



TECHNICAL REVIEW COMMITTEE  
Development Project Report

|                                       |  |
|---------------------------------------|--|
| Date Issued:                          | June 12, 2019, <b>Updated June 26, 2019</b>  |
| Project Name:                         | Young's Long Plat and Development Standards<br>Variance #19-01   |
| Applicant:                            | Joan Kayser  |
| Property Owner:                       | Jack and Josephine Young Living Trust  |
| Site Address:                         | 8323 Double Ditch Road   |
| Parcel Number:                        | 400319-224357  |
| Zoning Designation:                   | RS-100 Single Family   |
| Application Type:                     | Long Plat & Development Standards Variance   |
| Parcel Size:                          | 3.35 Acres   |
| Hearing Type:                         | Quasi-Judicial   |
| Hearing Objective:                    | The objective of this public hearing is to determine whether the proposed subdivision and variance meets the requirements found within the City of Lynden Subdivision Code – Title 18.   |
| Date application determined complete: | May 8, 2019  |
| Date of Publication:                  | May 22, 2019   |
| SEPA Determination:                   | MDNS   |
| Project Description:                  | A Long Plat and Development Standards Variance application requesting to subdivide approximately 3.35 acres into 7 single family residential lots within the RS-100 zone. The applicant is also requesting a variance to LMC 18.14.100 regarding cul-de-sac lengths. |

In accordance with Chapter 17.15 LMC, the proposed action was reviewed for concurrency and should the conditions listed within this report be met, a finding of concurrency will be made in accordance with Section 17.15.060(C)(3).

## **Project Summary:**

The proposed long plat was reviewed against the subdivision standards found in Chapter 18 of the Lynden Municipal Code (LMC) and the Engineering Design and Development Standards. The following aspects were found to be consistent with these standards:

*Zoning:* The area to be developed in this application is located within the RS-100 single family zone.

*Minimum Lot Size:* The lots proposed in this subdivision meet the RS-100 minimum lot size of 10,000 square feet. As initially proposed, parcels of the Young Long Plat range from 13,550 square feet to 17,827 square feet.

*Lot width:* Per 18.14.010(c), the minimum frontage of each lot must be at least 50 feet. For lots located within the cul-de-sac, the minimum frontage must be at least 40-feet.

*Street Sections:* Per Chapter 4 of the Engineering Design and Development Standards the minimum street width, for a publicly dedicated access street is 60 feet. This standard has been met as proposed.

*Cul-de-Sac Length:* Per LMC 18.14.100(C), cul-de-sac street shall not exceed 450 feet in length unless specifically varied through the process described in Chapter 17.17. Staff understands that in conjunction with the subdivision a variance has been proposed which would allow the cul-de-sac to exceed 450 feet. This application is addressed in the comments below.

*Build-out:* Be advised, only single-family homes and association accessory uses are permitted within the RS-100 zone. All lots are subject to the development requirements listed under 19.15 of the Lynden Municipal Code and associated design standards. This includes, but is not limited to, Section 19.15.060 which sets a maximum lot coverage of 35% for each lot.

*Parking:* Be advised, per Chapter 19.51.040 of the LMC, a minimum of 2 parking stalls is required *per home*. It is important to note that if an enclosed single car garage is provided per dwelling unit, a minimum of two outside spaces must be provided. If an enclosed garage for two or more vehicles is provided, a minimum of one outside parking space must be provided.

## **Long Plat Advisory Comments**

1. *Impact Fees:* Be advised, prior to final plat (PRD) approval, the developer will be required to pay transportation mitigation fees, plus the first half of park and fire mitigation fees. Contact Planning Staff for a fee estimate.



2. Civil Drawings: The construction drawings for any civil and utility improvements must be submitted for review and approval prior to construction. These drawing must illustrate that the utility improvements and extensions meet the standards listed within the Project Manual for Engineering Design and Development Standards, unless they have been specifically varied by the approval of the plat. It is the project engineer's responsibility to be aware of these standards.
3. Civil Review Deposit Required: Be advised, a review deposit of \$200 per lot, \$2,000 minimum, to review the construction plans and a plat / PRD construction inspection deposit of \$350 per lot, \$5,000 minimum, is due prior to review and construction respectively.
4. Infrastructure Installation: A City of Lynden Fill and Grade Permit is required prior to the commencement of site work. The site and utility work must be addressed on SEPA Checklist.
5. Performance Bonding Requirements: Be advised, a 150% performance bond may be required for all work in the City's right-of-way or on city owned property which is deemed incomplete. Only items not specifically exempted from bonding under LMC 18.18.010(G) are eligible for bonding.
6. Maintenance Bonding Requirements: A post construction maintenance bond for infrastructure in the amount of 10% of the construction costs will be required prior to final plat approval.
7. Landscape Bonding: Be advised, performance and maintenance bonding will be required for the plat. This relates to street trees and any required mitigation trees. Bonds are due prior to final plat approval.
8. Surveying: All surveying work and engineering design must be based on the City of Lynden survey control monuments. AutoCAD files for all improvements must be provided to the City in digital format approved by the City. A copy of the City's control monuments is available to the project consultant for their use.
9. Expiration of Preliminary Approval: Petitioner shall record the final subdivision, with the County in conformance with LMC 18.06.010.2, 18.06.020 and 18.06.030 within five (5) years of the date this preliminary approval becomes final, after which City approval of this application shall become void; provided that, this one year deadline may be extended for up to one (1) additional year upon application to and approval by the City Council.

10. Property Addressing: Be advised, all street addressing must follow the requirements of the Lynden Municipal Code. Addresses will be assigned by the Public Works Department prior to final PRD approval.
11. Covenants, Conditions and Restrictions (CC&Rs): CC&R's for the long plat may be recorded in conjunction with the final long plat. This document can impose more restrictive conditions on the property but not less restrictive than City of Lynden development code. Be advised, enforcement of CC&R documents is the responsibility of the developer and/or neighborhood association. The City of Lynden does not monitor or enforce restrictions which appear in CC&R documents.

**Specific Project Comments from the Technical Review Committee:**

**Planning and Development**

1. Plat Area Break-down: Whatcom County and the City of Lynden have been mandated to participate in an annual report provided to the State which tracks achieved housing density. In an effort to track accurate data for this program all plats will be required to provide supporting data. Please provide on the face of the plat a table which breaks down the total area of the plat into the categories shown below. Note that in some instances the area may be zero and that "other infrastructure" could refer to area used for sewer pump station, stormwater ponds, etc.

|                                | Plat Area (in square feet) |
|--------------------------------|----------------------------|
| Gross plat area                |                            |
| Reserve tracts                 |                            |
| Critical areas                 |                            |
| Right of ways (ROWs)           |                            |
| Other infrastructure           |                            |
| Net developable                |                            |
| Percent ROW and Infrastructure | %                          |



2. *Utility Easements:* Per 18.14.075, the proposed plat must identify the required 5-foot utility easements around the interior property line of all lots. Revise plat map to include this easement on the face of the plat.
3. *Tree Note:* The character of the Double Ditch neighborhood includes the presence of large trees intermingled among the residences. This character was emphasized with the requirement for a tree inventory and report placed on the previous LLA (Young's Double Ditch LLA, AF #2018-0501734).

Furthermore, Per LMC 19.16.140, all trees greater than 12" diameter at breast height (DBH) shall be identified and marked on the plat and a narrative of how those trees will be impacted or preserved shall be provided to the City. Efforts shall be made to preserve healthy large trees on this entire parcel.

