



TECHNICAL REVIEW COMMITTEE
Development Project Report

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| Date Issued: | January 4, 2021 |
| Project Name: | Short Plat Vacate #20-01, Broersma |
| Applicant: | Compass Point Survey, LLC |
| Property Owner: | Timothy and Stephanie Broersma |
| Site Address: | 8294 Double Ditch Road |
| Zoning Designation: | RS-100 |
| Application Type: | Short Plat Vacation |
| Parcel Size: | 1.1 acres |
| Hearing Type: | Quasi-Judicial |
| Date application determined complete: | December 21, 2020 |
| Date of Publication: | December 30, 2020 |
| SEPA Determination: | SEPA Exempt per WAC 197-11-800(i) |
| Project Description: | The applicant is seeking to vacate an existing 2 lot short plat at 8294 Double Ditch Road. |

Summary:

Property owners, Timothy and Stephanie Broersma are requesting to vacate the existing Nieuwsma Short Plat on property owned by them. The vacate would eliminate the 2-lot short plat and the 30-foot easement leaving one parcel for building purposes.

Review Comments:

1. Process: As required, the vacation of this subdivision will be subject to the procedures outlined within RCW 58.17.212. Generally, this includes notification of the action and a public hearing before the City Council.
2. Build-out: Be advised, only single family homes are permitted within the RS-100 zone. This parcel will be subject to the development requirements listed under 19.15 of the Lynden Municipal Code and associated design standards.
3. Utility Easements: Per 18.14.075, the proposed parcel must identify the required 5-foot utility easements around the interior property line. Revise map to include this easement on the face of the short plat vacation page.

4. Critical Areas: Be advised, with its proximity to Double Ditch Creek, future development of this parcel will be subject to additional setback restrictions and may be subject to a critical area assessment.
5. Utilities: The Public Works Department has reviewed the request and has confirmed that there are no utilities within the existing easement area located at the south edge of the existing Parcel A.
6. Street Trees: Be advised, future development of this property will require street tree establishment along the Double Ditch Road frontage.