



PLANNING DEPARTMENT
Heidi Gudde, Planning Director
360-354-5532

PLANNING COMMISSION AGENDA

7:30 PM January 23, 2020
City Hall Annex

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES
 - A. Minutes of the January 9, 2020, Planning Commission Meeting
4. DECLARATION OF CONFLICT
5. PUBLIC HEARING
 - A. Long Plat #19-02, DeJong, 1205 E Badger Road
6. ELECTION OF CHAIR AND VICE-CHAIR POSITIONS
7. COMMISSIONERS CORNER
8. ADJOURNMENT



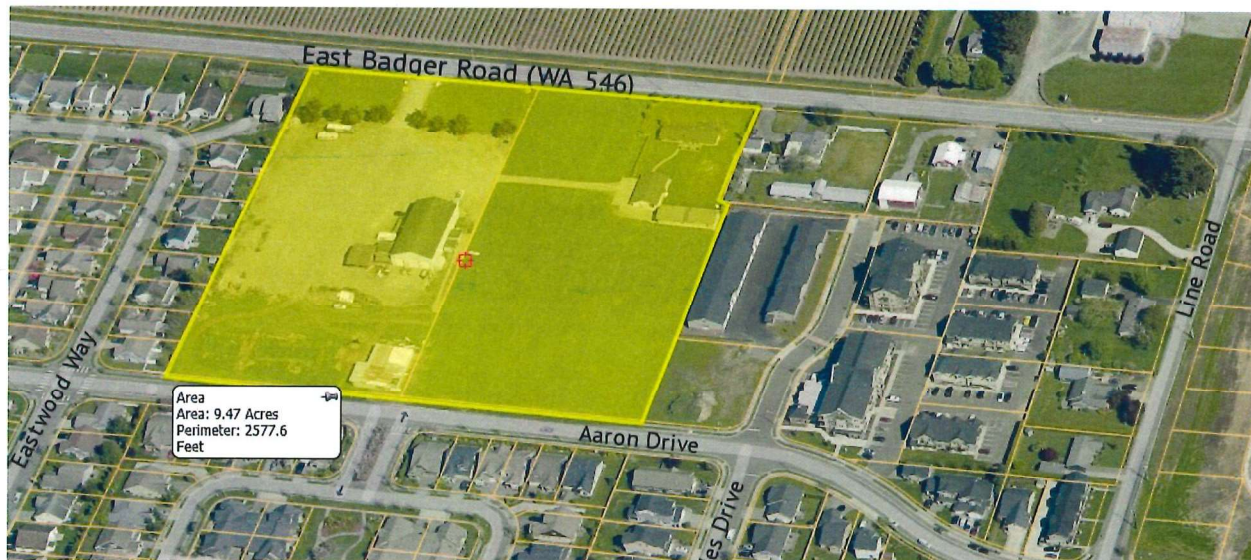
PLANNING DEPARTMENT
Heidi Gudde, Planning Director
(360) 354 - 5532

Planning Department Memorandum

To: Planning Commission
From: Heidi Gudde, Planning Director
Meeting Date: January 23, 2020
Re: Public Hearing for the DeJong Long Plat

The DeJong Long Plat is proposed on 9.44 acres located north of Aaron Drive west of Line Road.

Zoning and Density: The zoning on this property is multi-family residential (RM-3) which allows for a maximum density of 16 units per acre. As a result, the maximum permitted density, on this property is 151 units. The DeJong Long Plat does not propose specific housing types but divides the property into 23 lots. As a result, based on the minimum lot size requirements, the future maximum capacity of the plat is capped at 102 multi-family units (see the lot / unit break-down in the attached Level II Traffic Letter for more detail).



Plat Design and Phasing: The plat is designed with two vehicular access points off of Aaron Drive. Access points on the north side of the plat, to Badger Road, are discouraged by WSDOT as this is state highway. The proposed street has been designed to meet City standards and the two access points are spaced to straddle the opposing entrance of Bryce Park on the south side of Aaron Drive. Entrance points are spaced to conform to minimum City standards.



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The development of the plat is proposed in two phases. Phase 1 includes the western half of the plat, Lots 1-11. The Phase 1 street layout will include a paved hammer-head to accommodate fire truck turn-around. Phase 1 will also include frontage improvements to Aaron Drive including curb, gutter, and sidewalk for the full length of the plat. Phase 2 will include lots 12-23 and the completion of the internal street loop (see plat drawings for more detail).

Pedestrian Accommodations: Sidewalks will be included along the proposed street and Aaron Drive frontages. The plat also includes an extension of the Badger Trail that has been developing along the state's right-of-way and an internal connection to the trail. Although the portion of trail included in this plat will be temporarily disconnected, Planning staff has already begun the planning process which will create a connection to other portions of the trail using the State's right-of-way if needed.

Existing Uses: The plat has two existing uses that will remain until future redevelopment occurs. One use is the legal non-conforming use of the warehouse that is shown on lot 9. Currently the Veritas Company is utilizing this structure. Code allows legal non-conforming uses to continue but not expand. In addition, a single-family home is located on lot 18 with accessory structures located on lot 19. The home is a permitted use. The accessory structure on lot 19 can remain if lots 18 and 19 are bound under one ownership.

Criteria for Approval: The criteria for approval of a long plat is found in LMC 18.16.020 which references the requirements laid out in LMC 18.06 and 18.14. Staff has reviewed each of these criteria and addressed them in the Technical Review Committee report. The applicant has provided responses to each of staff comments and this has been included in the packet. LMC Section 18.14 has also been attached as a reference for the Planning Commission.

Staff Concerns and Recommendations: Review by the Technical Review Committee has found that the plat is consistent with the criteria described in LMC 18.16.020 and approval is recommended. However, given the design of the plat, the zoning, and the propensity for local builders to construct side by side (townhome) type multi-family units with garages, staff is concerned that the housing types could be repetitive, and streetscape prominently feature garage doors. It should be acknowledged that some design standards are in place which mitigate these concerns. These are found in LMC 19.22 and include:

- Garages may not extend more than 12 feet forward of 1st floor living area.
- Foundation landscape planting is required.
- Street-facing building elevations cannot include more than 60% linear feet of garage door.
- Buildings of the same design must be separated by at least two other lots.
- All multi-family units are required to seek the approval of the Design Review Board.

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PLANNING DEPARTMENT

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In addition to these existing standards and requirements, staff recommends that plat conditions specifically address the lots which front Aaron Drive so this highly visible street is property addressed. Staff suggests the following conditions to plat approval:

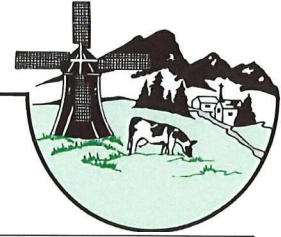
Plat Condition 1: Vehicular access points (driveways), street-facing garages, and 2nd story balconies (except Juliet balconies) be prohibited along the Aaron Drive frontage; and

Plat Condition 2: Buildings along the Aaron Drive frontage (lots 1, 11, 12, and 23) be required to be oriented so that front doors rather than rear yards are facing Aaron Drive.

Plat Condition 3: Consistent with the SEPA determination, a 15-foot-wide trail easement is dedicated on the plat. A 10-foot compacted gravel trail is constructed within the easement prior to final plat approval of Phase 2.

Design Considerations: It is also worth noting that within the development, shared driveways are encouraged and should be reviewed by the Design Review Board so that garage doors / auto courts are between buildings rather than along street frontages.

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TECHNICAL REVIEW COMMITTEE Development Project Report

Date Issued:	January 2, 2020
Project Name:	DeJong's Long Plat #19-02
Applicant:	Jerry Blankers
Property Owner:	Eldon and Ranae DeJong
Site Address:	1205 E Badger Road
Parcel Number:	400316-450534 and 400316-484534
Zoning Designation:	RM-3 (Multi-Family Residential)
Application Type:	Long Plat
Parcel Size:	9.44 Acres
Hearing Type:	Quasi-Judicial
Hearing Objective:	The objective of this public hearing is to determine whether the proposed subdivision meets the requirements found within the City of Lynden Subdivision Code – Title 18.
Date application determined complete:	December 4, 2019
Date of Publication:	December 31, 2019
SEPA Determination:	MDNS
Project Description:	A Long Plat application requesting to subdivide approximately 9.44 acres into 23 residential multi-family lots within the RM-3 zone.

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 RM-3 residential multi-family zone and permits the development of up to 12 units per building.

Minimum Lot Size: The lots proposed in this subdivision meet the RM-3 minimum lot size of 7,200 square feet. As proposed, parcels within this plat range from 11,000 square feet to 28,709 square feet.

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

Build-out: Be advised, both single family and multi-family homes are permitted within the RM-3 zone. The applicant has indicated in the associated traffic study that there will be a mix of building types ranging from duplex, four-plex, eight-plex and nine-plex units. All lots are subject to the development requirements listed under 19.17 of the Lynden Municipal Code and associated design standards. This includes, but is not limited to, Section 19.17.060 which sets a maximum lot coverage of 40% for each lot.

Parking: Be advised, per Chapter 19.51.040 of the LMC, a minimum of 2 parking stalls is required per home and or unit. 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.

Specific Project Comments from the Technical Review Committee:

Planning and Development

1. *Applicant Response Required:* Provide a written response to each of the Technical Review Committee's comments below. Advisory comments should be acknowledged. A Word version of this document will be provided to you for your convenience.

Please find enclosed our response in Italic.

2. *Existing Buildings:* There are several existing buildings on site. The applicant has indicated that the existing home on the proposed lot 18 and the existing warehouse on lot 9 will remain. And, that the existing buildings located on lots 11 (located in a utility easement) and 19 will be demolished. Please be advised that a demolition permit will be required for the removal of those buildings. All buildings to be removed must be done prior to final plat approval. This must be noted on the face of the plat.

Applicant acknowledge demolition permit are required and will be acquired as needed in each phase.

3. Existing Commercial Warehouse Use: Lot 9 is the location of an existing commercial business. Be advised, this use may remain however it is considered an existing non-conforming use. Parking for this commercial is subject to LMC 19.51. All parking must be contained on Lot 9.

Acknowledged.