Provide tree inventory showing trees greater than 12" DBH and how these relate to the proposed plat. This inventory and report shall be updated prior to preliminary plat approval. Impacts to large trees will require mitigation.

Provide a planting plan for the plat. If those boundary trees are no longer present, applicant will be required to plant additional trees (native conifers) along the boundary. Note protected planting areas for these boundary trees on the face of the plat.

4. *Street Trees:* Be advised, per Sec. 18.14.120, the developer will be required to provide street trees within the dedicated public utility easement adjacent to the street or the 4 foot planting strip. There shall be a minimum of one tree per lot with a maximum of one hundred feet between trees. The minimum size of street trees at the time of installation shall be 2 inches diameter at breast height (DBH). Species of tree to be consistent with the City of Lynden approved tree list. Installation must include root barrier and be done according to Figure 4-19A of the Engineering Design and Development Standards. General maintenance of street trees shall be the responsibility of the adjoining property owner.

## **Public Works**

5. *Utility Easements:* Revise plat to show the required 10 foot utility easement along the frontage of each lot.
6. *Stormwater Advisory Comments*
  - a. A stormwater management plan prepared by a professional engineer will be required for this development and must be approved by the City of

Lynden prior to approval of construction plans. An erosion control plan must be included in the drainage plan and construction plans as necessary.

- b. All plans must be designed and constructed in compliance with the Department of Ecology's Best Management Practices and the standards approved in the Manual for Engineering Design and Development Standards.
- c. Stormwater from public streets may be infiltrated within the dedicated right-of-way, or within a separate dedicated tract, but may not be within the street prism. Infiltration areas and street trees should have adequate separation to insure the proper functioning of the drainage system and survival of the tree.
- d. A Construction National Pollutant Discharge Elimination System (NPDES) permit may be needed.

7. Water

- a. As per 6.2 (M) of the City of Lynden Project Manual for Engineering Design and Development Standards, the water mainline must be extended to the north side of the proposed plat. Show easements as appropriate on the face of the plat.
- b. Be advised, each house and/or unit within this plat must be individually metered. Water meters must be located within the City right-of-way.

8. Sanitary Sewer

- a. Be advised, sanitary sewer and water system design and construction must meet the requirements of the City of Lynden Engineering Design and Development Standards.
- b. As per 7.2 (P) of the City of Lynden Project Manual for Engineering Design and Development Standards, sanitary sewer must be extended to the north side of the proposed plat. Show easements as appropriate on the face of the plat.

**Fire and Life Safety**

- 9. *Fire Service Impact Fee:* Half of the required fire impact fee is due at the time of final plat approval. The balance of the fire impact fees can be deferred to the time of building permit. Contact Planning staff for an estimated fee total.

10. *Street Addressing:* Be advised, address numbers must be clearly posted on each house to assist in efficient fire aid response.
11. *Hydrants:* The installation of a fire hydrant is required within the cul-de-sac. The final hydrant location will be determined upon review of civil plans and must be approved by the Fire Department.

### **Parks and Recreation**

12. *Park Impact Fee:* Half of the required park impact fee is due at the time of final plat approval. The balance of the park impact fees can be deferred to the time of building permit. Contact Planning staff for an estimated fee total.



## Young Long Plat Development Standards Variance

|                      |  |
|----------------------|--|
| Project Name:        | Young's Long Plat and Development Standards Variance #19-01  |
| Application Type:    | Long Plat & Development Standards Variance   |
| Hearing Type:        | Quasi-Judicial   |
| Hearing Objective:   | The objective of this public hearing is to determine whether the proposed subdivision and variance meets the requirements found within the City of Lynden Subdivision Code – Title 18.   |
| Project Description: | A Long Plat and Development Standards Variance application requesting to subdivide approximately 3.35 acres into 7 single family residential lots within the RS-100 zone. The applicant is also requesting a variance to LMC 18.14.100 regarding cul-de-sac lengths. |

The applicant is requesting a variance to Section 18.14.100 (C) of the Lynden Municipal Code (LMC) which states that cul-de-sac streets shall not exceed four hundred and fifty feet in length unless specifically varied through the process outlined in LMC 17.17.

LMC 17.17.040 states, where there are unnecessary hardships and practical difficulties which render it difficult to carry out the provisions of the development standards, the City Council shall have power to grant a variance in harmony with the general purpose and intent of the provisions contained therein. Such variances may vary the rules, regulations or provisions of the development standards so that the spirit of those standards will be observed; public safety secured; and substantial justice done. However, the City Council shall not vary any of the rules, regulations or provisions of those development standards unless it shall approve findings that all of the following conditions exist in each case:

- A. The variance shall not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity in which the property on behalf of which the application was filed is located;
- B. That such variance is necessary, because of special circumstances relating to the size, shape, topography, location, or surroundings of the subject property, to provide it with rights and privileges permitted to other properties in the vicinity in which the subject property is located;



- C. That the granting of such a variance will not be materially detrimental to the public health, safety and general welfare; and
- D. That the granting of such a variance will not be injurious to the property or improvements in the vicinity and zone in which the subject property is located.
- E. That the variance request is based on sound engineering judgement and includes additional mitigation sufficient to offset adverse impacts to the public interest likely to result from granting the variance.”

The applicant provided the following response to the criteria listed above:

*“Because there is no other way to access this property, we are requesting a variance on the length of the cul-de-sac from 450-feet to approximately 528-feet.”*

### **Variance Application Comments from the Technical Review Committee:**

#### **Planning and Development**

1. *Variance Justification:* Please provide a response to each of the variance conditions listed above (A-E). Staff recommends that responses explore examples of this variance being granted elsewhere in the City; expound on what, if any, impacts the variance would have on surrounding properties; note the conversations with the Lynden Fire regarding the ability of the Department to provide service to the full length of the extended cul-de-sac. **Applicant provided, on June 20,2019, responses to each of the development standards variance criteria. See attached.**
2. *Alternate Design Analysis:* Although the applicant has stated that there is no other way to access the property, alternative plat designs could avoid a cul-de-sac longer than 450 feet through the use of pipe-stem lots or by creating larger lots. Provide in writing an expanded discussion on these issues which would justify the variance. **Applicant provided, on June 20,2019, responses to each of the development standards variance criteria. See attached.**

#### **Fire Department**

3. *Variance Request:* The Lynden Fire Department does not have concerns regarding the proposed development standards variance of an extended dead end if a standard turn-around (cul-de-sac) is constructed and the homes are clearly addressed as typically required.





## Young Long Plat Development Standards Variance

|                      |  |
|----------------------|--|
| Project Name:        | Young's Long Plat and Development Standards Variance #19-01  |
| Application Type:    | Long Plat & Development Standards Variance   |
| Hearing Type:        | Quasi-Judicial   |
| Hearing Objective:   | The objective of this public hearing is to determine whether the proposed subdivision and variance meets the requirements found within the City of Lynden Subdivision Code – Title 18.   |
| Project Description: | A Long Plat and Development Standards Variance application requesting to subdivide approximately 3.35 acres into 7 single family residential lots within the RS-100 zone. The applicant is also requesting a variance to LMC 18.14.100 regarding cul-de-sac lengths. |

The applicant is requesting a variance to Section 18.14.100 (C) of the Lynden Municipal Code (LMC) which states that cul-de-sac streets shall not exceed four hundred and fifty feet in length unless specifically varied through the process outlined in LMC 17.17.

