



## TECHNICAL REVIEW COMMITTEE Development Project Report

Date Issued:	April 2, 2019
Project Name:	Vacate #19-01, Van Dyke
Applicant:	Tim Van Dyke
Property Owner:	City of Lynden
Site Address:	Division Street (612 Drayton Street)
Zoning Designation:	RM-2
Application Type:	Street Vacate
Parcel Size:	7,505
Hearing Type:	Quasi-Judicial
Hearing Objective:	To determine whether the City of Lynden should vacate the right-of-way
Date application determined complete:	March 14, 2019
Date of Publication:	March 20, 2019
SEPA Determination:	SEPA Exempt per WAC 197-11-800(i)
Project Description:	The applicant is seeking the vacation of 5-feet along the west side of Division Street, abutting 612 Drayton Street parcel.

1. This property located at the corner of Drayton Street and Division Street is zoned RM-2 multi-family. The current parcel size of 7,505 square feet. Applicant Tim Van Dyke has expressed interest in building a second unit, however, in order to do so the zoning calls for a minimum of 8,000 square feet of land. Acquiring the vacated piece will allow him the necessary square footage required to add a second unit.
2. The right-of-way property in question is 5-feet in width by 149.86 feet in length totaling approximately 749.3 square feet. Staff reviewed alternate scenarios including vacating the public alley at the south frontage of the lot and determined that the partial vacation of Division Street is the best scenario for maintaining the function of all right-of-ways.
3. At this time, the right-of-way is not necessary for transportation circulation or public safety access.
4. Verify existing utilities within the right-of-way. Easements must be retained over any utilities, maintenance of the utilities and accesses.
5. The appraisal submitted with the application dated December 12, 2018, was performed by Tom Follis and is complete. The total value of the right-of-way has been determined to be \$1800.00.