4. Phasing Plan: Please provide a plat map which shows the interim condition which will exist following the build-out of Phase 1 but not Phase 2. Staff is particularly interested in the infrastructure improvements which will exist at this time. Show the proposed condition of the street section and existing buildings at this stage of completion. See Public Works comments related to the minimum roadway standard for emergency access.

Please find attached a revised plat map with requested information.

5. 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.

Please find attached a revised plat map with requested information.

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

6. 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.

Acknowledged.

7. Street Name: Provide a street name for the proposed long plat. Be advised, the street name must be approved by the Whatcom County emergency dispatching agencies and avoid duplication with any other road within the County.

Applicant request DEJONG DRIVE as a street name for proposed plat.

8. Street Tree Requirements: Be advised, street trees will be required as described here.

- a. As per Section 18.14.130, Street trees shall be provided by the sub-divider in all subdivisions within the dedicated public utility easements adjacent to the street; preferably between the curb and the sidewalk.

1. In RM zones one street tree is required for every 50 linear feet of street frontage. Distance may be averaged due to driveways and sight distance requirements.

2. Street trees shall be a minimum caliper of 1 1/2" at the time of installation, small trees used under powerlines shall be a minimum a caliper of 1".

3. Street trees shall be selected, installed, and maintained in accordance with the standard City of Lynden engineering specifications. Trees shall be placed on the property with consideration of potential driveway cuts and utility services.

- b. Establishment of street trees and planting strips shall be per an approved site plan in conformance with design and bonding standards as set forth in LMC 19.61.

- c. Maintenance of street trees and planting strips shall be the responsibility of the adjoining property owner and shall be done in accordance with the city's engineering design and development standards.

Acknowledged(8a-8c)

9. Frontage Requirements and Lot Access: LMC 18.14.020 states that no lots shall be created that have less than 50-feet of frontage. Lots 5 and 18 do not meet the minimum frontage requirements. A long plat of this size may utilize one pipe stem lot (LMC 18.14.040). In addition, a long plat of this size may also access one lot via access easement (LMC 18.14.110(c)). The current lot design exceeds

these limits. Note that access easements and stems on pipe stem lots must be a minimum of 24 feet in width. Please revise.

Lot 6 in Phase I will provide an access and utility easement in favor of Lot 5 meeting LMC 18.14.110(c) and lot 18 in Phase II will be utilized as a pipe stem lot per LMC 18.14.040.

Public Works

10. Right-of-Way: Dedication is required along the full frontage of Aaron Drive to achieve a 60-foot right-of-way.

Acknowledged.

11. Street Section: Street section must match the existing roadway to the east and west of the proposed plat.

Acknowledged.

12. Phase 1 Emergency Access: At the time of Phase 1 construction, Phase 2 street section must be constructed to a minimum of a 24-foot wide, stabilized surface which is sufficient to support emergency vehicles. If the stabilized surface is gravel, or similar, a minimum of 50 linear feet must be paved adjacent to Aaron Drive to prevent material tracking into Aaron Drive.

Per our conversation at the TRC meeting, it is agreed to build a permanent hammer head on lot 6 designated as a no parking area and ending the road at the Phase I as shown on the revised composite utility plan for Phase I.

13. Access: As proposed, no vehicular access will be permitted to/from Badger Road. Existing driveways must be abandoned. Note that the existing home and commercial warehouse/shop will be assigned a new address in association with the plat approval.

Acknowledged.

14. Lot Access: Vehicular access will be prohibited from proposed lots to/from Aaron Drive.

Acknowledged.

15. Engineering Design Standards: All proposed streets must meet the minimum separation requirements as outlined in the City of Lynden Project Manual for Engineering Design and Development Standards.

Acknowledged.

16. Utility Easements: Plat must show the required 10-foot utility easement along the frontage of each lot (back of sidewalk).

Acknowledged.

17. Traffic analysis needs to be completed. All recommended items of the report shall be completed.

Per our Traffic Engineer the submitted report is complete and in compliance with the City's TIA Guidelines and has the appropriate analysis required for a Level II Report. Stop bar and stop signs are being proposed on both intersections.

18. Street Lighting: Puget Sound Energy to design street lighting. Please submit a final plan.

Acknowledged.

19. Mailbox Locations: Mailbox locations must be shown on the civil plans. Acknowledgement from the Postmaster must be provided.

20. 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.

Acknowledged (19a to 19d)

21. 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 looped through the plat and extended to the east and west property lines. Show easements as appropriate on the face of the plat.

Per TRC meeting, water main will be looped to the East ONLY. A watermain to the north on lot 6 might be needed to provide fire protection and it is shown as an option on Phase I. The applicant does not believe that the extension should be a requirement since there is north property is the city limit and the northern properties are outside the UGA.

City response: Public Works maintains the stance that water service must be extended to the north, east and west. Justification must be provided prior to preliminary plat approval for any alternate extension plans.

- b. Be advised, water system design and construction must meet the requirements of the City of Lynden Engineering Design and Development Standards.

Acknowledged.

- c. Be advised, each house and/or unit within this plat must be individually metered. Water services for all multi-family zoned parcels must be sized for maximum number of units. Water meters must be located within the City right-of-way.

Acknowledged.

- d. Existing house (1241 East Badger) and commercial warehouse/shop (1205 East Badger) shall connect to City water and pay applicable hookup fees. Water rights associated with the property shall be transferred to the City.

Commercial Warehouse on Lot 9 will be connected in Phase I, and House located on Lot 18 will be connected in Phase II.

- e. If the existing commercial building remains, backflow protection will need to be investigated based on specific use of structure.

Acknowledged.

22. Sanitary Sewer

- a. Be advised, sanitary sewer design and construction must meet the requirements of the City of Lynden Engineering Design and Development Standards.

Acknowledged.

- b. Sanitary sewer services for all multi-family zoned parcels must be sized for maximum number of units.

Acknowledged.

- c. 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 property line unless other service is available. Show easements as appropriate on the face of the plat.

A Sanitary Sewer to the north on lot 6 might be needed to service lot 6 and it is shown as an option on Phase I. The applicant does not believe that the extension should be a requirement since there is north property is the city limit and the northern properties are outside the UGA.

City response: As per the Comprehensive Plan, sewer must be extended to the property line.

- d. Be advised that all parcels in this plat are within the East Lynden Sewer Special Assessment Area and will be subject to additional connection charges for the regional sanitary sewer facilities. This must be noted on the face of the plat.

Acknowledged.

- e. The existing house (1241 East Badger) shall connect to City sewer and pay applicable hookup fees.

To be connected in Phase II.

Fire and Life Safety

23. *Fire Service Impact Fee:* Be advised, half of the required fire impact fee is due at the time of final plat approval. The balance of the fire impact fees is deferred to the time of building permit. Contact Planning staff for an estimated fee total.

Acknowledged.

24. *Street Addressing:* Be advised, address numbers must be clearly posted on each house to assist in efficient fire aid response.

Acknowledged.

25. *Hydrants:* The installation of a fire hydrant is required. Hydrant spacing to be 300 feet **for multi-family**. The final hydrant location will be determined upon review of civil plans and must be approved by the Fire Department.

Acknowledged.

26. *Existing Commercial/shop building may require sprinklers depending on uses.*

Acknowledged.

Parks and Recreation

27. *Trail Easement:* Pedestrian provisions for the proposed long plat must include the establishment of a 15-foot wide public access easement for the purpose of a recreational trail at the northern edge of the property. This easement can overlap with other required easements and setbacks. Revise plat maps to include this easement.

Please find attached a revised plat map with requested information. The applicant is willing to provide an easement if a hold harmless clause is included on the plat. The applicant has witnessed in multiple occasions pedestrians dangerously walking along the Badger road and a trail that does not connect to an existing pedestrian corridor will invite the public to walk to a trail with no connectivity.

28. *Trail Construction:* Pedestrian provisions for the proposed long plat must include the construction of a 10-foot wide recreational trail. The minimum standard is a design which utilizes compacted limestone. The specific standard is available from the Planning or Public Works Departments.

Please find attached a revised plat map with requested information. Also refer to response on item 26.

29. *Trail Access:* Provide a public access easement a minimum of 10 feet in width from the proposed loop road sidewalk to the Badger Road trail easement. This easement must include a paved walkway a minimum of 5 feet in width. The easement may straddle a lot line.

Please find attached a revised plat map with requested information. Also refer to response on item 26.

30. *Park Impact Fee:* Be advised, 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.

Please find attached a revised plat map with requested information.

Long Plat Advisory Comments

31. *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.

Acknowledged.

32. *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.

Acknowledged.

33. *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.

Acknowledged.

34. *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.

Acknowledged.

35. *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.

Acknowledged.

36. 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.

Acknowledged.

37. 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.

Acknowledged.

38. 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.

Acknowledged.

39. 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.

Acknowledged.

40. 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.

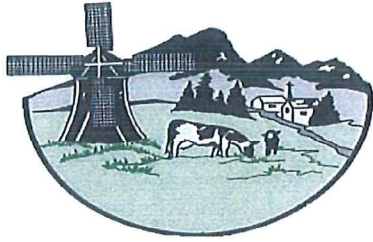
Acknowledged.

41. 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.

Acknowledged.

42. Design Review: Design Review Approval will be required for all multi-family buildings including duplexes.

Acknowledged.