LMC 17.17.040 states, where there are unnecessary hardships and practical difficulties which render it difficult to carry out the provisions of the development standards, the City Council shall have power to grant a variance in harmony with the general purpose and intent of the provisions contained therein. Such variances may vary the rules, regulations or provisions of the development standards so that the spirit of those standards will be observed; public safety secured; and substantial justice done. However, the City Council shall not vary any of the rules, regulations or provisions of those development standards unless it shall approve findings that all of the following conditions exist in each case:

- A. The variance shall not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity in which the property on behalf of which the application was filed is located; **A variance will not grant special privilege for this project. The variance will allow construction of a cul-de-sac, which is consistent with the character of neighboring residential developments in the immediate vicinity of the project. Neighboring residential developments to the east (i.e. connecting to Village Drive), to the west (i.e. connecting to Wood Creek Drive/ Forest Lane), and to the north of Main Street are all served by a series of cul-de-**



sacs. Furthermore, Lynden contains roughly a dozen examples of other cul-de-sacs that exceed the 450-foot length requirement, including, but not limited to:

- Wood Creek Drive – 1,200 feet from intersection with Forest Lane
- Fern Drive – 600 feet from intersection with Main Street
- E Front Street – 1,300 feet from intersection with Terrace Drive
- Bender Park Boulevard – 1,460 feet from intersection with Aaron Drive
- Shea Street – 690 feet from intersection with Aaron Drive
- Woodsman Drive – 650 feet from intersection with Fescue Street
- Farmview Terrace – 700 feet from intersection with S 17<sup>th</sup> Street

Several of these examples have been completed within the past five years.

- B. That such variance is necessary, because of special circumstances relating to the size, shape, topography, location, or surroundings of the subject property, to provide it with rights and privileges permitted to other properties in the vicinity in which the subject property is located; The proposed lot layout will allow the subject property to be developed as allowed by code while minimizing the length of road and shared infrastructure, both public and private. Neighboring properties to the north are already developed and preclude a connection to Fern Drive (i.e. another cul-de-sac that is longer than 450 feet). Likewise, existing property to the west is fully developed and does not provide an access point to Wood Creek Drive. Existing parcels along Double Ditch Road to the north and south of the proposed cul-de-sac are already developed and cannot accommodate a second access point to Double Ditch Road.
- C. That the granting of such a variance will not be materially detrimental to the public health, safety and general welfare; Lynden Fire Department has reviewed the site plan and has determined that the longer cul-de-sac length can safely be serviced by emergency vehicles. We are also aware that we will need to install a fire hydrant.
- D. That the granting of such a variance will not be injurious to the property or improvements in the vicinity and zone in which the subject property is located. The proposed plat layout will allow for the creation of residential lots consistent with the character of residential developments surrounding the site. All new lots will meet the sizes that are required by local zoning.
- E. That the variance request is based on sound engineering judgement and includes additional mitigation sufficient to offset adverse impacts to the public interest likely to result from granting the variance. The proposed cul-de-sac will create a simple road and utility layout that will minimize stormwater runoff generation and future maintenance efforts. A straight road will create the smallest amount of impervious surface and will minimize utility bends and fittings when compared to looping and/or branching street networks.

## Variance Application Comments from the Technical Review Committee:

### Planning and Development

1. *Variance Justification:* Please provide a response to each of the variance conditions listed above (A-E). Staff recommends that responses explore examples of this variance being granted elsewhere in the City; expound on what, if any, impacts the variance would have on surrounding properties; note the conversations with the Lynden Fire regarding the ability of the Department to provide service to the full length of the extended cul-de-sac. Responses to conditions A through E are provided above.
2. *Alternate Design Analysis:* Although the applicant has stated that there is no other way to access the property, alternative plat designs could avoid a cul-de-sac longer than 450 feet through the use of pipe-stem lots or by creating larger lots. Provide in writing an expanded discussion on these issues which would justify the variance.

Our intent with this development is to create large lots to encourage custom homes in keeping with and preserving the integrity of the surrounding neighborhood. In designing the long plat, we looked at various options for the plat design and found that this layout is the most straightforward and aesthetically pleasing way to reach that goal. Also reference section E as to further reason for this layout. The lots are approximately equivalent in size and are all easily accessed. All lots are considerably larger than the current zoning. Making them even larger would mean fewer lots with the same development costs and make the project cost prohibitive.

This property has been in our family for over 70 years and I personally have lived here for 20 years and plan to continue to live here. We have a vested interested in this project and the final outcome. We are striving to create a beautiful and desirable neighborhood on our property.



LP # 19-01  
PLN 09259



# City of Lynden

## Long Plat Application

### Property Owner

Name: Jack A + Josephine Young Living Trust  
Address: 8323 Double Ditch Rd, Lynden  
Telephone Number: 360-410-8386 Fax Number: 888-273-3981  
E-mail Address: rj.kayser@msn.com

### Applicant (Agent, Land Surveyor or Engineer)

Name: Joan Kayser  
Address: 8323 Double Ditch, Lynden  
Telephone Number: 360-410-8386 Fax Number: 888-273-3981  
E-mail Address: rj.kayser@msn.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): 8300 range of Double Ditch Rd  
Attach complete legal description Lot B Young's Double Ditch LLA

### **Description of Subdivision:**

Current Property Size: \_\_\_\_\_ X \_\_\_\_\_ Total Acreage: 3.35  
Zoning Classification: RS-100 Number of New Lots: 7  
Minimum Lot Size: 13,550 Area of ROW in SF: \_\_\_\_\_  
Area of drainage facility in SF (if not included as part of a lot or within the ROW): \_\_\_\_\_

\*\*\*\*\*

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

Applicant's Signature: Joan Kayser Date: 4-12-19

Property Owner's Signature: Joan Kayser, Hee Date: 4-12-19

PRE-APPLICATION MEETING DATE: 4-4-19 HEARING DATE: \_\_\_\_\_  
(APPLICATIONS WILL NOT BE ACCEPTED WITHOUT A PRE-APPLICATION MEETING)

FEE'S (LONG PLAT - PRELIMINARY \$300.00 + \$100.00 PER LOT) DATE PAID: \_\_\_\_\_ RECEIPT # \_\_\_\_\_

FEE'S (LONG PLAT - FINAL \$50.00 PER LOT) DATE PAID: \_\_\_\_\_ RECEIPT # \_\_\_\_\_

300.00 DSV  
1000.00 LP  
300.00 SEPA

PLND 9260

DSV #19-01



# City of Lynden

## Development Standards Variance Application

### Property Owner

Name: Jack A Young & Josephine Young Living Trust  
Address: 8323 Double Ditch Rd, Lynden  
Telephone Number: 360 410 8386 Fax Number: 888-273-3981  
E-mail Address: rjkayser@msn.com

### Applicant (Agent, Land Surveyor or Engineer)

Name: Joan Kayser  
Address: same as above  
Telephone Number: 360 410 8386 Fax Number: 888-273-3981  
E-mail Address: rjkayser@msn.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): 8300 block Double Ditch

### Variance Request:

Section of the Municipal Code or Engineering Design and Development Standards to be varied: Lynden Municipal Code Section 18.14.100 (c)

Identify Desired Result: cut de-sac of 528'

### DSV Criteria must be attached

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.

