

CITY OF LYNDEN
PLANNING COMMISSION RESOLUTION #20-09

**A resolution of recommendation for the approval of
Conditional Use Permit 20-03, Dave and Kathleen Dillard**

WHEREAS, Dave and Kathleen Dillard, hereinafter called the "Proponent," submitted a complete application to the City of Lynden, hereinafter called "the City," for a conditional use permit to allow short term rentals at their home located within the RS-100 zone; and

WHEREAS, the City of Lynden regulates short term rentals consistent with LMC Chapter 19.49 - Conditional Use Permits and Bed and Breakfast Establishments; and

WHEREAS, the application was determined to be complete on October 9, 2020, and the notice of application was published in the Lynden Tribune on November 4, 2020; and

WHEREAS, the Proponent has provided the City with receipts for the certified mailing of all required notices to all property owners within three hundred feet of the subject property together with the affidavits of posting said notices; and

WHEREAS, the Lynden Planning Commission held a public hearing on December 10, 2020, at the City of Lynden, City Hall Annex, 205 4th Street, Lynden, Washington, to accept public testimony on the proposed conditional use permit request, and that meeting was duly documented; and

WHEREAS, the City's Technical Review Committee has reviewed the request for the conditional use permit and has provided comments and recommendations to the Planning Commission in a report dated November 12, 2020 and during the Planning Commission hearing; and

WHEREAS, the Lynden Planning Commission has reviewed the conditional use permit request and has found that the application meets the criteria for granting a conditional use permit under Chapter 19.49.020 and 19.49.030 of the Lynden Municipal Code.

NOW THEREFORE, BE IT RESOLVED by the Lynden Planning Commission to recommend approval by a vote of 6-0, to the Lynden City Council, of Conditional Use Permit #20-3, Dave and Kathleen Dillard, subject to conditions of the Technical Review Committee Report dated November 12, 2020, and further subject to the following conditions:

1. That there be a 1-year review of the conditional use permit.

PASSED a recommendation of approval by the Planning Commission of the City of Lynden, Whatcom County, by a vote of 6-0, at their regular meeting held on the 10th day of December 2020.

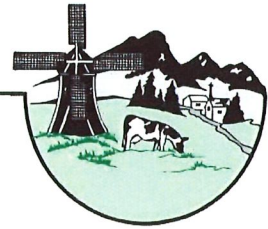
Diane Veltkamp, Chair
Lynden Planning Commission



Heidi Gudde
Planning Director

CITY OF LYNDEN

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



PLANNING COMMISSION AGENDA

7:30 PM December 10, 2020
Microsoft Teams Meeting

1. CALL TO ORDER

2. ROLL CALL

Commissioners Present: Bryan Korthuis, Blair Scott, Diane Veltkamp, Gerald Veltkamp, Tim Faber, Karen Timmer and Nikki Turner.

Commissioners Absent with Notice: None

Staff: Mike Martin, Heidi Gudde and Korene Samec

3. APPROVAL OF THE MINUTES OF November 12, 2020

Faber approved as presented. Turner seconded.

4. DECLARATION OF CONFLICT

None of the Commissioners reported any ex-parte contact or conflict of interest.

5. PUBLIC HEARINGS TO CONSIDER:

A. Dillard Conditional Use Permit #20-03, 422 Woodcreek Drive

Gudde summarized the proposed Conditional Use Permit Application. The City of Lynden's zoning code provides residents, who meet specific performance criteria, the opportunity to use their homes as short-term vacation rentals. These are regulated per the City's code section on Bed and Breakfast Establishments.

Prior to operation, the homeowner must be granted a Conditional Use Permit (CUP) as a short-term rental may have an impact on the surrounding properties. The CUP process includes notifying property owners within 300 feet and demonstrating that the property will meet the criteria outlined in LMC 19.49.020 and can meet the operational regulations of LMC 19.49.030 (attached).

The pending CUP application has been submitted by David and Kathleen Dillard; who's property is located at 422 Woodcreek Drive. The attached application includes an aerial map of the neighborhood and a floor plan of the residence. The Dillard's already have a legal Accessory Dwelling Unit, located in the basement floor of their residence. This ADU has been used for both long-term and short-term rentals. With this CUP proposal they are seeking to make the short-term rental option legal. They are not proposing to make physical changes to the home. Consistent with code, the property owner is intending to remain onsite when the property is being used as a short-term rental. The property will provide adequate on-site

parking and landscape buffers/fence are in place to reduce impacts to others. The request is also consistent with similar requests approved elsewhere within the City.

Staff has received concerns regarding increased parking impacts due to the fact that the Dillard's have two driveways off of Woodcreek Drive and about the approved building permit that allows the Dillard's to construct a shop in the rear yard. Gudde noted that the conditions in the Staff Report for the CUP specifically state that the ADU / Air B&B can only be located within the approved ADU not the proposed detached shop. Gudde also mentioned the possibility of installing a privacy fence along the northern property line to provide a buffer.