City of Lynden

Long Plat Application

PLN09284

Property Owner

Name: Eldon DeJong

Address: 1205 E. BADGER RD, LYNDEN WA, 98264

Telephone Number: 360-746-4450 Fax Number: _____

E-mail Address: eldonranae@gmail.com

Applicant (Agent, Land Surveyor or Engineer)

Name: Jerry Blankers

Address: PO BOX 949, LYNDEN WA, 98264

Telephone Number: 360-354-4242 Fax Number: _____

Email Address: jerry@jerryblankers.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): 1205 E. BADGER RD, LYNDEN WA, 98264

Attach complete legal description

Description of Subdivision:

Current Property Size: _____ X _____ Total Acreage: 411122.49 SF – 9.44 acres

Zoning Classification: RM-3 Number of New Lots: 23

Minimum Lot Size: 11,000.23 SF Area of ROW in SF: 68,433.76 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: Jerry Blankers

Date: _____

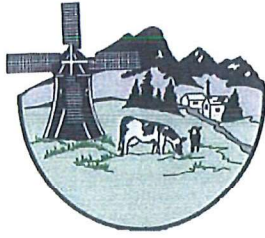
Property owner
Jerry Blankers

PRE-APPLICATION MEETING DATE: _____
WILL NOT BE ACCEPTED WITHOUT A PREAPPLICATION MEETING)

HEARING DATE: _____ (APPLICATIONS)

- 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 # _____

19-02 LP 23 x 100 = 2300⁰⁰ + 300⁰⁰
 19-19 SEPA 300.00 Total 2900⁰⁰



City of Lynden

Critical Areas Checklist

Section: ___ Township: ___ Range: ___ Parcel Number: _____

Site Address: 1205 E. BADGER RD, LYNDEN WA, 98264

Proposed Uses: RESIDENTIAL USES – 23 MULTI-FAMILY LOTS

Please answer the following questions concerning Critical Area indicators located on or within 200-feet of the project area:

- a. Are you aware of any environmental documentation that has been prepared related to critical areas that includes the subject area? (If yes, please attach a list of document titles).
 Yes No Unknown
- b. Are there any surface waters (including year-round and seasonal streams, lakes, ponds, swamps)?
 Yes No Unknown
- c. Is there vegetation that is associated with wetlands?
 Yes No Unknown
- d. Have any wetlands been identified?
 Yes No Unknown
- e. Are there areas where the ground is consistently inundated or saturated with water?
 Yes No Unknown
- f. Are there any State or Federally listed sensitive, endangered, or threatened species and habitats?
 Yes No Unknown
- g. Are there slopes of 15% or greater?
 Yes No Unknown
- h. Is the project located within a Flood Hazard Zone?
 Yes No Unknown
- i. Do you know of any landslide hazard areas?
 Yes No Unknown

I grant permission to the field inspector to enter the building site to determine the presence or absence of critical areas.

I understand that if the information on this form is later determined to be incorrect, the project or activity may be subject to conditions or denial as necessary to meet the requirements of Chapter 16.16 of the Lynden Critical Areas Ordinance.


Applicant's Signature

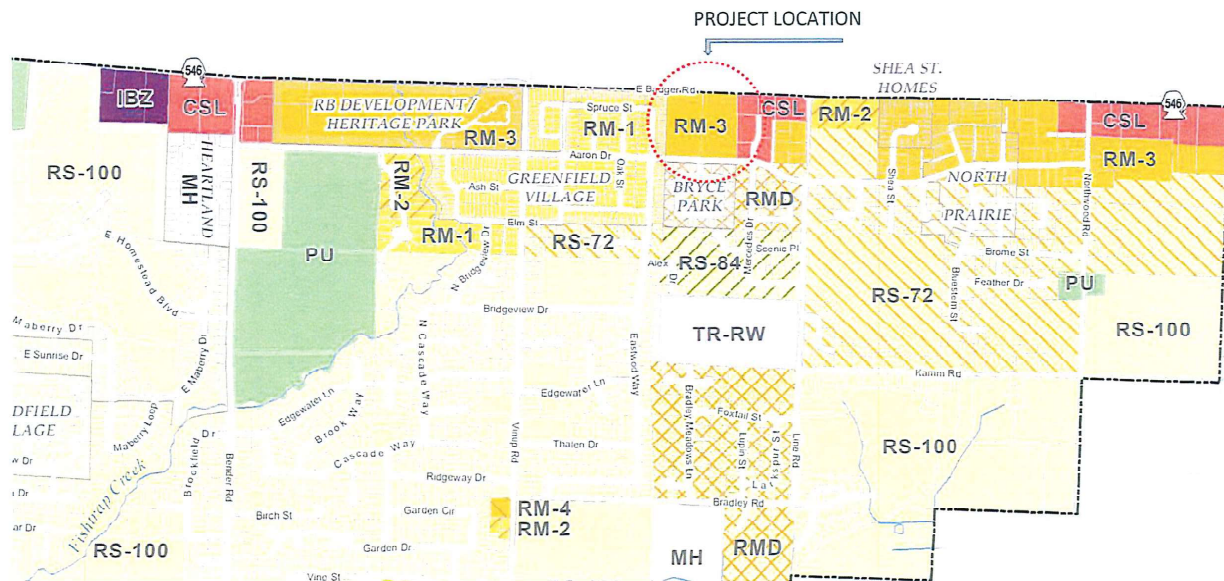

Date

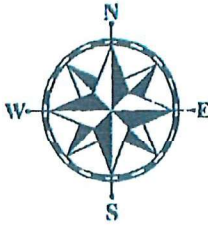
DeJong Long Plat

1205 E BADGER ROAD, LYNDEN, WA 98264

City of Lynden

ZONING CLASSIFICATION



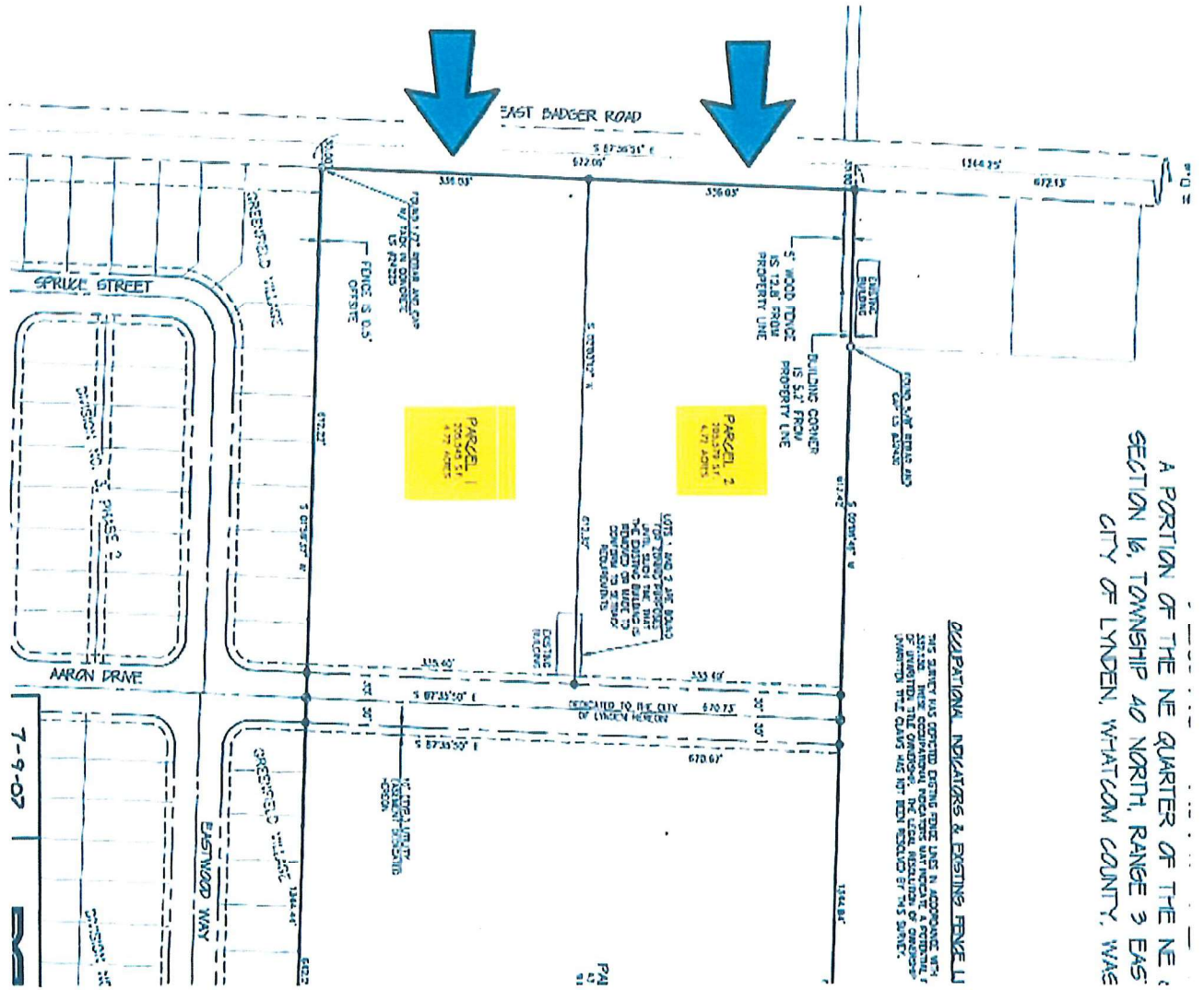


Whatcom Land Title Company, Inc.

2011 Young Street
 Bellingham, Washington 98225
 Phone (360) 676-8484 Toll Free 1-800-334-6314
 Fax (360) 671-0982
 Website www.whatcomtitle.com

W-160571

"Locally Owned and Operated since 1982"



THIS SKETCH IS FURNISHED FOR INFORMATION PURPOSES ONLY.

IT DOES NOT PURPORT TO SHOW ALL HIGHWAYS, ROADS, OR EASEMENTS AFFECTING THIS PROPERTY. NO LIABILITY IS ASSUMED FOR VARIATIONS IN DIMENSIONS AND LOCATIONS. THIS SKETCH IS NOT GUARANTEED AS TO ACCURACY AND THE COMPANY ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE THERON.

Chapter 19.17

MULTI FAMILY BUILDING ZONES

- 19.17.010 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
- 19.17.100 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.

Six 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 50 units/building)

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

SO, Senior Overlay zone; (up to 30 units/acre)

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;

4. The requested waiver must be specified and justified in writing to the technical review committee and the approving body;

5. Written documentation of the decision on the waiver is recorded by the director in city records.

19.17.020 Primary Permitted Uses.

The primary land uses permitted in the multi-family zones are residential buildings as shown in the table below:

	ZONE			
	RM-1	RM-2	RM-3	RM-4
Single Family Dwelling Unit	P	P	P	P
Duplex Units	P	P	P	P
Three or Four units per building	N	P	P	P
More than four units per building	N	N	P	P
New manufactured homes as defined in Section 17.01.030 of the Lynden Municipal Code	P	P	P	P
Mobile homes as defined in Section 17.01.030 LMC	N	N	N	N

P = Permitted Use; N = Not Allowed

19.17.030 Accessory Permitted Uses.

Accessory permitted uses in the Multi - Family Zones are as follows:

- A. Private Garages.
- B. Carports.
- C. Tool shed, satellite dish, outdoor patios and outdoor fireplaces.
- D. 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.
- E. Accessory dwelling unit (ADU), per LMC 19.20.,
- F. Recreation areas for occupants.
- G. Mixed uses may be allowed in RM 4 if the use is for the benefit of the occupants only. Such uses include food service or dining room, nursing services, and laundry facilities.