Applicant's Signature: Joan Kayser Date: 4-12-19

Property Owner's Signature: Joan Kayser, Hee Date: 4-12-19

PRE-APPLICATION MEETING DATE: 4-4-19 HEARING DATE: \_\_\_\_\_  
(APPLICATIONS WILL NOT BE ACCEPTED WITHOUT A PRE-APPLICATION MEETING)  
 FEE'S (DSV \$300.00 BASE FEE OR FINAL REVIEW COST) DATE PAID: \_\_\_\_\_ RECEIPT # \_\_\_\_\_



YOUNG

**PRELIMINARY KAYSER LONG PLAT**  
 A PORTION OF THE SE QUARTER OF THE NW QUARTER OF SECTION 19,  
 TOWNSHIP 40 NORTH, RANGE 3 EAST OF W.M.,  
 WITHIN THE CITY OF LYNDEN, WHATCOM COUNTY, WASHINGTON

| Curve | Bearing       | Length | Chords |
|-------|---------------|--------|--------|
| C1    | S 07°53'20" W | 45.19  | 45.19  |
| C2    | S 07°53'20" W | 41.77  | 41.77  |
| C3    | S 07°53'20" W | 41.39  | 41.39  |
| C4    | S 07°53'20" W | 45.61  | 45.61  |
| C5    | S 07°53'20" W | 41.77  | 41.77  |
| C6    | S 07°53'20" W | 45.19  | 45.19  |

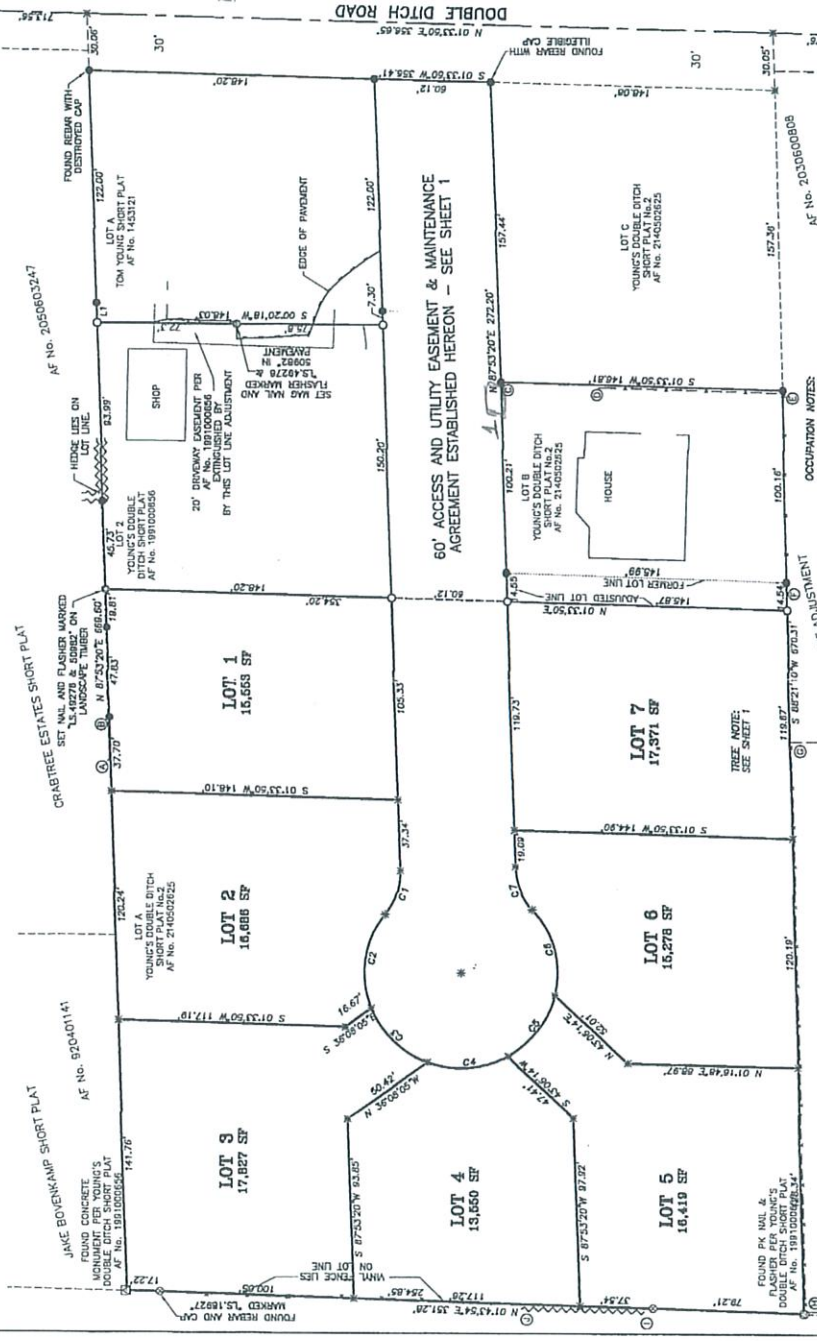
| Course | Bearing       | Length | Chords |
|--------|---------------|--------|--------|
| L1     | S 07°53'20" W | 10.27  | 10.27  |
| L2     | S 07°53'20" W | 7.27   | 7.27   |
| L3     | S 07°53'20" W | 7.27   | 7.27   |
| L4     | S 07°53'20" W | 7.27   | 7.27   |
| L5     | S 07°53'20" W | 7.27   | 7.27   |
| L6     | S 07°53'20" W | 7.27   | 7.27   |
| L7     | S 07°53'20" W | 7.27   | 7.27   |
| L8     | S 07°53'20" W | 7.27   | 7.27   |

| Curve | Bearing       | Length | Chords |
|-------|---------------|--------|--------|
| C1    | S 07°53'20" W | 45.19  | 45.19  |
| C2    | S 07°53'20" W | 41.77  | 41.77  |
| C3    | S 07°53'20" W | 41.39  | 41.39  |
| C4    | S 07°53'20" W | 45.61  | 45.61  |

Curve  
 Adjustment



SCALE: 1" = 40 FEET  
 BASIS OF BEARINGS =  
 CITY OF LYNDEN SURVEY  
 MONUMENT NETWORK



**SURVEYOR'S NOTES:**  
 1. "O" DENOTES 5/8" INCH REBAR WITH 1 INCH PLASTIC CAP MARKED "MS & GPS 46276 & 50827" SET BY THIS SURVEY.  
 2. "●" DENOTES CAPPED REBAR MARKED "LS 3440" FOUND BY THIS SURVEY.  
 3. "X" DENOTES CALCULATED POINT ONLY.  
 4. THIS SURVEY WAS PERFORMED BY STANDARD FIELD TRAVERSE USING A LEICA TS12 TOTAL STATION WITH A CANNON SURVEYOR PLUS COLLECTOR/FIELD COMPUTER IN DECEMBER OF 2017 AND FEBRUARY OF 2018. ACCURACY EXCEEDS 1:10000.  
 5. THIS SURVEY TIED INTO STREET MONUMENTATION AND LOT CORNERS AS SHOWN AND RELEI...  
 6. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND DOES NOT PURPORT TO SHOW ANY OR ALL DEFICIENCIES THAT A CURRENT TITLE REPORT MIGHT REVEAL.

**OCCUPATIONAL INDICATORS AND EXISTING FENCE LINE NOTE:**  
 THIS SURVEY HAS DEPICTED EXISTING FENCE LINES AND/OR IMPROVEMENTS IN ACCORDANCE WITH W.A.C. CH. 352.100. THESE IMPROVEMENTS ARE NOT GUARANTEED BY THIS SURVEY. THE BASIS OF DIMENSIONSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS SURVEY.

