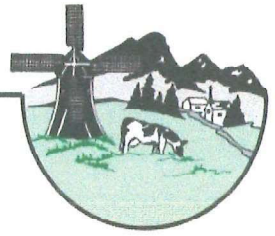


CITY OF LYNDEN

ANNEXATION APPLICATION



City of Lynden use only:
Annexation # 23-01 Staff Initials: KJ

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).

400318 365/228 0000
8634 Double Ditch Road

Property dimensions 1935 x 1340 = 45.11 ^{- 5 acres = 2} square feet acres

Current Zoning Designation (County): UGA

City Zoning Designation (Once Annexed): RM-PC

Application Information

Applicant Name: Richard & Carol Weg

Address: 8634 Double Ditch Road

Telephone Number: 360-483-8232 E-mail Address: wegwaydairy@aol.com

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

Applicant's Signature: Carol E. Weg Date: 01-13-2023

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: Parcel contains approximately 45.11 acres.

The Northwest quarter of the Southeast quarter and the Southeast quarter of the Southwest quarter of the Northeast quarter of Section 18, Township 40 North, Range 3 East of W.M., except the East 75-feet thereof; less roads. Situate in Whatcom County, Washington.

Commonly Known As: 8634 Double Ditch Road, Lynden

The request to circulate this Petition for Annexation was presented to the Lynden City Council at their regularly scheduled meeting held on February 21, 2023 and the request was favorably granted;

Consistent with the City of Lynden Comprehensive Plan we petition that the property be annexed into the City with an RMD (Residential Mixed Density) designation 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.

Tax Parcel ID 400318-365228

8634 Double Ditch Road

Richard Weg
Signature

7/29/23
Date

Richard Weg
Printed Name

Carol E. Weg 7-29-23
Signature Date

Carol Weg
Printed Name

REQUEST TO CIRCULATE
PETITION OF ANNEXATION TO THE CITY OF LYNDEN

To: The Honorable City Council of Lynden, Washington

We, the undersigned being the owners of more than 10 percent (10%) in value according to the assessed valuation for general taxation of the property hereinafter described, and which property is contiguous and adjacent to the incorporated City of Lynden, Washington, do by these presents, request that the Lynden City Council allow us to circulate a petition of annexation to incorporate said real estate in to the city limits of the City of Lynden and annex the same thereto as part of the City of Lynden.

The legal description of the property which we request the ability to circulate the petition of annexation is as follows:

The Northwest Quarter of the Southeast Quarter and the Southeast Quarter of the Southwest Quarter of the Northeast Quarter of Section 18, Township 40 North, Range 3 east of W.M., except the East 75 feet thereof; less roads.

We have subscribed our names hereto and request that the Lynden City Council allow us to circulate a Petition of Annexation to the City of Lynden, Whatcom County, Washington, that is consistent with the request made herein.

Dated this 26th day of January, 2023.

By: Carol Weg 400318 365/228 0000
Print Name Parcel Number

Carol Weg
Signature

Richard Weg

Rick Weg

Whatcom County Assessor & Treasurer

Property Search Results > 180174 RICHARD D & CAROL E WEG for Year 2022 - 2023

Property

Account

Property ID:	180174	Abbreviated Legal Description:	NW SE-SE SW NE-EXC E 75 FT THEREOF-LESS RD
Parcel # / Geo ID:	4003183652280000	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:	45.1100

Location

Address:	8634 DOUBLE DITCH RD LYNDEN, WA	Map ID:	2JMS_L-518
Neighborhood:	2240011000 SFR-AC		
Neighborhood CD:	2240011000		

Owner

Name:	RICHARD D & CAROL E WEG	Owner ID:	498345
Mailing Address:	8634 DOUBLE DITCH RD LYNDEN, WA 98264-9794	% Ownership:	100.0000000000%

Exemptions:

Pay Tax Due

Taxes and Assessment Details

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$509,506	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$32,504	
(+) Curr Use (HS):	+	\$0	\$0
(+) Curr Use (NHS):	+	\$1,347,122	\$76,251
<hr/>			
(=) Market Value:	=	\$1,889,132	
(-) Productivity Loss:	-	\$1,270,871	
<hr/>			
(=) Subtotal:	=	\$618,261	
(+) Senior Appraised Value:	+	\$0	
(+) Non-Senior Appraised Value:	+	\$618,261	
<hr/>			
(=) Total Appraised Value:	=	\$618,261	
(-) Senior Exemption Loss:	-	\$0	
(-) Exemption Loss:	-	\$0	
<hr/>			
(=) Taxable Value:	=	\$618,261	

Map List

Taxing Jurisdiction

Improvement / Building

Sketch

Property Image

Land

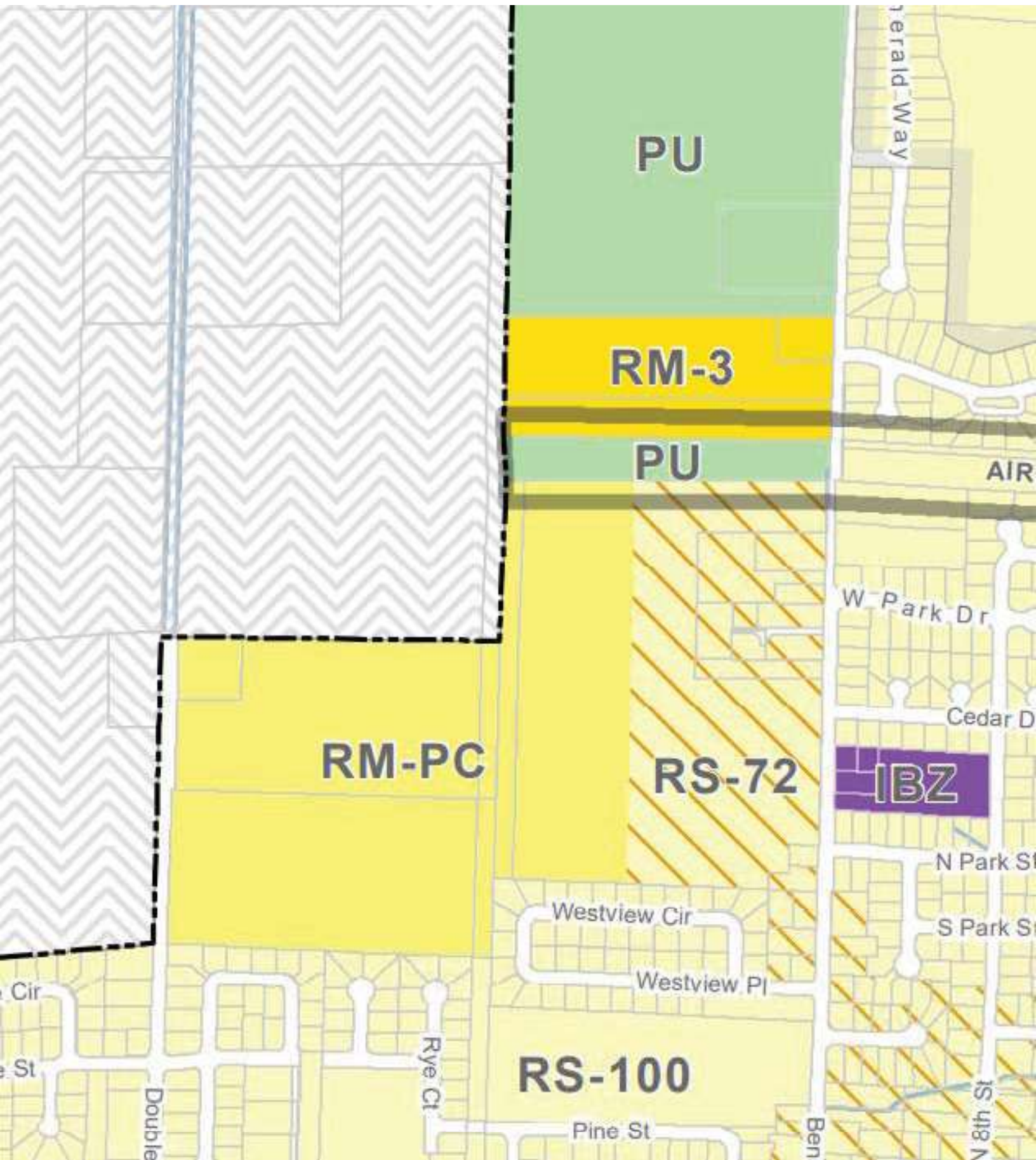
Roll Value History

Deed and Sales History

Payout Agreement

[Assessor Home](#)