19.17.040 Secondary Permitted Uses.

Secondary permitted uses in the Multi Family Zones 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 (5) 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).

19.17.050 Conditional Property Uses.

The following property uses may be permitted in multi-family zones by conditional use permit when recommended by the Planning Commission and approved by the City Council.

- 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. Nursing home and assisted living facilities as defined in RCW 74.39A.009.
- E. Bed and Breakfast Establishments and Short Term Rentals (See Section 19.49.030).
- F. House of Worship, provided that the lot coverage does not exceed thirty-five percent, the front yard is landscaped and all other parking and landscaping requirements are met.

G. Schools.

H. Community Service Facilities operated by a registered non-profit organization providing services to the community such as food banks, outpatient counseling services, and church related or outreach ministries. This use is subject to the following conditions in addition to the conditional use criteria established under Section 19.49.020.

1. The use is limited to the RM-4 zones.
2. This use specifically excludes retail sales and any facilities offering in-patient treatment, inpatient counseling, or inpatient rehabilitation.
3. The maximum lot coverage for the proposed facility shall not exceed thirty percent.
4. All parking and landscaping requirements shall be met.

19.17.060 Height, Area, Setback and Bulk Requirements.

A. The following table provides regulations for height, area, setback and bulk requirements:

B. Zone	Min. Lot Size (sq. ft.)	Lot Coverage	Open Space Required	Height	Yard Setbacks in Feet			
					Side Yard			
				Feet	Front	Rear	Minimum	Total
RM-1	7,200	35%	7.5%	32	20	30	7	22
RM-2	7,200	40%	7.5%	32	20	30	7	22
RM-3	7,200	40%	7.5%	32	20	30	12	27
RM-4	1 Acre	45%	7.5%	32	20	30	15	32

B. The following table provides regulation regarding the maximum density allowable in each zone.

Zone	Square Feet Required for First Unit	Square Feet Required for Additional Units	Maximum Units/Bldg.
RM-1	6,000	2,000	2
RM-2	6,000	2,000	4
RM-3	6,000	2,500	12
RM-4	6,000	1,650 for units 2—24 1,400 for each additional unit	50

C. For the purposes of this chapter open space is as defined in Section 19.29.080(3) of the Lynden Municipal Code.

D. Lot coverage may be increased by one percent for each ten percent of the required off-street parking that is located beneath portions of the multiple-family dwelling units which are intended to be occupied by residents or used as hallways or meeting rooms.

19.17.100 Design Review Board

All multi-family developments will be subject to approval by the Design Review Board.

Lynden Municipal Code

Chapter 18.14 - NEW DEVELOPMENT OR REDEVELOPMENT SITE PLANNING AND DESIGN (LMC)

18.14.010 - General provisions.

- A. Applicability. All applications for short subdivision, subdivision, or binding site plan shall follow procedures set forth in this title and conform to requirements in Chapter 13.24.
- B. Administration. The approving body, as dictated in Title 18, shall have authority to approve, approve with conditions, or deny an application made pursuant to the provisions of this chapter. The approving body may consider modified plans or attach conditions to an approval of an application. The action of the approving body shall be supported with specific findings of fact and shall reference the city's design and development standards and other relevant documents.
- C. Use of Low Impact Development Methods and Practices. Each application for new development or redevelopment shall demonstrate site assessment and development design using a stormwater and land use management strategy that strives to mimic pre-disturbance hydrologic processes by minimizing impervious surfaces, minimizing loss of native vegetation, and minimizing stormwater runoff.
- D. Low impact development (LID) methods and practices shall be employed where feasible. "Feasible" means when the application meets the design criteria, limitations, and infeasibility criteria for each LID BMP as described in the Stormwater Management Manual for Western Washington (Ecology Manual) adopted by the city.

18.14.020 - Lot design guidelines.

These guidelines govern lot sizes, lot widths and frontage requirements.

- A. No residential lot shall be created deeper than three times its width unless specifically varied under the provisions of Chapter 17.17 or Chapter 13.24.
- B. No lots shall be created that have less than fifty feet of frontage, except where approved by council in a planned residential development or except in the Pepin Creek Subarea.
- C. A lot located on a cul-de-sac may have forty feet of frontage width; provided however, that the lot shall meet the minimum frontage requirement listed above at the line of the minimum front yard setback. Lots created within the Pepin Creek Subarea are exempt from this minimum standard.
- D. Residential lots shall access residential access or collector streets rather than arterial streets whenever reasonably feasible. Secondary access points along arterial streets are not permitted. This access restriction shall be noted on the face of the plat and does not exempt the subdivision from any off-site improvement requirements.
- E. Lots shall be designed to provide a building site that meets the minimum zoning standards after the consideration of building orientation, setbacks, drainage and other critical areas.
- F. No residential lots shall have street frontage along two opposite boundaries, unless topographical features or the need to provide access separation of lots from arterials, railways, commercial activities, or industrial activities justify designing of double frontage lots.
- G. Lot Averaging. As long as the subject property has sufficient land area to subdivide and meet the lot area requirements as specified in the zoning ordinance, a lot averaging mechanism may be utilized for the creation of more functional and desirable lot design as determined by the city. This mechanism may be permitted if all the following conditions are met:

1. No lot less than the required size may be placed adjacent to previously developed lots meeting the minimum lot size requirements.
2. Lots shall not be less than ninety percent of the minimum area required; except that, up to five percent of the total number of lots may be reduced to seventy percent of the minimum required lot size.
3. The average size of all lots within the subdivision must meet the minimum lot size required by that zone.

18.14.030 - Right-of-way requirements.

All lots shall abut on a dedicated or private street with right-of-way that meets the city's standards for width as set forth in the city's design and development standards. Lots within the Pepin Creek Subarea may abut an alley designed to the city's standards for width if the lot fronts on a common open space. In the event the abutting street or alley does not meet said standards, additional right-of-way shall be required prior to the approval of a subdivision or short subdivision, unless specifically varied through the process described in Chapter 17.17.

18.14.040 - Pipe stem lots.

A pipe stem lot is defined as a lot having a narrow entrance to a wide lot that is behind another lot. A maximum of one pipe stem lot may be permitted per short plat or one pipe stem lot per twenty-five lots or portion thereof of a long plat, so long as the following standards are met:

- A. There shall be a minimum of twenty-four feet of frontage on a dedicated right-of-way; and
- B. The stem shall be no longer than one hundred fifty feet in length; and
- C. The address is clearly marked at the street for emergency location.

18.14.050 - Division resulting in below minimum lots sizes for dedication.

Within a subdivision, the city may consider the required dedication of right-of-way in the minimum lot size; provided that the resulting lot after dedication (exclusive of dedicated area) shall not be less than ninety-five percent of the required lot size.

18.14.060 - Flood prone and bad drainage conditions.

Land which has been found to be unsuitable due to flooding, bad drainage or high water table conditions that are harmful to the health, safety and general welfare of the future residents, shall not be subdivided unless:

- A. A mitigation plan demonstrates adequate means of flood control, consistent with the city's stormwater management plan, the Stormwater Management Manual for Western Washington adopted by the city, RCW Chapter 86.16, and Chapters 16.12 (Floodplain Management Ordinance) and 16.16 (Critical Areas Ordinance), now or as hereafter amended; and
- B. The design and mitigation plan has been reviewed and recommended by the technical review committee in conjunction with the plat application; and
- C. The city council approves the proposed mitigation plan and plat.

18.14.070 - Slope and unstable soil conditions.

In the event the land to be subdivided has a slope or slopes of more than twenty percent and/or has rock or other unstable soil conditions, the subdivider shall provide soils data to the city as required by the city's critical areas ordinance, codified in Title 16. A qualified professional as required under that title shall prepare this information.

- A. Land which has topographical conditions that are hazardous to the health, safety and general welfare of the persons or properties, in or near the proposed subdivision shall not be subdivided unless the construction of protective improvements shall eliminate the hazards or unless the land subject to the hazard is reserved for those uses which will not expose persons or property to the hazard.
- B. If conditions warrant control measures to correct slide, erosion, or other similar problems, the subdivider shall be responsible for the design, installation, and expense of any devise or corrective measures.
- C. Protective improvements and restrictions on uses shall be clearly noted on the face of the final plat and recorded as a covenant on the deed for each affected parcel.

18.14.080 - Access easements, private alleys, and private streets.

- A. Access easements serving up to three single-family lots, or a multi-family development which, per zoning, could not exceed twelve units, may be permitted under the following conditions:
 - i. The easement area must be a hardened surface, a minimum of twenty-four feet in width;
 - ii. The easement area shall be paved for a minimum of fifty feet from the street and must be paved the entire length of the driveway when serving multi-family development; and
 - iii. The proponents shall have a signed and recorded maintenance agreement filed with the city and the county auditor. This agreement shall be referenced by the auditor's file number on the face of the plat.
 - iv. An existing easement shall not be expanded to serve additional lots without the written and recorded permission of the grantors or current owners of the property over which the easement runs; and
 - v. The location and configuration of the parcel will be considered when allowing an easement to serve more than a single lot.
- B. Access to a multi-family development which exceeds, or could exceed twelve units when fully developed, must utilize the private street standard set forth in the city's design and development standards.
- C. All easements and private streets must meet the minimum standards for the uniform fire code and design and development standards for the City of Lynden for access and driving surfaces.
- D. Use and maintenance of all easements, private alleys, and private streets must be addressed in the easement language or a maintenance agreement which is reviewed and approved at the time of plat or at the time the easement is recorded by separate instrument.
- E. Private alleys may be utilized through a planned residential development and associated development agreement. Private alleys may also be utilized in the Pepin Creek Subarea consistent with the city's engineering design standards and the Pepin Creek Design Standards.

18.14.090 - Utility easements.

- A. A five-foot utility easement shall be placed on the interior property line of all residential lots for the installation and maintenance of public utilities. Vertical encroachment of the easement by eaves or awnings may be permitted at the discretion of the public works director.
- B. Commercial plats shall grant easements to the City of Lynden as required for the extension of public utilities.
- C. Reduction or encroachment of this easement may be permitted, by development agreement, in a planned residential development and master planned residential development.
- D. This easement provision does not restrict the property owner from placing fences or landscaping within the easement area.

