ROW to Garage	25'	25'
Side Setback ^d		
Minimum Side	7'	0' attached side, 7' detached side
Side Total	14'	7' each end, 14' total
Corner Lot	10'	10'
Rear Setback ^d		
Alley Easement to Garage Side	3'	3'
Garage Side to Property Line	5'	5'
Alley to Garage Door	21'	21'
Alley to House	20'	20'
To House	20'	20'

Table Notes:

- a. For the purpose of this section net land area means the gross acreage within a parcel minus all development requirements, designated critical areas and their buffers.
- b. Lots developed immediately adjoining a different single family residential zone shall not be less than 80% of the minimum lot size of that adjoining zone. For the purpose of this section properties that are separated from another single family residential zone by a street are not immediately adjoining said zone.
- c. A minimum of 40% of the net land area within a development shall be divided into lots with a minimum size of 7200 square feet or larger.
- d. On corner lots one of the corners may be considered as a side yard, provided that the yard considered as a side yard shall not be less than 10 feet.

19.16.085 - Subdivision design guidelines.

All subdivisions must meet Chapter 18.14 of the Lynden Municipal Code, which provides minimum plat design requirements. In addition, subdivisions in the Pepin Creek Subarea must meet the Pepin Creek Subarea Residential Design Standards as adopted by the City Council. For developments outside of the Pepin Creek Subarea the following are specific design recommendations intended to improve the aesthetic design of the subdivision as a whole. The items below are not meant to be exhaustive and developers are encouraged to incorporate other creative design elements within the project.

- A. It is recommended that lot sizes and lot frontage widths are included and intermixed in the design of the subdivision to provide more street interest and potential for varying house designs.
- B. Curvilinear streets with connectivity are encouraged to provide a varied approach to the housing units.

Low impact design (LID) design techniques are encouraged.