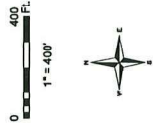
[Treasurer Home](#)



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

KEY MAP:

12	07	08
13	18	17
24	19	20



Legend:

- Tax Parcels
- Plats
- Lots
- Section Lines
- Qt. Section Lines
- City Limits
- Annexations
- Railroads
- Pipelines
- Waterlines
- Waterbodies*

Whatcom County Assessor's Office
 Jan. 03, 2023

This map is for assistance in property location and not guaranteed for accurate measurements.
 Geographic Parcel Numbers (GPN) are a 7-digit number derived from a combination of the township, range, section, and parcel number. The first three digits represent the township, the next three digits represent the range and section, and the last digit represents the parcel number. The same location as the primary parcel, such as a condo unit or a mobile home.
 *Waterbodies provided for reference only; has not been verified by Assessor.
 For information on reading maps visit our website: www.whatcomcounty.net/TaxPayers





National Flood Hazard Layer FIRMette



122°28'45"W 48°57'30"N



122°28'8"W 48°57'6"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AP
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone X)
- Future Conditions 1% Annual Chance Flood Hazard (Zone X)
- Area with Reduced Flood Risk due to Levee. See Notes. (Zone X)
- Area with Flood Risk due to Levee (Zone D)

OTHER AREAS

- NO SCREEN
- Area of Minimal Flood Hazard (Zone X)
- Effective LOMRS
- Area of Undetermined Flood Hazard (Zone X)