18.14.100 - Roads ends, turnabouts, cul-de-sacs and hammerheads.

Dead end streets and turnabouts shall be designed to minimize impervious area while providing emergency vehicle access. Loop road configuration should be considered as an alternative.

- A. Cul-de-sac streets shall be designed so as to provide a circular turnaround at the closed end that has a minimum radius as required by the city's design and development standards. Use of LID techniques shall be employed where feasible including smaller turning radius and curb cuts to LID facilities.
- B. A hammerhead may be permitted, by the approving body under certain circumstances and such hammerhead must meet the requirements of the city's design and development standards and the uniform fire code.
- C. Cul-de-sac streets shall not exceed four hundred fifty feet in length unless specifically varied through the process described in Chapter 17.17.
- D. Plats with opposing cul-de-sacs, or cul-de-sacs backing onto an adjoining property, shall provide for a minimum fifteen feet sidewalk or trail easement through the cul-de-sac to provide more efficient pedestrian circulation patterns. Use of LID techniques on the sidewalks and trails shall be considered.

18.14.110 - Circulation system design.

- A. The street system within a subdivision shall be designed to permit the safe, efficient, and orderly movement of traffic; to meet the needs of the present and future populations; to have a simple and logical pattern; to respect natural features and topography in conformance with Title 12.
- B. Every lot shall be provided with convenient vehicular access by a public street private access as allowed in Section 18.14.080 which is connected to an existing public street or highway. Access should be designed first to access streets, then to collector streets, then to arterial streets and highways.
- C. Access may be granted by permanent appurtenant easement as allowed in Section 18.14.080 for a maximum of one easement per short plat or one easement per twenty-five lots or portion thereof of a long plat unless part of an approved planned residential development.
- D. In residential subdivisions, the street system shall be designed to serve the needs of the neighborhood and to discourage use of residential access streets by through traffic.

18.14.120 - Conformity to comprehensive plan and all utility plans.

- A. The proposed subdivision shall conform to the policies reflected by the comprehensive plan, including the transportation element, and shall provide for such requirements as are contained in the implementation of the plan in part by the zoning and subdivision ordinances. Natural features such as trees, ridgelines, hilltops and views shall be preserved and kept in a natural state to the extent possible.
- B. All utility extensions shall be designed and developed in conformance with the adopted plans for that utility. This shall include water, sanitary sewer and stormwater management.

18.14.130 - Street trees and planting strips.

- A. Street trees shall be provided by the subdivider in all subdivisions within the dedicated public utility easements adjacent to the street; preferably between the curb and the sidewalk. Unless otherwise required by adopted design standards, there shall be a minimum of one tree per lot with a maximum of one hundred feet between trees, and street trees shall be selected, installed, and maintained in accordance with the standard engineering specifications. Trees shall be placed on the property with consideration of potential driveway cuts and utility services.
- B. Establishment of street trees and planting strips shall be per an approved site plan in conformance with design and bonding standards as set forth in Chapter 19.61.
- C. Maintenance of street trees and planting strips shall be the responsibility of the adjoining property owner and shall be done in accordance with the city's engineering design and development standards.

18.14.140 - Street naming.

- A. No street within a new subdivision shall be approved which bears a name using a word that is the same as, similar to or pronounced the same as a word in the name of any other street within the city. All subdividers shall present their proposed street names to the Lynden Technical Review Committee to reduce the duplication of names within the city and throughout the county. The city shall solicit comment from dispatching agencies prior to giving final approval of the street names.
- B. Streets extended or continuing across a street perpendicular to it shall bear the same name as the previously existing street segment.

18.14.150 - Compliance with development standards—Generally.

All plans for improvements listed below shall be designed and stamped by a professional engineer.

- A. Easements for electric, telephone, telecommunications, water, sanitary and storm sewer, gas and similar utilities shall be a minimum of ten feet to assure future maintenance.
- B. Subdivisions shall provide underground utility lines, including, but not limited to those for electricity, communications, cable TV and street lighting.
- C. All streets, curbs, gutters, sidewalks, bridges, drains, culverts, and related structures and facilities shall be constructed in accordance with the ecology manual adopted by the city and the city's design and development standards and applicable state and federal requirements.
- D. All streets shall be constructed in accordance with Title 12 and the city's project manual for engineering design and development standards.

- E. Water supply facilities adequate to provide potable water from a public supply to each lot within a subdivision shall be installed in conformity with the city's project manual for engineering design and development standards. Each lot shall be provided with a connection to the city's sanitary sewer, water and stormwater system in conformity with the ecology manual adopted by the city and the city's design and development standards.
- F. Prior to construction of any structures within the subdivision, all public utilities shall be installed in conformance with the ecology manual adopted by the city and the city's design and development standards.

18.14.160 - Street and utility extensions required.

All streets and utility extensions required by the city shall be made to the furthest extent of the property or the edge of the subdivision except where there is no expectation of extension of the street or utilities or the service of additional lots.

DEJONG LONG PLAT

A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16,
TOWNSHIP 40 N., RANGE 3 E. OF THE W.M., CITY OF LYNDEN, WHATCOM COUNTY, WASHINGTON

LEGAL DESCRIPTION
 THE WHATSON LAND BEING REFERENCED BY _____
 PARCEL NO. 400318 400324 0000
 LOT 4 BEING SHORT PLAT ACCORDING TO THE PLAT THEREOF RECORDED UNDER AUDITOR'S FILE NUMBER 193700001, RECORDS OF WHATCOM COUNTY, WASHINGTON.
 PARCEL NO. 400318 400324 0000
 LOT 5 BEING SHORT PLAT ACCORDING TO THE PLAT THEREOF RECORDED UNDER AUDITOR'S FILE NUMBER 193700001, RECORDS OF WHATCOM COUNTY, WASHINGTON.
 STATE IN WHATCOM COUNTY, WASHINGTON.

REGULATION AND DEDICATION
 WE, THE UNDERSIGNED, DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE PUBLIC FOREVER ALL RIGHTS AND WAIVE SPECIAL PRIORITY WITH THE RIGHT TO MAKE AN EASEMENT DEEDS FOR DRIVE AND ALLEYS, AND THE RIGHT TO CONTINUE TO DRAIN AND MAINTAIN AND MAINTAIN OVER AND ACROSS ANY OF THE LOTS SHOWN HEREON WITHIN THE PLAT, IN THE ORIGINAL, REASONABLE COURSE OF WATER AND TO BE OPEN TO THE PUBLIC, INCLUDING REASONABLE CHANNELS OF DRAINAGE AND WATER COURSE, NO DRAINAGE WATER ON ANY LOTS SHALL BE DIVERTED FROM THE ORIGINAL COURSE OF THE DRAINAGE WATER AND NO DRAINAGE WATER SHALL BE DIVERTED FROM THE ORIGINAL COURSE OF THE DRAINAGE WATER IN CONNECTION WITH ANY LOT OR LOTS SHOWN ON THIS PLAT. ANY DRAINAGE WATER ON ANY LOTS SHALL BE DIVERTED FROM THE ORIGINAL COURSE OF THE DRAINAGE WATER IN CONNECTION WITH ANY LOT OR LOTS SHOWN ON THIS PLAT. ANY DRAINAGE WATER ON ANY LOTS SHALL BE DIVERTED FROM THE ORIGINAL COURSE OF THE DRAINAGE WATER IN CONNECTION WITH ANY LOT OR LOTS SHOWN ON THIS PLAT. ANY DRAINAGE WATER ON ANY LOTS SHALL BE DIVERTED FROM THE ORIGINAL COURSE OF THE DRAINAGE WATER IN CONNECTION WITH ANY LOT OR LOTS SHOWN ON THIS PLAT.

EDUCATIONAL

WATER

RAILROAD

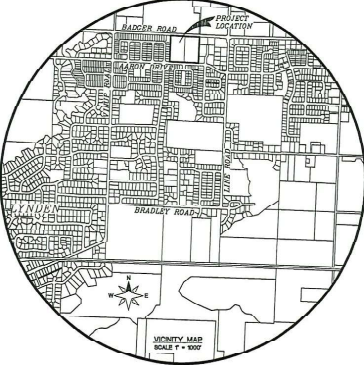
ACKNOWLEDGEMENT

STATE OF WASHINGTON)
 COUNTY OF WHATCOM)
 I, _____, do hereby certify that the above described property owner of the above described property has acknowledged that the above described property is being dedicated to the public for the uses and purposes mentioned in this instrument on this _____ day of _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 My commission expires _____

PLAT NOTES AND CONDITIONS

1. FOR ADDITIONAL PLAT RESTRICTIONS SEE THAT CERTAIN DECLARATIONS OF COVENANTS, RESTRICTIONS AND ADDITIONAL STIPULATIONS RECORDED UNDER WHATCOM COUNTY AUDITOR'S FILE # _____



- SURVEYOR'S NOTES:**
- 1) DATA FOR THIS SURVEY WAS OBTAINED BY FIELD TRAVERSE INCLUDING ELECTRONIC DATA COLLECTION ON NOVEMBER 02, 2018.
 - 2) EQUIPMENT USED: LEICA DISTO D2000 AT MAX. 81.5 PPM & LEICA GPS RECEIVER.
 - 3) HORIZONTAL DATUM: CITY OF LYNDEN MONUMENT CONTROL, NAD83 (NAD83).
 - 4) SOURCE OF SURFACE SURVEY AND LEGAL PLAT: _____
 - 5) IN ACCORDANCE WITH THE REVISED CODE OF WASHINGTON 18.06 AND THE CHAPTER 18.06, THE RECORD OF SURVEY OFFICIAL HAS REVIEWED THIS PLAT AND THE RECORD OF SURVEY OFFICIAL REPRESENTS A POTENTIAL FOR CLAIM OF INADVERTENT TITLE. THIS REPORT DOES NOT RELY ON THE RECORD OF SURVEY OFFICIAL'S REVIEW THAT MAY MAKE THEM INADVERTENT TITLE CLAIMS.