**OCCUPATION NOTES:**  
 (A) FACE OF BLOCK WALL END LIES 1.5' NORTH OF LOT LINE.  
 (B) FACE OF BLOCK WALL LIES 0.3' NORTH OF LOT LINE.  
 (C) NORTH END OF BLOCK WALL LIES 0.7' SOUTH AND 0.2' WEST OF FOUND REBAR.  
 (D) NORTH END OF FENCE LIES 1.4' WEST OF LOT LINE.  
 (E) FACE OF BLOCK WALL LIES 0.3' WEST OF FOUND REBAR.  
 (F) FENCE CORNER LIES 1.7' WEST OF FOUND REBAR.  
 (G) WEST END VINYL FENCE LIES 0.7' NORTH AND 8.6' EAST OF SET REBAR.  
 (H) CHAIN LINK FENCE CORNER LIES 0.9' SOUTH AND 1.1' EAST OF FOUND WALL AND FLASHER.  
 (I) SOUTH END OF TREE LINE LIES 1.9' WEST OF LOT LINE.  
 (J) NORTH END OF TREE LINE LIES 2.5' WEST OF LOT LINE.

**NORTHWEST SURVEYING & GPS, INC.**  
 JERRY BELIER, L.S. 50982  
 BRETT DE VRIES, L.S. 49276  
 4 0 7 5 T. 350.354.1150 INSURANCE: COCA W. A.



TOWNSHIP  
40

RANGE  
3E

SECTION  
19

MAP NO.  
01

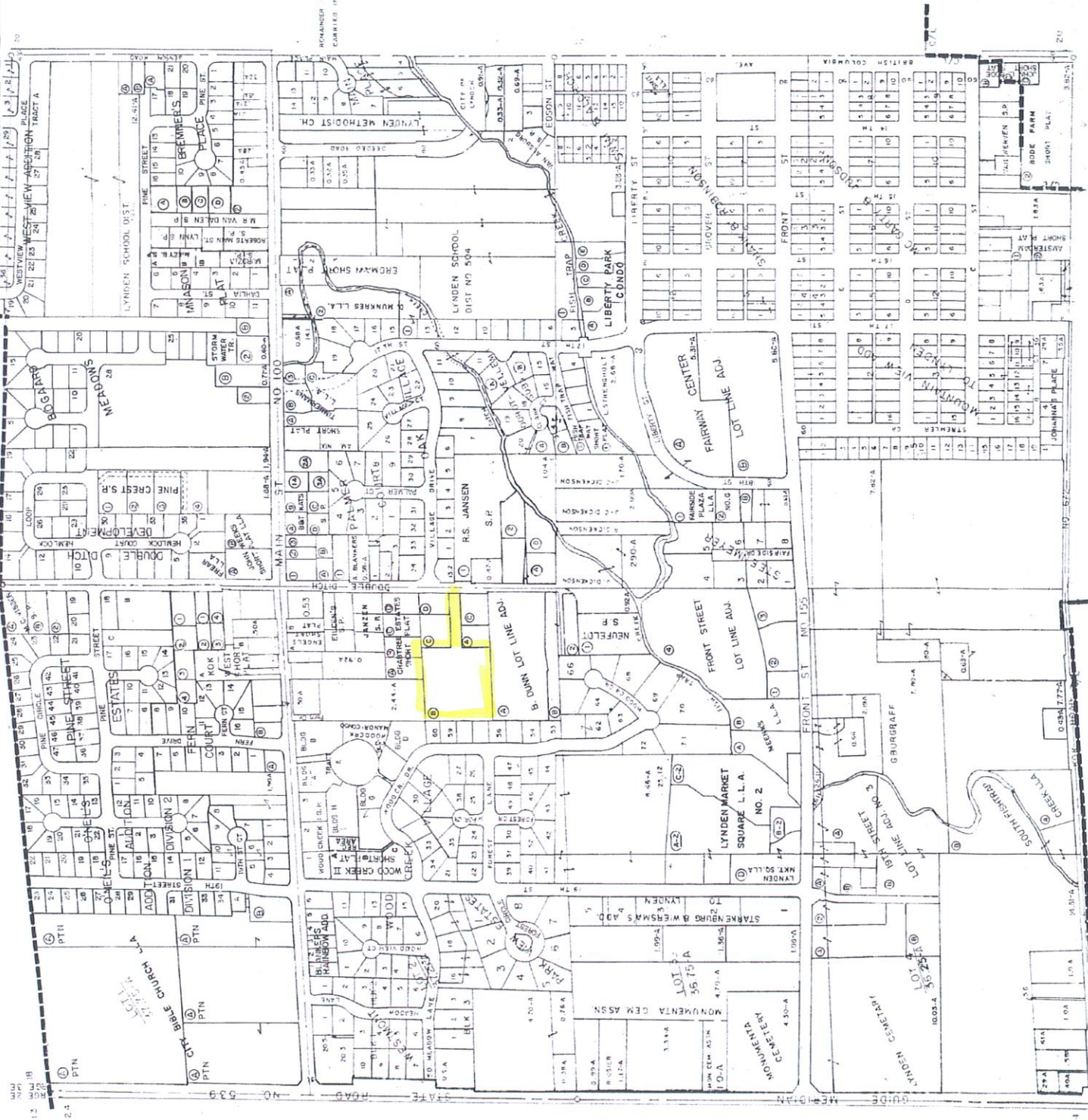
SCALE  
1" = 400'

