

MEMORANDUM

TO:	FROM:
Jon Hutchings and Mark Sandal	Tyler Buys, P.E.
COMPANY:	DATE:
City of Lynden	December 9, 2024
ADDRESS:	TOTAL NO. OF PAGES INCLUDING COVER:
300 4 th Street, Lynden, WA 98264	4
RE:	
Guide Utilities Latecomer's Assessment	

Introduction:

The City of Lynden (City) has constructed a gravity sewer conveyance extension to provide sewer service to parcels in the northwest area of the City. The project was funded by the City, designed by Reichhardt & Ebe, Engineering Inc., and construction was performed by the general contractor Faber Construction. Physical completion was declared December 21, 2023.

This memorandum is to determine reimbursement costs of the gravity sewer conveyance system to the City through connection fees for the future parcels in the service area. These parcels are subject to Latecomer Agreements which include these reimbursements costs to be paid to the City as commercial facilities connect to this extension of the sewer conveyance system.

Project

The gravity sewer conveyance system consists of sewer main pipe with sewer service stubs at various locations along the main pipe, at least one per parcel. The sewer services provide these parcels with a connection point to the sewer main and the City's sanitary system. Additionally, there are sewer manholes with sewer main stubs located near property lines to provide the possibility of further extension of the sewer main onto parcels as they are developed.

Location

The project ties into the existing sewer main approximately 100 linear feet west of the Front Street/Guide Meridian Road intersection then extends north along the west shoulder of Guide Meridian Road approximately 650 linear feet where the sewer main crosses underground and is terminated at a new sewer manhole on the east side of Guide Meridian Road. An aerial of the project location and gravity sewer main can be found in Figure 1.

**FIGURE 1
AERIAL OF PROJECT**



Improvements

The gravity sewer main installed as part of this project primarily runs north to south, however, there are sewer main stubs to the west on the west side of Guide Meridian at each of the sewer manholes. Additionally, there are sewer main stubs to the north at both sewer manholes on the north end of the project. The gravity sewer main pipe is comprised of eight-inch polyvinyl chloride (PVC) pipes with a slope of 0.004ft/ft and five four-foot diameter manholes. The sewer services are connected to the sewer main via a wye connection with a sewer cleanout at the end to indicate the location of the invert. The sewer services are comprised of six-inch PVC pipes.

The permit needed to complete this work was the Washington Department of Transportation's General Permit (Permit Number: GP-MBA-0922-LYN).

Area Served

The majority of parcels this project serves are currently zoned for Regional Commercial Services (CSR), and one parcel that is currently zoned for Local Commercial Services (CSL). However, the development density for parcels zoned CSR and CSL can be treated as equal, therefore the parcel size will be the driving factor for the connection fee.

Cost Reimbursement

The City's costs for the design and construction of this project that are reimbursable through a Latecomers Agreement as these parcels are developed can be found below in Table 1.

TABLE 1
PROJECT EXPENSES PAID BY THE CITY

ENGINEERING DESIGN	\$142,390.61
CONSTRUCTION COSTS	\$775,530.14
CONSTRUCTION MANAGEMENT	\$176,977.33
TOTAL	\$1,094,898.08

Connection Fee Per Parcel

The connection fee associated with each parcel is determined by the ratio of the parcel area to the total service area. These connection fees for each parcel in its current state with owner's information are found in Table 2.

**TABLE 2
CONNECTION FEE PER PARCEL**

GEO ID	ZONING	OWNER NAME	OWNER ADDRESS	LEGAL SQUARE FOOTAGE	LEGAL ACREAGE	CONNECTION FEE
4002244982260000	CSR	DNA REAL ESTATE LLC	8223 GUIDE MERIDIAN RD	391,168.80	8.98	\$291,065.27
4003190392170000	CSR	BS 2021 LLC	PO BOX 979	145,054.80	3.33	\$107,934.00
4003190412420000	CSR	NORTH PACIFIC CONCRETE PUMPING INC	557 LOOMIS TRAIL RD	50,965.20	1.17	\$37,922.76
4003190422560000	CSR	LOGAN K & ROBYN M HOWLETT & DOUGLAS K HOWLETT	8294 GUIDE MERIDIAN RD	47,044.80	1.08	\$35,005.62
4003190193060000	CSR	TODD A & KARI A OLSON	1440 LUPIN ST	20,908.80	0.48	\$15,558.05
4003190283290000	CSR	MERIDIAN DEVELOPMENTS LLLP	PO BOX 228	233,481.60	5.36	\$173,731.61
4003190183610000	CSL	O & S FARMS INC	PO BOX 228	40,075.20	0.92	\$29,819.60
4002245421850000	CSR	DNA REAL ESTATE HOLDINGS LLC	8223 GUIDE MERIDIAN	22,651.20	0.52	\$16,854.56
4002245392050000	CSR	CM VENTURES INC	205 79TH PL SE	48,787.20	1.12	\$36,302.13
4002244892000000	CSR	DNA REAL ESTATE HOLDINGS LLC	8223 GUIDE MERIDIAN	430,808.40	9.89	\$320,560.75
4002245222810000	CSR	AGC INVESTMENT TRUST ASHLEY CHAMBERLAYNE/TR	4362 VALLE DR	40,510.80	0.93	\$30,143.73
					TOTAL	\$1,094,898.08