CITY OF LYNDEN, WASHINGTON
 EXAMINED AND APPROVED BY THE LYNDEN PUBLIC WORKS DEPARTMENT AS TO THE LAYOUT OF ROADS AND RIGHTS-OF-WAY AND ACCEPTANCE OF THE DEDICATION AND/OR EASEMENTS ON BEHALF OF THE CITY OF LYNDEN IN ACCORDANCE WITH THE CITY OF LYNDEN DEVELOPMENT ORDINANCES.

THIS _____ DAY OF _____, 2018.

STEVE BARNHART, P.E., CITY OF LYNDEN PUBLIC WORKS DIRECTOR

CITY PLANNING APPROVAL

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT FOR CONFORMANCE WITH APPLICABLE ZONING STATUTES AND CITY SUBDIVISION AND ZONING ORDINANCES AND HEREBY APPROVE THE SAME.

THIS _____ DAY OF _____, 2018.

HEIDI GARDNER, P.E., CITY OF LYNDEN PLANNING DIRECTOR

CITY PLANNING COMMISSION APPROVAL

EXAMINED AND APPROVED BY THE CITY OF LYNDEN IN ACCORDANCE WITH THE CITY OF LYNDEN DEVELOPMENT ORDINANCES.

THIS _____ DAY OF _____, 2018.

CHRISTINA, CITY OF LYNDEN PLANNING COMMISSION

CITY COUNCIL APPROVAL

APPROVED BY THE COUNCIL OF THE CITY OF LYNDEN, WASHINGTON, BY AN ORDINANCE MADE AND ENTERED ON THIS _____ DAY OF _____, 2018.

BOBY JOHNSON, MAYOR, CITY OF LYNDEN ATTEST: CITY CLERK

LYNDEN, WASHINGTON APPROVAL

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT FOR CONFORMANCE WITH APPLICABLE ZONING STATUTES AND CITY SUBDIVISION AND ZONING ORDINANCES AND HEREBY APPROVE THE SAME.

THIS _____ DAY OF _____, 2018.

ANTHONY BARNHART, CITY OF LYNDEN FINANCE DIRECTOR

DATE _____

WHATCOM COUNTY TREASURER'S CERTIFICATE

WEASURER OF WHATCOM COUNTY, WASHINGTON, DO HEREBY CERTIFY THAT ALL TAXES REQUIRED BY LAW TO BE PAID UNDER THIS PLAT AND THE ALL CITY ORDINANCES FOR WHICH THE PROPERTY DESCRIBED IN THIS PLAT MAY BE LIABLE AT THIS DATE, AND THAT ALL SPECIAL CITY OF LYNDEN ASSESSMENTS AGAINST THE PROPERTY IN THIS PLAT HAVE BEEN PAID.

THIS _____ DAY OF _____, 2018.

TREASURER, WHATCOM COUNTY, WASHINGTON



SEC. 18, TWP. 40 N., R. 3 E., S. 16, W. 18

AUDITOR'S CERTIFICATE
 Filed for record this _____ day of _____, 2018.
 In book _____ of _____ 41 pages
 in official records under Auditor's File Number _____
 at the request of _____
 County Auditor

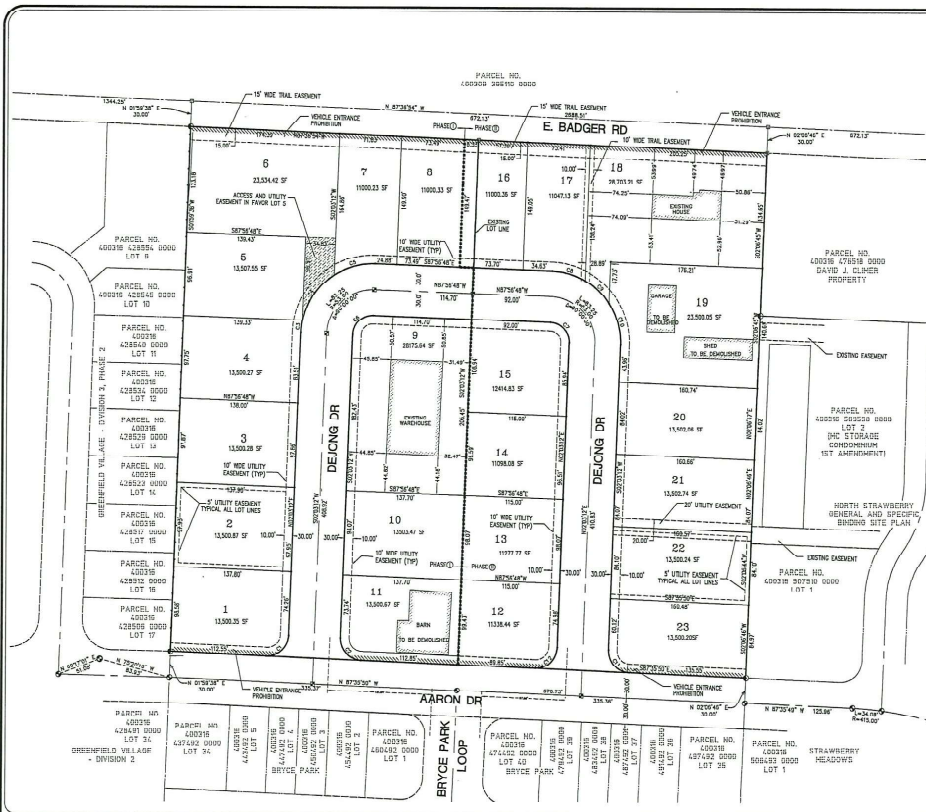
SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act and the requirements of ELDON DEJONG in _____, 2020.
 CERTIFICATE No: 24218



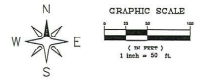
LAND DEVELOPMENT ENGINEERING & SURVEYING INC.
 5160 INDUSTRIAL PL. #108
 PERRDALE, WA 98248
 Ph. (360) 383-0620

DEJONG LONG PLAT

JOB No.	DWG No.	DATE
1971	181_Plat-181-009	12/18/19
DRW BY:	CHK BY:	SHEET
NC	K.T.H.	1 of 2



NUMBER OF NEW LOTS		
No. of Lot	PHASE I	PHASE II
1	13500.25 SF	
2	13500.87 SF	
3	13500.88 SF	
4	13500.27 SF	
5	13507.55 SF	
6	23044.42 SF	
7	13500.23 SF	
8	10998.28 SF	
9	28175.04 SF	
10	13507.47 SF	
11	13500.67 SF	
12		11338.44 SF
13		11277.77 SF
14		11018.08 SF
15		12414.83 SF
16		11000.28 SF
17		11847.13 SF
18		28703.25 SF
19		23070.05 SF
20		13502.08 SF
21		13802.74 SF
22		13500.24 SF
23		13500.25 SF
24		13500.25 SF



PLAT	
Open plot area	41122.48 SF
Reserve tracts	0
Critical areas	0
Right of ways (R/Ws)	68513.30 SF
Other Infrastructure	0
Net developable	34269.18 SF
Percent R/W and Infrastructure	16.68%

PROPERTY INFORMATION			
Description	PHASE I	PHASE II	TOTAL
Overall Area/acreage	30397.70 SF	28954.79 SF	41122.49 SF
Lot Area (Minimum)	10500.00 SF	11740.11 SF	24240.11 SF
Area of R/W in SF	34853.52 SF	33669.78 SF	68523.30 SF
Building Restrictions	RM-3	RM-3	RM-3
Number of New Lots	11	12	23
Minimum Lot Size	11000.25 SF	11000.25 SF	11000.25 SF

CURVE TABLE			
LINE	LENGTH	RADIUS	AREA
1	10.00	50.00	157.08
2	10.00	50.00	157.08
3	10.00	50.00	157.08
4	10.00	50.00	157.08
5	10.00	50.00	157.08
6	10.00	50.00	157.08
7	10.00	50.00	157.08
8	10.00	50.00	157.08
9	10.00	50.00	157.08
10	10.00	50.00	157.08
11	10.00	50.00	157.08
12	10.00	50.00	157.08
13	10.00	50.00	157.08
14	10.00	50.00	157.08
15	10.00	50.00	157.08
16	10.00	50.00	157.08
17	10.00	50.00	157.08
18	10.00	50.00	157.08
19	10.00	50.00	157.08
20	10.00	50.00	157.08
21	10.00	50.00	157.08
22	10.00	50.00	157.08
23	10.00	50.00	157.08
24	10.00	50.00	157.08