DATE

12 / 25 / 86

**REVISED**  
24 OCT 2018  
Assessor's Office  
Whitcomb Co.

THIS MAP SHOWS  
PROPERTY LOCATION  
AND NOT GUARANTEED  
FOR ACCURATE  
MEASUREMENTS



1.2  
2.4

2.4





Palmer Ct

Village Dr

Double Ditch Rd

Wood Creek Dr

Wood Creek Dr

Forest Ln

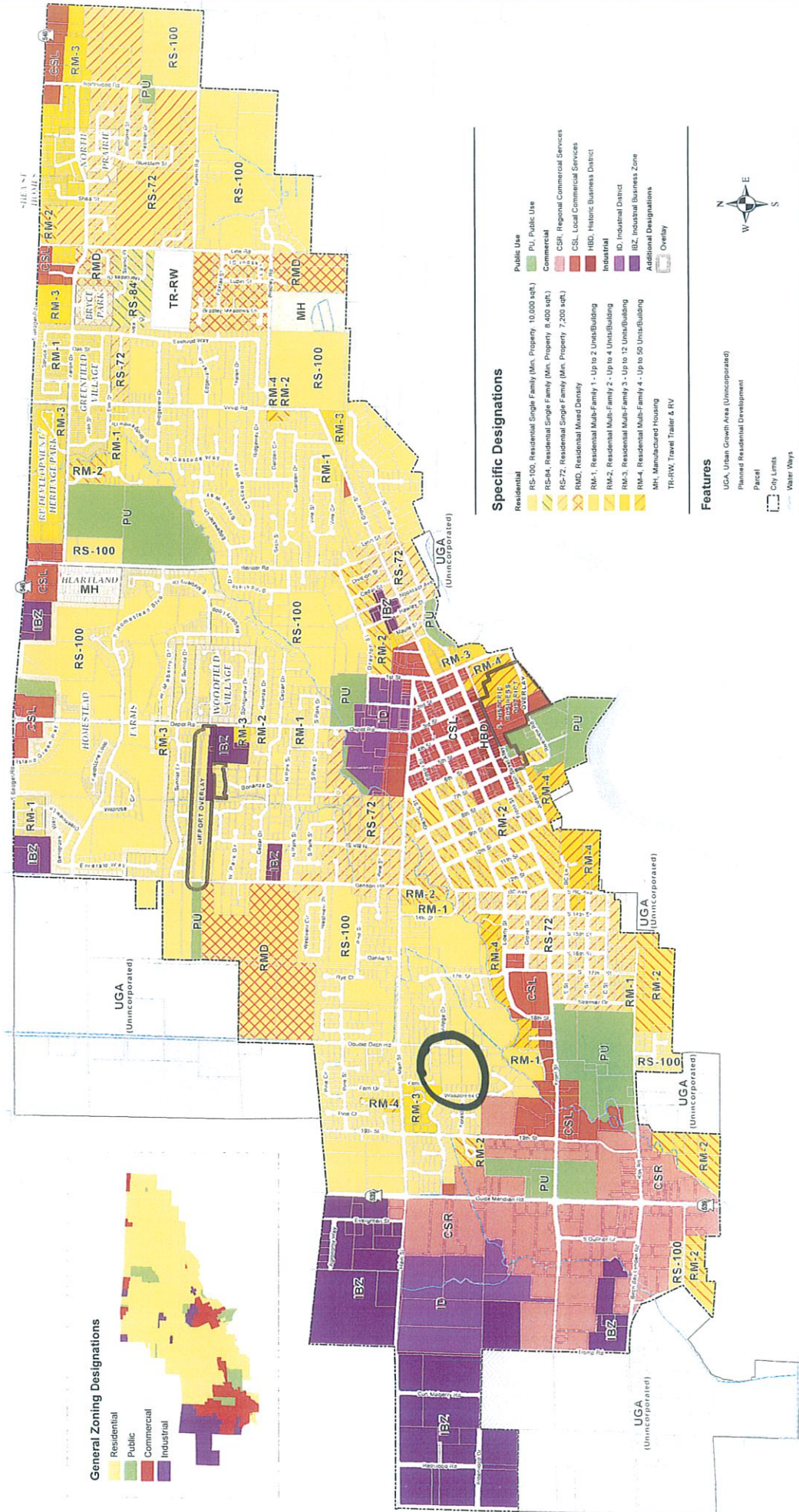
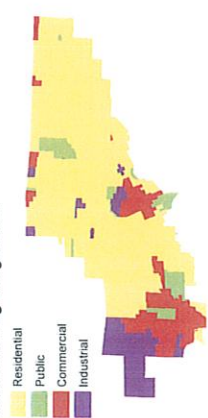
S Forest Ct



# Zoning

City of Lynden

## General Zoning Designations



## Specific Designations



## Features





2014-0501734

# YOUNG'S DOUBLE DITCH LOT LINE ADJUSTMENT

A PORTION OF THE SE QUARTER OF THE NW QUARTER OF SECTION 19,  
TOWNSHIP 40 NORTH, RANGE 3 EAST OF W.M.,  
WITHIN THE CITY OF LYNDEN, WHATCOM COUNTY, WASHINGTON

### FORMER LAND DESCRIPTIONS:

- LOT A, YOUNG'S DOUBLE DITCH SHORT PLAT NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED UNDER AUDITOR'S FILE NO. 214650262, RECORDS OF WHATCOM COUNTY, WASHINGTON.
- LOT B, YOUNG'S DOUBLE DITCH SHORT PLAT NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED UNDER AUDITOR'S FILE NO. 214650262, RECORDS OF WHATCOM COUNTY, WASHINGTON.
- LOT C OF THE YOUNG'S DOUBLE DITCH LOT LINE ADJUSTMENT, AS PER THE MAP THEREOF, RECORDED UNDER AUDITOR'S FILE NO. 191000056, RECORDS OF WHATCOM COUNTY, WASHINGTON.
- LOT A, TOM YOUNG SHORT PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED UNDER AUDITOR'S FILE NO. 1431321, RECORDS OF WHATCOM COUNTY, WASHINGTON.

### ADJUSTED LAND DESCRIPTIONS:

- LOT A OF THE YOUNG'S DOUBLE DITCH LOT LINE ADJUSTMENT, AS PER THE MAP THEREOF, RECORDED IN THE AUDITOR'S OFFICE OF WHATCOM COUNTY, WASHINGTON.
  - LOT B OF THE YOUNG'S DOUBLE DITCH LOT LINE ADJUSTMENT, AS PER THE MAP THEREOF, RECORDED IN THE AUDITOR'S OFFICE OF WHATCOM COUNTY, WASHINGTON.
  - LOT C OF THE YOUNG'S DOUBLE DITCH LOT LINE ADJUSTMENT, AS PER THE MAP THEREOF, RECORDED IN THE AUDITOR'S OFFICE OF WHATCOM COUNTY, WASHINGTON.
  - LOT D OF THE YOUNG'S DOUBLE DITCH LOT LINE ADJUSTMENT, AS PER THE MAP THEREOF, RECORDED IN THE AUDITOR'S OFFICE OF WHATCOM COUNTY, WASHINGTON.
- ALL SUBJECT TO AND/OR TOGETHER WITH ALL EASEMENTS, COVENANTS, RESTRICTIONS AND/OR AGREEMENTS OF RECORD, OR OTHERWISE.

### SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS LOT LINE ADJUSTMENT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON AN ACTUAL SURVEY MADE IN COMPLIANCE WITH STATE LAWS.

*Jeromy Demeyer*  
JEROMY DEMEYER, S.L.S. CERTIFICATE NO. 50982 DATE 05-15-18  
NORTHWEST SURVEYING & GPS, INC. 407 5TH STREET, LYNDEN, WA 99264

### CITY OF LYNDEN APPROVAL:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS LOT LINE ADJUSTMENT FOR CONFORMANCE WITH APPLICABLE STATE STATUTES AND CITY SUBORDINANCE AND ZONING ORDINANCES AND HEREBY APPROVE THE SAME.

THIS 24th DAY OF April, 2018.

*Hedi Goode*  
HEDI GOODE, PLANNING DIRECTOR

### AUDITOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS LOT LINE ADJUSTMENT WAS FILED FOR RECORD IN THE OFFICE OF WHATCOM COUNTY, WASHINGTON THIS 15th DAY OF May, 2018 AT 2:32 A.M. (P.M.) AT THE REQUEST OF NORTHWEST SURVEYING & GPS, INC. AND IS RECORDED UNDER AUDITOR'S FILE NUMBER 2018-0501734

*Debbie O'Connell*  
DEBBIE O'CONNELL, BY *Sam Stiff*  
AUDITOR OF WHATCOM COUNTY, DEPUTY AUDITOR

### DECLARATION - LOT LINE ADJUSTMENT:

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED OWNERS, HEREBY DECLARES THIS LOT LINE ADJUSTMENT IS MADE WITH OUR FREE CONSENT AND ACCORDANCE WITH OUR WISHES AND DO HEREBY GRANT AND RESERVE ANY EASEMENTS SHOWN HEREON FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

*Richard Kayser*  
RICHARD KAYSER, LOT A  
*Josephine Young*  
JOSEPHINE YOUNG, CO-TRUSTEE OF THE JACK YOUNG JOSEPHINE YOUNG TRUST  
1/7/0 NOVEMBER 2, 2017 - LOT B, C, D

### ACKNOWLEDGMENT:

STATE OF WASHINGTON )  
COUNTY OF WHATCOM )  
I, CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT RICHARD KAYSER AND JOAN KAYSER ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON DATE STATED THAT THEY ARE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTIES FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.  
THIS 11th DAY OF March, 2018.  
*John M. Kersner*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON.  
RESIDING AT *Feenice*, WASHINGTON. MY COMMISSION EXPIRES 11-19-2020