Public Comment

Dave Dillard, applicant spoke and stated that the proposed shop, currently under construction will help relieve some of the parking concerns as some vehicles will be parked inside the shop which will move parking off of the street.

Dillard stated that for the last three years we have rented the unit as a full-time rental which had a vehicle in driveway all of the time. The parking will actually be reduced as there will no longer be someone residing in the unit fulltime.

Linda Sharp, 450 Woodcreek Drive. Sharp asked if the CUP states that the ADU will be located in the existing home and will not be in the proposed shop. Gudde replied, yes. Sharp also asked about a privacy fence constructed on the Dillard's property line. D. Veltkamp stated, that was a recommendation from Staff.

Questions or Comments from the Commissioners

- Faber asked what is the time frame for the construction of the shop? Dillard replied, next summer.
- K Timmer asked if the shop will be completed next summer or just in the process of being completed? Dillard replied, completed.
- Faber asked about screening on the property lines. Gudde replied, that the south side of property appears to be adequately screened, however, screening on the north property line is recommended. Faber questioned the screening on the north side as the ADU exists on the other side of the property. Gudde stated that the recommendation came out of discussions regarding privacy and parking concerns with the neighbor.
- Linda Sharp stated that there is a lot of traffic generated from the Dillard family and the Sharps would like some additional privacy between the properties and to better designate the property lines. In addition, the Dillard's park a freightliner in the driveway between the two homes. along the northern property line.

- The Dillard's state that the driveway on the northside has never been used by renters. It is a private driveway only.
- Timmer asked if the north driveway is currently used? The Dillard's replied, yes, it is our private driveway.

Scott motion to close the public portion of the hearing. Seconded by Korthuis and the motion passed 6-0

The Commission had no concerns with the CUP criteria. The buffering issue is not due to the CUP request.

K Timmer stated that a nightly rental can have more impact than a monthly rental. The City needs to tread carefully. Maybe a buffer is not out of the question as the neighbors could be negatively impacted.

G Veltkamp has concerns regarding forcing the Dillard's to put up a fence. A fence or buffering is not required for the shop building. The screening on the north property line is a separate issue.

Faber agrees with G. Veltkamp and stated that the parties involved need to work together for a solution. The fence is a different issue than the CUP request. Faber has no concerns with the CUP criteria.

Brief discussion regarding annual review of the CUP.

Faber made a motion to recommend to the City Council the approval of the proposed Dillard Conditional Use Permit to allow short-term rentals as proposed at their property at 422 Woodcreek Drive, subject to annual review as written in code. Seconded by Blair Scott and the motion passed 6-0.

CUP 20-03
Dillard Residence

Driveway
#1

Driveway #2
North property line



North
↓

CUP 20-03
Dillard Residence

North
property
line



North

CITY OF LYNDEN

EXECUTIVE SUMMARY - PLANNING COMMISSION



Meeting Date:	December 10, 2020
Name of Agenda Item:	Public Hearing for Dillard Conditional Use Permit (CUP) to allow short-term rentals
Type of Hearing:	Quasi-Judicial
Attachments:	
<ul style="list-style-type: none">• Technical Review Committee Report• Dillard Conditional Use Permit application• Excerpt of LMC Chapt 19.49 regarding Conditional Use Permits	
Summary Statement:	
<p>The City of Lynden's zoning code provides residents, who meet specific performance criteria, the opportunity to use their homes as short-term vacation rentals. These are regulated per the City's code section on Bed and Breakfast Establishments.</p> <p>Prior to operation, the homeowner must be granted a Conditional Use Permit (CUP) as a short-term rental may have an impact on the surrounding properties. The CUP process includes notifying property owners within 300 feet and demonstrating that the property will meet the criteria outlined in LMC 19.49.020 and can meet the operational regulations of LMC 19.49.030 (attached).</p> <p>The pending CUP application has been submitted by David and Kathleen Dillard; who's property is located at 422 Woodcreek Drive. The attached application includes an aerial map of the neighborhood and a floor plan of the residence. The Dillard's already have a legal Accessory Dwelling Unit, located in the basement floor of their residence. This ADU has been used for both long-term and short-term rentals. With this CUP proposal they are seeking to make the short-term rental option legal. They are not proposing to make physical changes to the home. Consistent with code, the property owner is intending to remain onsite when the property is being used as a short-term rental.</p> <p>The vicinity of the proposed establishment is the Woodcreek Drive neighborhood, where there are several abutting neighbors. Neighbors may have concerns about how this use might impact the neighborhood, specifically in regard to parking and noise.</p> <p>Technical Review Committee concluded that the application appears to meet the criteria associated with the applicable Conditional Use Permit. The property will provide adequate on-site parking and landscape buffers/fence are in place to reduce impacts to others. The request is also consistent with similar requests approved elsewhere within the City.</p>	
Recommended Action:	
Motion to recommend to the City Council approval of the proposed Dillard Conditional Use Permit to allow short-term rentals as proposed at their property at 422 Woodcreek Drive.	