REVISION	BY	DATE
1	PS	05/01/18
2	PS	05/03/18
3	PS	05/03/18



LDES, INC.
 5160 INDUSTRIAL PL #108
 FERNDALE, WA 98248
 PHONE 360-383-0620
 FAX 360-383-0639

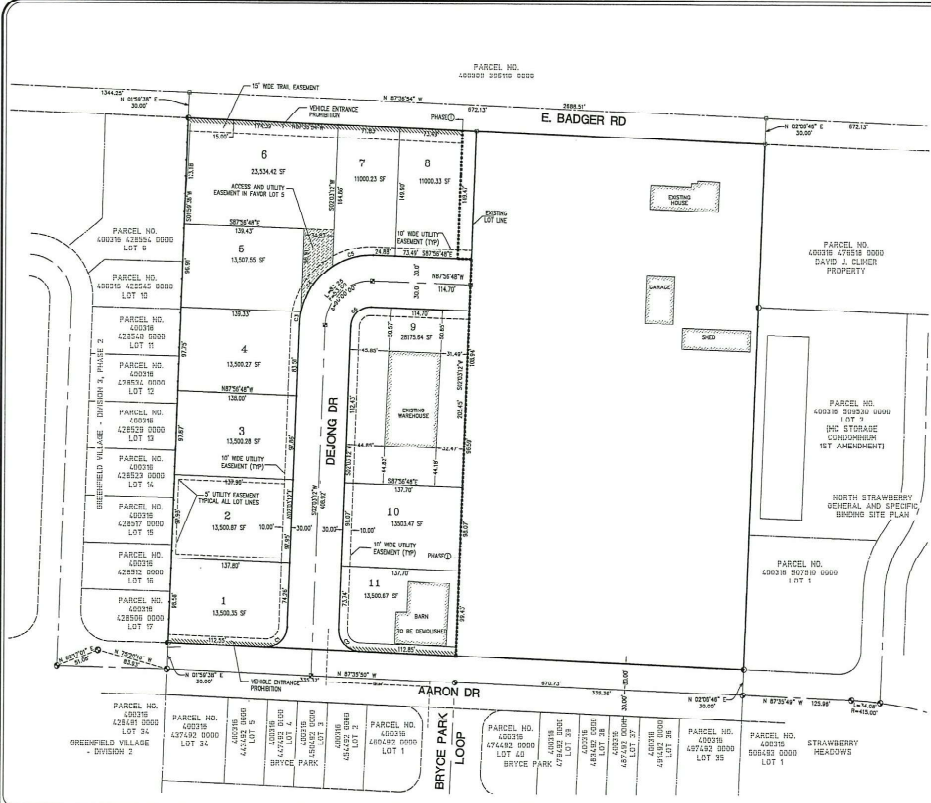
JOB NO.:
 DWG. NAME:
 DESIGNED BY: RL
 DRAWN BY: RL
 CHECKED BY: RL

DEJONG LONG
 1205 C GADSDEN ROAD
 LYNDEN, WA 98264

DEJONG LONG PLAT
PROPOSED SUBDIVISION LAYOUT
PHASE I AND II

1205 AND 1206 E BADGER RD LYNDEN, WASHINGTON
 A PORTION OF SECTION 16, TOWNSHIP 40N, RANGE 9E, WM

SHEET
1
 OF
 06



PHASE I NUMBERS OF NEW LOTS		
N/A	No of Lot	AREA
1	1	11605.94 SF
2	2	13005.87 SF
3	3	13005.87 SF
4	4	13005.87 SF
5	5	13005.87 SF
6	6	23024.42 SF
7	7	10002.23 SF
8	8	10002.23 SF
9	9	29176.41 SF
10	10	13005.87 SF
11	11	13005.87 SF

PROPERTY INFORMATION	
Description	PHASE I
Overall Area (Acres)	20317.70 SF
Lot Area (Acres)	18224.08 SF
Area of ROW in SF	31663.82 SF
Dating Classification	RI-3
Number of New Lots	11
Minimum Lot Size	10002.23 SF

Phase I	
Overall Area	20317.70 SF
Reserve Area	0
Overall Area	0
Right of Way (ROW)	31663.82 SF
Other Infrastructure	0
Net Infrastructure	18224.08 SF
Parcel ROW and Infrastructure	13172

CURVE TABLE			
CHORD	LENGTH	RADIUS	DELTA
10	31.42	29.00	100.0000°
20	62.83	58.00	100.0000°
30	94.24	87.00	100.0000°
40	125.65	116.00	100.0000°
50	157.06	145.00	100.0000°
60	188.47	174.00	100.0000°
70	219.88	203.00	100.0000°
80	251.29	232.00	100.0000°
90	282.70	261.00	100.0000°
100	314.11	290.00	100.0000°
110	345.52	319.00	100.0000°
120	376.93	348.00	100.0000°

REVISION	BY	DATE
1	PS	10/08/08
2	PS	10/08/08
3	PS	10/08/08



LDES, INC.
 5160 INDUSTRIAL PL. #108
 FERNDAI F. WA 98248
 PHONE 360-363-0620
 FAX 360-363-0639

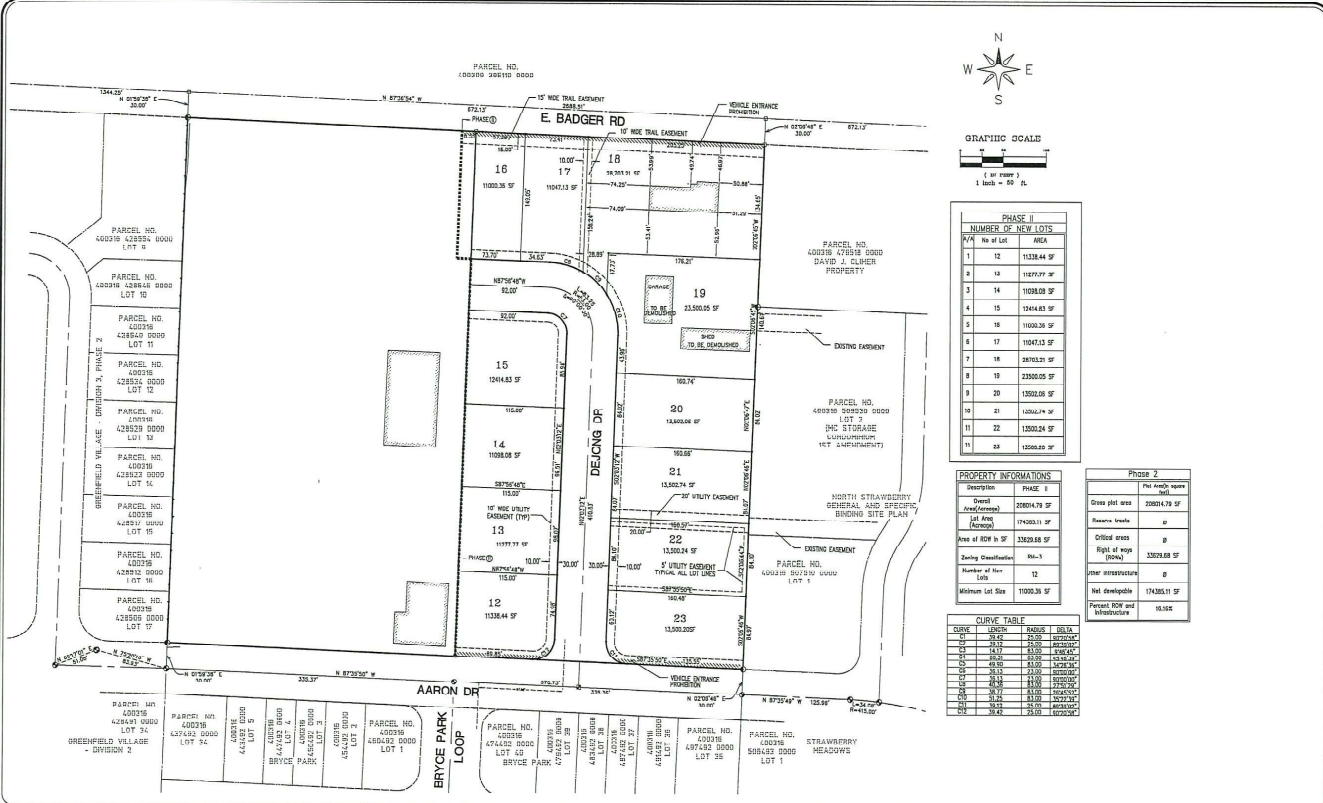
DEJONG
 1203 E BADGER ROAD
 LYNDEN, WA 98264

JOB NO.:
 DWG. NAME:
 DESIGNED BY: RL
 DRAWN BY: RL
 CHECKED BY: RL

**DEJONG LONG PLAT
 PROPOSED SUBDIVISION LAYOUT
 PHASE I**

SHEET
2
 OF
 06

025 AND 026 E BADGER RD, LYNDEN, WASHINGTON
 A PORTION OF SECTION 18, TOWNSHIP 42N, RANGE 9E, W4M



PHASE II NUMBER OF NEW LOTS		
Lot #	No of Lot	AREA
1	12	11326.44 SF
2	13	11877.77 SF
3	14	11038.08 SF
4	15	12414.83 SF
5	16	11000.36 SF
6	17	10471.13 SF
7	18	28703.25 SF
8	19	23500.05 SF
9	20	13502.06 SF
10	21	13502.74 SF
11	22	13502.74 SF
12	23	13500.20 SF

PROPERTY INFORMATION	
Description	PHASE II
Overall Lot Area (Acres)	20804.79 SF
Lot Area (Acres)	17400.11 SF
Area of ROW in SF	13628.58 SF
Building Classification	SM-1
Number of Lots	12
Minimum Lot Size	11000.36 SF

Phase 2	
Item	Per Acre Value
Gross plot area	20804.79 SF
Street frontage	0
Right of way (ROW)	13628.58 SF
Net developable	0
Permit fee and infrastructure	16.565

CURVE TABLE			
Curve	Length	Radius	Delta
C1	11.72	25.00	87.200°
C2	14.71	25.00	87.200°
C3	18.70	25.00	87.200°
C4	22.69	25.00	87.200°
C5	26.68	25.00	87.200°
C6	30.67	25.00	87.200°
C7	34.66	25.00	87.200°
C8	38.65	25.00	87.200°
C9	42.64	25.00	87.200°
C10	46.63	25.00	87.200°
C11	50.62	25.00	87.200°
C12	54.61	25.00	87.200°

NO.	REVISION	BY	DATE
1	INITIAL	PS	01/08/19
2	INITIAL	PS	03/08/19
3	INITIAL	PS	03/08/19



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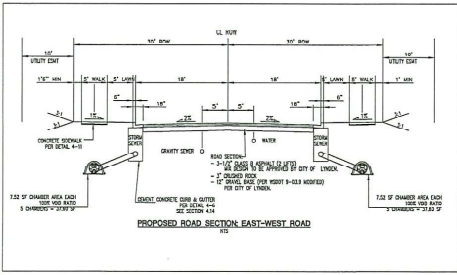
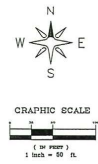
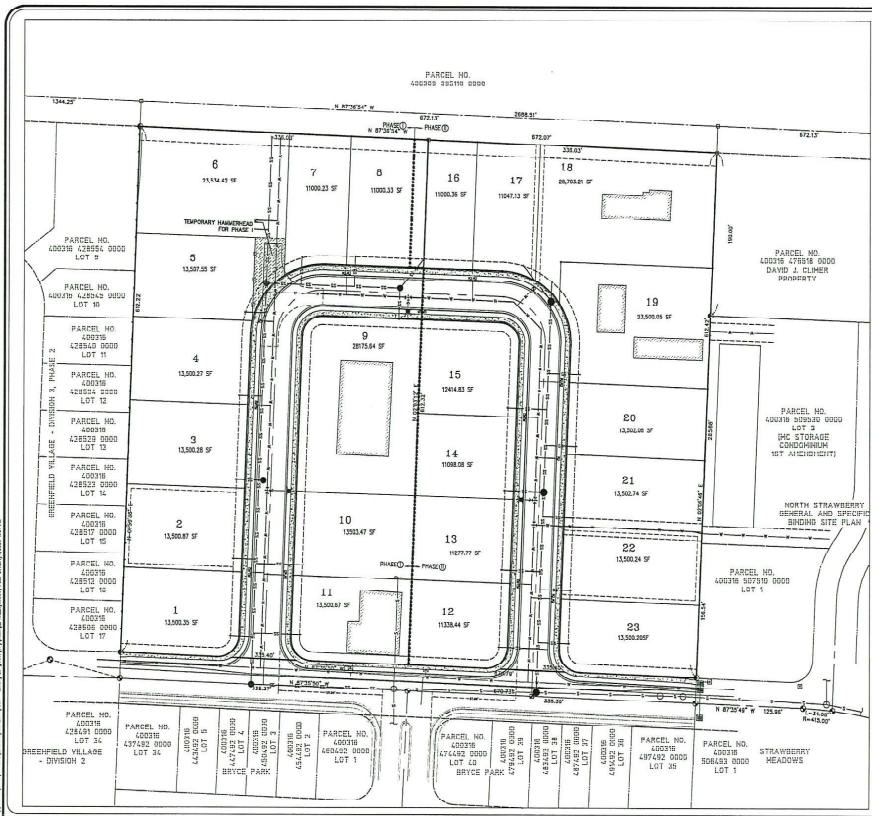
OWNER: DEJONG
 1203 E BADGER ROAD
 LYNDEN, WA 98264

