

CITY OF LYNDEN

EXECUTIVE SUMMARY



Meeting Date:	April 15, 2019	
Name of Agenda Item:	Ord 1579 Vacation of Right-of-Way – Division Street	
Section of Agenda:	Public Hearing	
Department:	Planning Dept	
Council Committee Review:	<input type="checkbox"/> Community Development <input type="checkbox"/> Finance <input type="checkbox"/> Parks	<input type="checkbox"/> Public Safety <input type="checkbox"/> Public Works <input type="checkbox"/> Other: _____
		Legal Review: <input type="checkbox"/> Yes - Reviewed <input type="checkbox"/> No - Not Reviewed <input checked="" type="checkbox"/> Review Not Required
Attachments:		
Ordinance 1579, Division Street Vacate Exhibit, TRC Report for Vacate Application 19-01		
Summary Statement:		
<p>The Technical Review Committee (TRC) has reviewed Vacate Application 19-01 submitted by Tim Van Dyke and recommends approval of Ordinance 1579. The ordinance vacates a 5 foot strip of the Division Street right-of-way which fronts the eastern edge of the parcel located at 612 Drayton Street. The City will retain utility easement rights over this 5 foot area.</p> <p>The purpose of the vacate is to increase the size of the lot to reach a minimum lot area of 8000 square feet necessary to accommodate a second unit as permitted under the its current RM-2 zoning. Currently the parcel accommodates one single family home. As required, an appraisal of the property has been conducted and the applicant is prepared to compensate the City for the determined value of \$1800.</p> <p>Staff is aware that a vacations can set a precedence for street standards which are less than the standard 60 foot width. Justification for a vacate on Division Street is tied to the unique character of the street. It is a street which dead-ends at the railroad tracks. Crossings of the railroad tracks are provided on nearby Bender Road, Nooksack Avenue and 1st Street. The total length of this dead-end section of Division is less than 400 feet. It is substandard and is not currently scheduled for improvement. Additionally, other rights-of-way in this neighborhood with similar narrow widths. Future requests, if they arise, should be compared to similar criteria.</p> <p>Facilitating the construction of an additional unit at 612 Drayton Street will not significantly affect the level of service on adjacent streets and is consistent with the City’s zoning and infill goals.</p>		
Recommended Action:		
Motion to approve Ordinance 1579 vacating five feet of right-of-way on the west side of Division Street abutting 612 Drayton Street, accepting the appraised value, and authorizing the Mayor’s signature on the document.		