### ACKNOWLEDGMENT:

STATE OF WASHINGTON )  
COUNTY OF WHATCOM )  
I, CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JOHN E. KAYSER AND JOSEPHINE YOUNG ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON DATE STATED THAT THEY ARE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS CO-TRUSTEES OF THE JACK YOUNG JOSEPHINE YOUNG TRUST 1/7/0 NOVEMBER 2, 2017, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.  
THIS 22nd DAY OF March, 2018.  
*John M. Kersner*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON.  
RESIDING AT *Feenice*, WASHINGTON. MY COMMISSION EXPIRES 11-19-2020



### ACKNOWLEDGMENT:

STATE OF WASHINGTON )  
COUNTY OF WHATCOM )  
I, CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JOHN M. KERSNER AND KATHLEEN M. KERSNER ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON DATE STATED THAT THEY ARE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.  
THIS 4th DAY OF April, 2018.  
*John M. Kersner*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON.  
RESIDING AT *Feenice*, WASHINGTON. MY COMMISSION EXPIRES 11-19-2020



### 60' ACCESS AND UTILITY EASEMENT AND MAINTENANCE NOTE:

THE 60' ACCESS AND UTILITY EASEMENT AS SHOWN HEREON AMENDS AND REPLACES IN ITS ENTIRETY THE EXISTING VARIABLE WIDTH ACCESS & UTILITY EASEMENT ESTABLISHED ON THE YOUNG'S DOUBLE DITCH SHORT PLAT NO. 2 FILED UNDER AP. NO. 2145002630. ALL ACCESS & UTILITY EASEMENTS ESTABLISHED ON THE YOUNG'S DOUBLE DITCH SHORT PLAT NO. 2 FILED UNDER AP. NO. 2145002630, BY ALL LOT OWNERS WITHIN THIS LOT LINE ADJUSTMENT AND ALSO BY THE OWNERS OF LOT C OF YOUNG'S DOUBLE DITCH SHORT PLAT NO. 2 (AS EVIDENCED BY THEIR SIGNATURES ABOVE), BASED ON THE PRO RATA USE OF THE EASEMENT BY EACH LOT OWNER (TAKING IN ACCOUNT THE ACTUAL LENGTH OF THE EASEMENT AREA UTILIZED BY A LOT OWNER FOR ACCESS TO THEIR LOT) AND AS AGREED TO BY THE PARTIES TO THIS INSTRUMENT, SHALL REMAIN IN FULL FORCE AND EFFECT. THE PARTIES TO THIS INSTRUMENT SHALL BE RESPONSIBLE TO PAY THEIR SHARE OF SAID COSTS AS DETERMINED BY THE PARTIES TO THIS INSTRUMENT, WHICH SHALL BE FORECLOSED IN ACCORDANCE WITH WASHINGTON STATE LAW. THIS PROVISION SHALL BE CONSTRUED AS A COVENANT RUNNING WITH THE LAND.

### TREE NOTE:

LOT B OF THIS LOT LINE ADJUSTMENT INCLUDES A NUMBER OF LARGE TREES PRIOR TO AND/OR UPON FURTHER DEVELOPMENT OF LOT B AN INVENTORY OF ALL EXISTING TREES GREATER THAN THREE INCHES IN DIAMETER AT CHEST HEIGHT MUST BE PROVIDED TO THE CITY OF LYNDEN. THE PARTIES TO THIS INSTRUMENT SHALL BE RESPONSIBLE TO PRESERVE HEALTHY AND SAFE TREES WITHIN A 10 FOOT STRIP ALONG THE SOUTH AND WEST BOUNDARY LINES OF SAID LOT B.



### NORTHWEST SURVEYING & GPS, INC.

JEROMY DEMEYER, L.S. 50982  
BRETT DE VRIES, L.S. 49276  
407 5TH STREET, LYNDEN, WA  
PH. 360.354.1050 NWSURVEY.COM

Yours LLA# 17-07  
Double Ditch

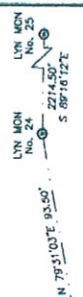


2018-050704

# YOUNG'S DOUBLE DITCH LOT LINE ADJUSTMENT

A PORTION OF THE SE QUARTER OF THE NW QUARTER OF SECTION 19,  
TOWNSHIP 40 NORTH, RANGE 3 EAST OF W.M.,  
WITHIN THE CITY OF LYNDEN, WHATCOM COUNTY, WASHINGTON

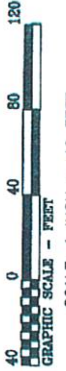
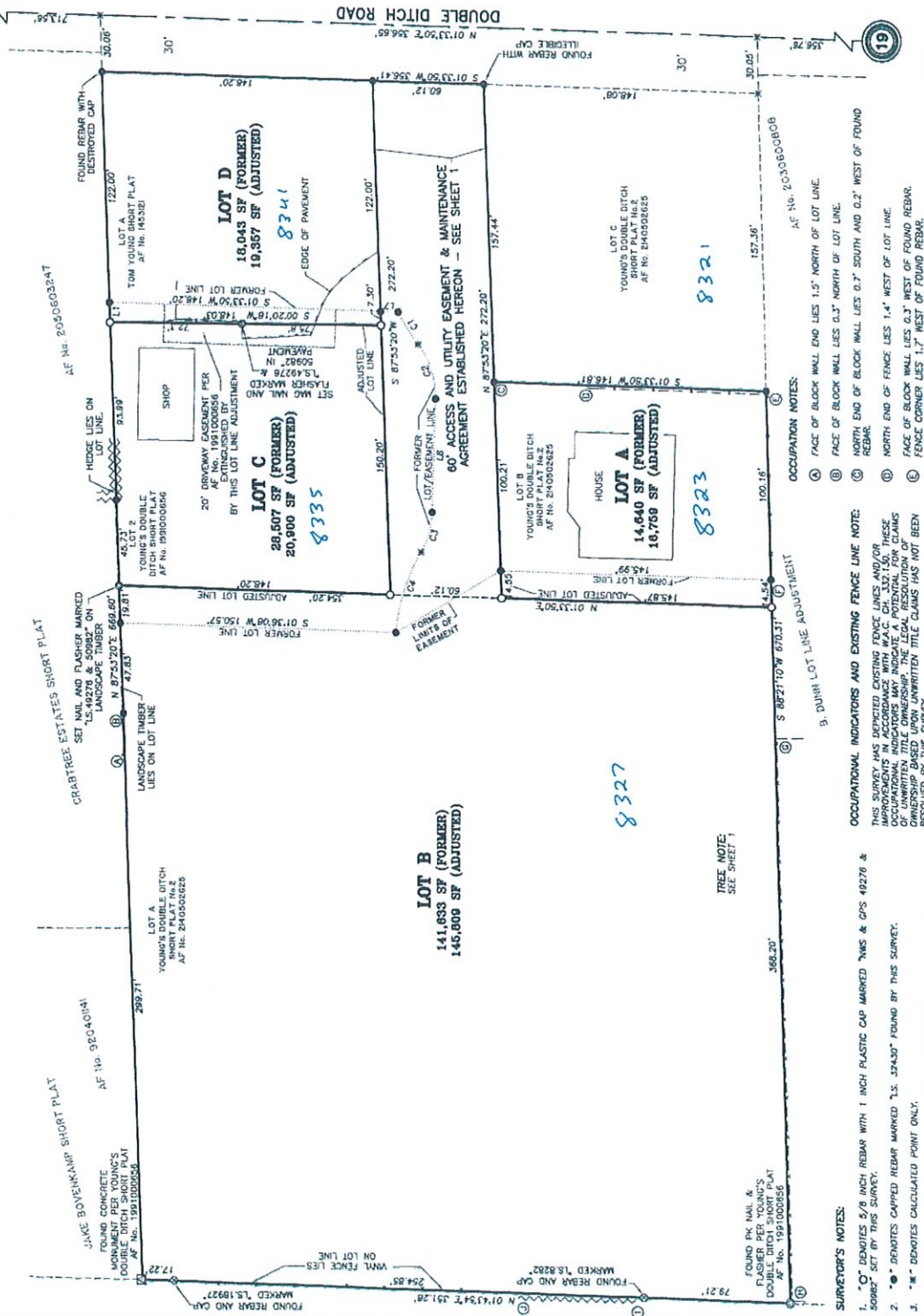
SHEET 2 OF 2