CITY OF LYNDEN



TECHNICAL REVIEW COMMITTEE Development Project Report

Date Issued:	November 12, 2020
Project Name:	CUP #20-03, Dillard Air BNB
Applicant:	David and Kathleen Dillard
Property Owner:	David and Kathleen Dillard
Site Address:	422 Woodcreek Drive
Parcel Number	400319-189237
Zoning Designation:	RS-100
Application Type:	Conditional Use Permit
Parcel Size:	N/A
Hearing Type:	Quasi-Judicial
Hearing Objective:	The objective of this public hearing is to determine whether the proposed Conditional Use Permit meets the criteria found within Section 19.49.020 of the Lynden Municipal Code.
Date application determined complete:	October 9, 2020
Date of Publication:	November 4, 2020
SEPA Determination:	N/A
Project Description:	The applicant is requesting a conditional use permit to allow short term rentals, through an Air BNB unit, at their home located within the RS-100 zone.

Background and Notification Requirements:

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).

The City of Lynden regulates short term rentals (such as Air BNB and VRBO) consistent with code provisions for bed and breakfast establishments. This is done recognizing that establishments which offer short term lodging accommodations *could* have an

impact on a neighborhood if certain conditions are not met. As such, a Conditional Use Permit is required as established in LMC Chapter 19.49 - Conditional Use Permits and Bed and Breakfast Establishments.

The applicant has met the minimum submittal requirements and the application was determined to be complete on October 9, 2020. The notice of application was published on November 4, 2020.

The City has received proof of certified mailing and the affidavit of posting in accordance with the City's requirements.

Chapter 19.49.020 (C) states that a Conditional Use Permit will be granted only if the proposed use complies with the standards and criteria listed below. The applicant's response to the criteria have been provided and included in the application package.

Planning Department Comments:

1. *Accessory Dwelling Unit:* The ADU must be used as previously permitted and located within the single-family home. There may be no living space / ADU activities located within the detached shop building on site.
2. *Designated Parking:* Code requires that one parking space be provided for each rentable bedroom in addition to the surface parking required for the home. The applicant has indicated that additional parking is available next to the existing driveway. Parking on the street is permitted within residential areas however staff recommends that visitors be required to park in the designated parking area on the property rather than the street.
3. *Advisory Regulations:* Be advised, in addition to the criteria listed in Section 19.49.020, all proposed establishments shall be required to show compliance with the standards listed under Section 19.49.030 as follows:
 - a. A bed and breakfast establishment shall appear as any other single-family residence within the surrounding area. One flat, unlighted sign, not exceeding 16 square feet mounted flush against the building will be permitted. In addition, a single monument sign may be permitted if it meets the requirements for monument signs within Chapter 19.33.
 - b. The applicant shall comply with local fire and building codes and guidelines fixed by the city fire chief and building inspector, including, but not limited to adequate exits as required by the Uniform Building Codes. A smoke alarm and a household size fire extinguisher shall be present in each guestroom.
 - c. A telephone shall be available for occupant use with emergency numbers and the address of the establishment posted.
 - d. Proprietors of the bed and breakfast establishment shall follow health guidelines and regulations of the Whatcom County Department of Health and Washington State regulations.

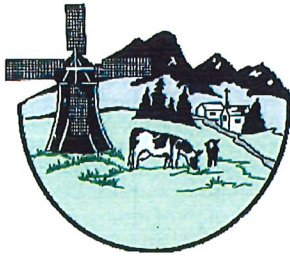
- e. The applicant shall meet all requirements for the provision of off-street parking. Parking shall be adequately screened from the neighboring properties
 - f. An annual business license shall be required and an inspection fee, in an amount set by resolution of the Lynden City Council, shall accompany each application and renewal. The Public Works Director, Building Inspector or, Fire Chief may require inspections.
 - g. Dwellings with more than two rooms available for guests shall be considered transient accommodations and will be subject to regulation by the State Board of Social and Health Services under Chapter 248-144 WAC "Transient Accommodations."
 - h. The operator of the bed and breakfast shall reside on the premises. Owner and operator quarters and guestrooms shall be in the same building.
 - i. No other business, service or commercial activity may be conducted on the premises. Breakfast only may be served, and no meals may be served to the general public.
4. *Business License Required:* Be advised, the establishment must obtain a business license from the City of Lynden as well as any State of Washington permits.

