



Date Issued:	June 15, 2021
Project Name:	Vacate #21-01, Redwood Road
Applicant:	Compass Point Survey, LLC
Property Owner:	City of Lynden
Site Address:	Portion of Redwood Road
Zoning Designation:	IBZ
Application Type:	Street Vacate
RIGHT-OF-WAY Vacation Size:	47,670
Hearing Type:	Quasi-Judicial
Hearing Objective:	To determine whether the City of Lynden should vacate the right-of-way
Date application determined complete:	May 12, 2021
Date of Publication:	May 26, 2021
SEPA Determination:	SEPA Exempt per WAC 197-11-800(i)
Project Description:	The applicant is seeking the vacation of a portion of Redwood Road approximately 80-feet X 596-feet (47,670 square feet).

Summary:

The property in question is located within the 300 – 400 Block of Redwood Road. The applicant states that the roadway was never built and would add just over an acre of useable land to the existing lot.

The right-of-way property in question is approximately 80-feet in width by 596-feet in length totaling approximately 47,670 square feet.

Review Comments:

1. *Transportation and Circulation:* Staff has determined that at this time, the right-of-way is not necessary for transportation circulation or public safety access.

2. *Utility Easements Required:*

- a. The proposed vacation request will need to include the vacate of the City's standard 10-foot utility easements located outside of the right-of-way.
- b. Puget Sound Energy has a 10-foot utility easement located outside of the right-of-way (AF 2070501372). This easement was established under SBSP 1.
- c. The City will require new utility easements from Alderwood Drive south to the south end of property. A 30-foot utility easement will be required when water and sewer lines are combined and a 20 - foot easement if separate.
- d. The City will require a 10-foot utility easement across Redwood Road for Alderwood Drive.

3. *Public Works Comments:*

- a. The vacate indicates that the curb return right-of-way at Alderwood Drive will remain. These should remain only out to the right-of-way location for Alderwood Drive.
- b. Alderwood RIGHT-OF-WAY will need to be depicted as going east-west across the vacated Redwood Road.
- c. The request is to vacate 596 feet. The east right-of-way line of Redwood Road is only 594.93. The west ROW is 596.64. Exhibits and descriptions to be clarified prior to final approval.
- d. There is an existing City 8-inch water main stubbed approx. 40 feet south of the Alderwood Drive curb into the vacated ROW. This will need to remain in easement.

4. *Compliance with Chapter 17.21- Please be advised.*

- a. If the City Council, after holding the required public hearing, determines to grant the petition or any part thereof, the applicants shall complete an appraisal of said property to be vacated. The appraisal shall be conducted by a certified appraiser and provide a minimum of three comparable properties.
- b. If the appraisal is found to be acceptable by the City Council, the City Council shall adopt an ordinance to vacate the street or alley; provided however, that said ordinance shall not be effective until the owners of property abutting upon the street or alley to be vacated have compensated the City in an amount not to exceed the full appraised value of the area vacated.
- c. The ordinance shall provide that the City shall retain easements for the installation, repair and maintenance of public utilities and services.
- d. A certified copy of said ordinance shall be recorded by the applicant in the office of the County Auditor.