DESIGNED BY: RL
 DRAWN BY: RL
 CHECKED BY: RL

**DEJONG LONG PLAT
 PROPOSED SUBDIVISION LAYOUT
 PHASE II**

SHEET **3**
 OF 06

006 AND 001 E BADGER RD, LYNDEN, WASHINGTON
 A PORTION OF SECTION 16, TOWNSHIP 40N, RANGE 9E, W4M.



NO.	REVISION	BY	DATE
1			
2			
3			

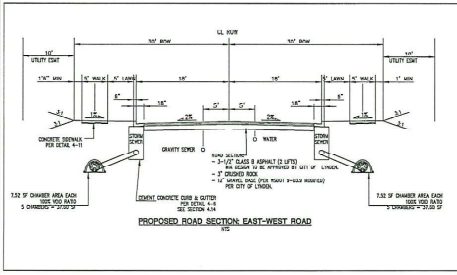
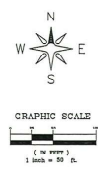
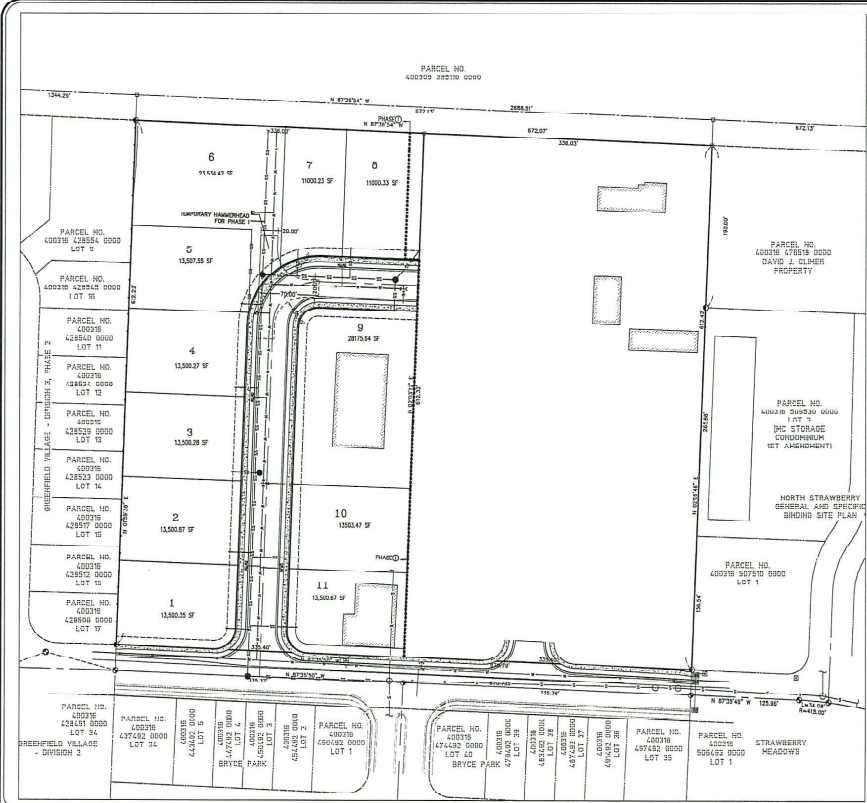


LDES, INC.
 5160 INDUSTRIAL PL. #108
 FERRIS, WA 98248
 PHONE 360-363-0620
 FAX 360-363-0639

DEJONG
 1203 E BADOER ROAD
 LYNDEN, WA 98264

DEJONG LONG PLAT
PROPOSED COMPOSITE UTILITY PLAN
PHASE I AND II
 6205 AND 6211 E BADOER RD, LYNDEN, WASHINGTON
 A PORTION OF SECTION 16, TOWNSHIP 42N, RANGE 3E, W4M

SHEET
4
 OF 06



NO.	REVISION	BY	DATE
1		RL	01/20/20
2		RL	01/20/20
3		RL	01/20/20



LDES, INC.
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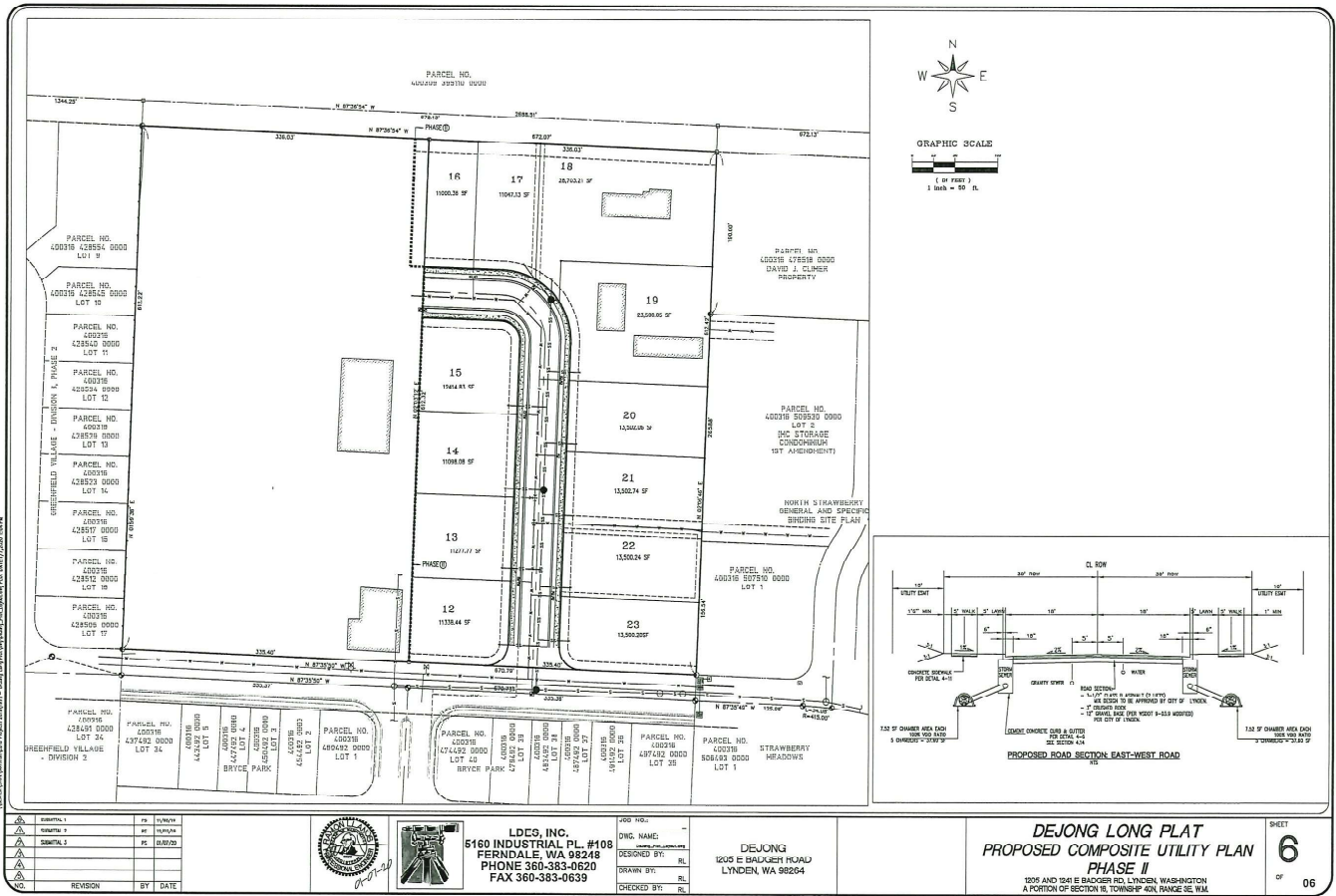
PROJECT NAME:
 DESIGNED BY: RL
 DRAWN BY: RL
 CHECKED BY: RL

DEJONG
 1203 E BADOER ROAD
 LYNDEN, WA 98264

DEJONG LONG PLAT
PROPOSED COMPOSITE UTILITY PLAN
PHASE 1

SHEET
5
 OF 06

1203 AND 1204 E BADOER RD, LYNDEN, WASHINGTON
 A PORTION OF SECTION 16, TOWNSHIP 40N, RANGE 16E, W1M



NO.	REVISION	BY	DATE
1	REVISED	RL	01/20/04
2	REVISED	RL	01/20/04
3	REVISED	RL	01/20/04



LDES, INC.
5160 INDUSTRIAL PL. #108
PERDALE, WA 98248
PHONE 360-363-0620
FAX 360-363-0639

JOB NO.:	---
ENG. NAME:	---
DESIGNED BY:	RL
DRAWN BY:	RL
CHECKED BY:	RL

DEJONG
 1205 E BALAJSH HWAY
 LYNDEN, WA 98264

DEJONG LONG PLAT
PROPOSED COMPOSITE UTILITY PLAN
PHASE II
 100' AND 100' E BACKSHOR RD., LYNDEN, WASHINGTON
 A PORTION OF SECTION 16, TOWNSHIP 40N, RANGE 16E, WM.