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

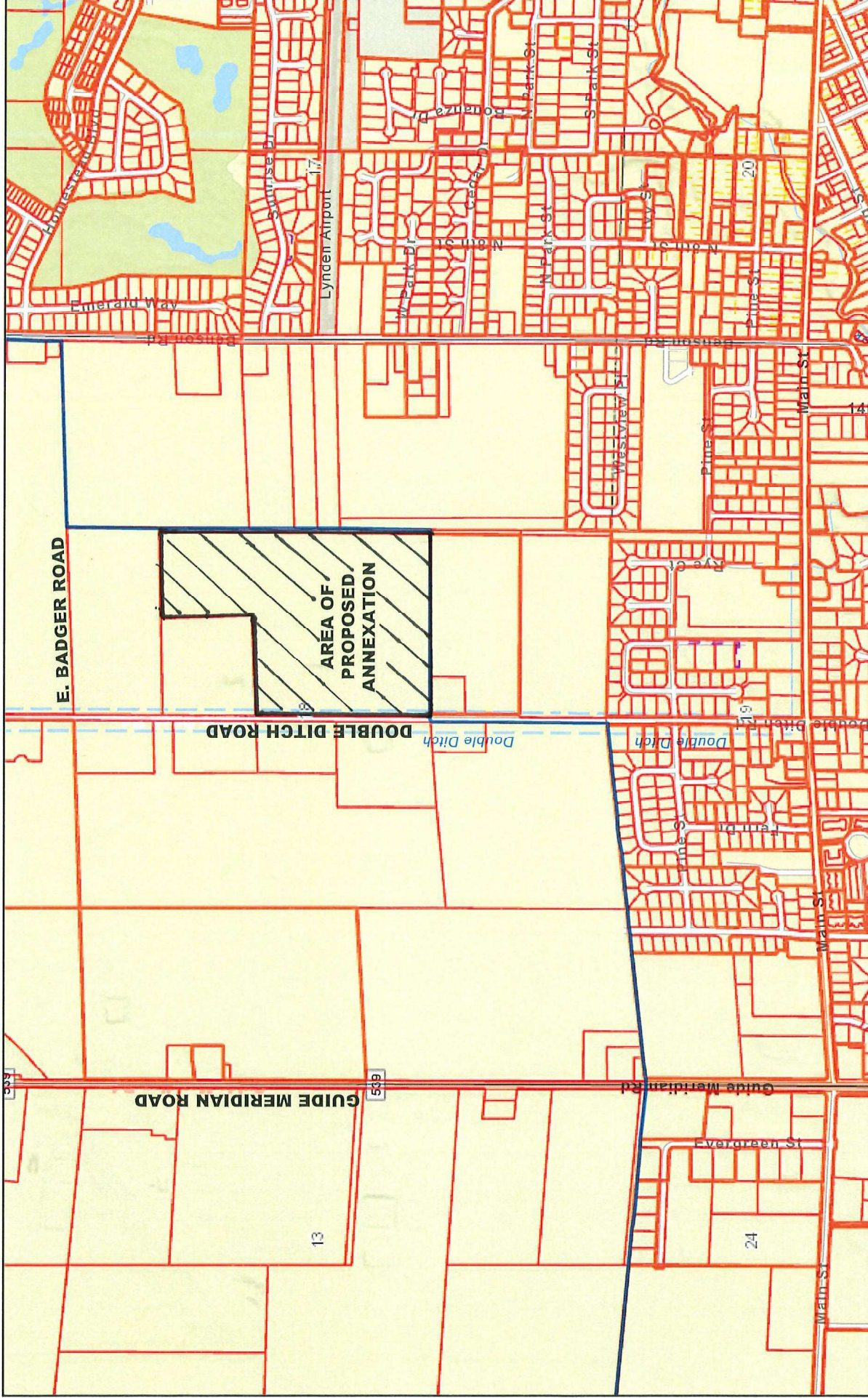
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/27/2023 at 2:11 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

EXHIBIT A



1/23/2023, 11:17:07 AM

1:18,056



Esri, NASA, NGA, USGS, FEMA | Esri Community Maps Contributors, Whatcom County, WA State Parks GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Web AppBuilder for ArcGIS
 Whatcom, Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, Whatcom County, WA State Parks GIS, Esri, HERE, Garmin,

Chapter 19.17 RM MULTIFAMILY BUILDING ZONES

Sections:

- 19.17.010 Purpose and Zones Established
- 19.17.020 Primary Permitted Uses
- 19.17.030 Accessory Permitted Uses
- 19.17.040 Secondary Permitted Uses
- 19.17.050 Conditional Property Uses
- 19.17.060 Height, Area, Setback, and Bulk Requirements
- 19.17.070 (Reserved)
- 19.17.080 (Reserved)
- 19.17.090 (Reserved)
- 19.17.100 Design Review Board

19.17.010 Purpose and zones established.

The goal is to allow flexibility in site and design standards while promoting infill projects compatible with existing multi-family developments.

Five multi-family zones are established:

RM-1, Residential Multi-Family 1 zone; (up to 2 units/building)

RM-2, Residential Multi-Family 2 zone; (up to 4 units/building)

RM-3, Residential Multi-Family 3 zone; (up to 12 units/building)

RM-4, Residential Multi-Family 4 zone; (up to 30 units/building)

RM-PC, Residential Multi-Family Pepin Creek zone; (up to 4 units/building and sometimes up to 8 units/building)

- A. Use of Low Impact Development Techniques. When an application for multi-family development seeks to add additional residential density to a parcel or parcels as infill development, the pertinent approving body, the planning director, planning commission, or city council, is authorized to approve future land divisions even though they may not meet the lot size requirements of multi-family zones presented in this Title under the following conditions:
1. Site planning incorporates LID components that minimize impervious surfaces and achieves a more restrictive percent maximum coverage than would the larger lot size;
 2. Site planning and design documents are completed by a licensed civil engineer in the State of Washington;
 3. The proposed development integrates with the character of the neighborhood;