| Curve | Direction     | Distance |
|-------|---------------|----------|
| L1    | S 87°53'20" W | 27.07'   |
| L2    | S 02°20'18" W | 27.07'   |
| L3    | N 89°23'02" W | 8.01'    |
| L4    | S 87°53'20" W | 13.29'   |
| L5    | S 87°53'20" W | 13.29'   |
| L6    | S 02°20'18" W | 27.07'   |
| L7    | S 02°20'18" W | 27.07'   |
| L8    | S 02°20'18" W | 27.07'   |
| L9    | S 87°53'20" W | 27.07'   |
| L10   | S 87°53'20" W | 27.07'   |

| Curve | Radius  | Length | Delta     |
|-------|---------|--------|-----------|
| C1    | 45.00'  | 30.91' | 16°27'12" |
| C2    | 45.00'  | 22.75' | 20°12'10" |
| C3    | 195.00' | 46.32' | 24°53'40" |



SCALE: 1 INCH = 40 FEET  
BASIS OF BEARINGS =  
CITY OF LYNDEN SURVEY  
MONUMENT NETWORK

OCCUPATIONAL NOTES:

1. FACE OF BLOCK WALL END LIES 1.5' NORTH OF LOT LINE.
2. FACE OF BLOCK WALL LIES 0.3' NORTH OF LOT LINE.
3. NORTH END OF BLOCK WALL LIES 0.7' SOUTH AND 0.2' WEST OF FOUND REBAR.
4. NORTH END OF FENCE LIES 1.4' WEST OF LOT LINE.
5. NORTH END OF BLOCK WALL LIES 0.3' WEST OF FOUND REBAR.
6. FENCE CORNER LIES 1.7' WEST OF FOUND REBAR.
7. WEST END VINYL FENCE LIES 0.3' NORTH AND 8.6' EAST OF SET REBAR.
8. CHAIN LINK FENCE CORNER LIES 0.7' SOUTH OF LOT LINE.
9. SOUTH END OF TREE LINE LIES 1.9' WEST OF LOT LINE.
10. NORTH END OF TREE LINE LIES 2.5' WEST OF LOT LINE.

OCCUPATIONAL INDICATORS AND EXISTING FENCE LINE NOTE:  
THIS SURVEY HAS DEPICTED EXISTING FENCE LINES AND/OR IMPROVEMENTS IN ACCORDANCE WITH W.A.C. CH. 337.150. THESE IMPROVEMENTS ARE NOT TO BE CONSIDERED AS A BASIS OF OWNERSHIP UNLESS THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS SURVEY.

**NORTHWEST SURVEYING & GPS, INC.**  
16000 1<sup>ST</sup> AVENUE, SUITE 500  
LYNDEN, WASHINGTON 98949  
PH. 360.354.1950    NWSURVEY.COM

TREE NOTE:  
SEE SHEET 1

- SURVEYOR'S NOTES:**
1. "O" DENOTES 5/8 INCH REBAR WITH 1 INCH PLASTIC CAP MARKED "NWS & GPS 49276 & 50987" SET BY THIS SURVEY.
  2. "●" DENOTES CAPPED REBAR MARKED "S. 35430" FOUND BY THIS SURVEY.
  3. "M" DENOTES CALCULATED POINT ONLY.
  4. THIS SURVEY WAS PERFORMED BY STANDARD FIELD TRAVERSE USING A LEICA TS12 TOTAL STATION WITH A CARLSON SURVEYOR PLUS COLLECTOR/FIELD COMPUTER IN DECEMBER OF 2017 AND FEBRUARY OF 2018. ACCURACY EXCEEDS 1:10000.
  5. THIS SURVEY TIED INTO STREET MONUMENTATION AND LOT CORNERS AS SHOWN AND RELIED UPON YOUNG'S DOUBLE DITCH SHORT PLAT No. 2, FILED UNDER AF No. 2146502625 FOR BASIS OF BEARINGS AND SECTION SUBDIVISION.
  6. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND DOES NOT PURPORT TO SHOW ANY OR ALL EASEMENTS THAT A CURRENT TITLE REPORT MIGHT REVEAL.

LLA #17-07



# Whatcom County Assessor & Treasurer

## Property Search Results > 185024 JACK A & JOSEPHINE YOUNG LIVING TRUST for Year 2019 - 2020

### Property

#### Account

|                             |                             |                    |  |
|-----------------------------|-----------------------------|--------------------|--|
| Property ID:                | 185024                      | Legal Description: | LOT B YOUNG'S<br>DOUBLE DITCH<br>LLA AS REC AF<br>2018-0501734 |
| Parcel # / Geo ID:          | 4003192243570000            | Agent Code:        |  |
| Type:                       | Real                        |                    |  |
| Tax Area:                   | 0400 - LYNDEN 504 L C10 LPR | Land Use Code      | 18   |
| Open Space:                 | N                           | DFL                | N  |
| Historic Property:          | N                           | Remodel Property:  | N  |
| Multi-Family Redevelopment: | N                           |                    |  |
| Township:                   | T40N                        | Section:           | 19   |
| Range:                      | R03E                        | Legal Acres:       | 3.3500   |

#### Location

|                  |                               |         |            |
|------------------|-------------------------------|---------|------------|
| Address:         | DOUBLE DITCH RD<br>LYNDEN, WA | Mapsc0: |            |
| Neighborhood:    | 2240010300 RAC                | Map ID: | 2JMS_19MID |
| Neighborhood CD: | 2240010300                    |         |            |

#### Owner

|                  |   |              |                 |
|------------------|---|--------------|-----------------|
| Name:            | JACK A & JOSEPHINE YOUNG LIVING TRUST   | Owner ID:    | 554185          |
| Mailing Address: | JOSEPHINE YOUNG & JOAN KAYSER TR<br>8323 DOUBLE DITCH RD<br>LYNDEN, WA 98264-9791 | % Ownership: | 100.0000000000% |

Exemptions:

### Pay Tax Due

Select the appropriate checkbox next to the year to be paid. Multiple years may be selected.

| Year - Statement ID             | Tax       | Assessment | Penalty | Interest | Total Due |
|---------------------------------|-----------|------------|---------|----------|-----------|
| 2019 - 120378 (First Half/Next) | \$1129.33 | \$0.00     | \$0.00  | \$0.00   | \$1129.33 |
| 2019 - 120378 (Balance)         | \$2258.59 | \$0.00     | \$0.00  | \$0.00   | \$2258.59 |

Total Amount to Pay: \$

\*Convenience Fee not included

### Taxes and Assessment Details

Property Tax Information as of 03/20/2019