Fire and Life Safety

5. The Fire Department has reviewed the application and has no comment.

Parks and Recreation

6. The Parks Department has reviewed the application and has no comment.



City of Lynden

Conditional Use Permit Application

General Information:

Property Owner

Name: David and Kathleen Dillard
 Address: 422 Woodcreek Drive Lynden, WA. 98264
 Telephone Number: 360-815-3834 Fax Number: _____
 E-mail Address: ddillardbigdog@yahoo.com

Applicant (Agent, Land Surveyor or Engineer)

Name: same as above
 Address: _____
 Telephone Number: _____ Fax Number: _____
 E-mail Address: _____

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): 422 Woodcreek Drive
 Legal Description (attach if necessary): Lot 2 Vissers Woodcreek short plat
 Assessor's Parcel Number: AF2051100538 or 4003191892370000 Zoning Designation: RS100
 Parcel Square Footage: 10,032 sq. ft. Property Dimensions: _____
 Applicable Sub-Area: 956 sq. ft. ADU Area Building/Structure Size: 1436 sq ft plus
 Height of Structure: 18 ft. Addition Size: 1383 sq ft basement

Please describe request in detail: CUP Criteria must be attached

To make ADU available as short term rental as well as long term rental that it currently is.

BY SIGNING THIS APPLICATION, I CERTIFY THAT ALL THE INFORMATION SUBMITTED IS TRUE AND CORRECT. I ALSO UNDERSTAND THAT NO FINAL APPROVAL WILL BE ISSUED UNTIL ALL FINAL REVIEW COSTS ARE PAID IN FULL.

SUBMITTED BY: Kathleen Dillard DATE: Aug. 10 - 2020
 PROPERTY OWNER SIGNATURE: Kathleen Dillard DATE: Aug. 10 - 2020
 PROPERTY OWNER PRINTED NAME Kathleen Dillard DATE: Aug. 10 - 2020

PRE-APPLICATION MEETING DATE: Oct. 3, 2019 HEARING DATE: _____
(APPLICATIONS WILL NOT BE ACCEPTED WITHOUT A PRE-APPLICATION MEETING)
 FEE'S (CONDITIONAL USE PERMIT \$400.00 BASE FEE OR FINAL REVIEW COST) DATE PAID: Aug. 10, 2020 RECEIPT # _____



**City of Lynden
Planning Department
Conditional Use Permit (CUP) - Criteria Worksheet**

A Conditional Use Permit (CUP) will be granted only if the proposed use complies with the standards and criteria listed below. The applicant shall bear the burden of proof in all CUP proceedings.

Please describe the proposed use. Relevant information may include hours of operation, parking requirements, anticipated traffic to the site, and how the site will be developed and used. Attach additional information and plans as needed.

Respond to each of the criteria below with the specifics of the proposed use in mind. (per LMC 19.49) Identify nearby streets and the uses surrounding the site.

1. The proposed use in the proposed location will not be detrimental to surrounding uses legally existing or permitted outright within the zoning district.
The proposed use is not detrimental to any of the above. The new use would only ~~be~~ be a different vehicle in the driveway each rental period.
2. The proposed use, together with proposed mitigation, will not be detrimental to public health or safety and will be compatible with the surrounding area and land uses with respect to the following:
 - a. Traffic and pedestrian circulation;
The new use would be better for traffic and pedestrian as it would not be a ~~fully~~ continually rented area as it is now. There are 2 parking spaces provided for the rentals use.
 - b. Noise, smoke, fumes, glare or odors generated by the proposed use;
The new use would have none of these issues. ^{current} The full time use also has none of these issues.
 - c. Building and site design; and
There are no changes to the current building and site design which will be caused by the nightly rental versus the monthly rental it currently is.
 - d. The physical characteristics of the subject property.
There will be only 1 small change from being a monthly rental to a nightly rental. That would be to have a small address parking sign for renters parking area set off of street 20ft. to direct them to their designated space.

3. The proposed use is supported by adequate public facilities and services unless conditions can be established to mitigate adverse impacts to those facilities or services.

There will be no changes to the properties use except to have a different vehicle nightly instead of the same vehicle monthly in the driveway designated parking spot.

4. The traffic generated by the proposed use will not cause the traffic circulation system in the vicinity to deteriorate below the adopted level of service.

There will be less traffic in the nightly rental, as it will not be rented every night.

5. The proposed use complies with the performance standards, parking requirements, height, setback and lot coverage requirements, landscaping standards and other provisions of the Lynden Municipal Code.

All of these requirements have been met under the current ADU permit and will not change in anyway by the new proposed use.

6. There are adequate buffering devices, as specified in the landscape standards, or other topographic characteristics, to protect the adjacent properties from adverse impacts of the proposed use.

All of these requirements have been met under the current ADU permit. The new use, because it will not have full time rentals, will be less impactful than current use.

7. The proposed use will not destroy or substantially damage any natural, scenic or historic feature of major importance.

The new use will not affect these areas in anyway. The only public evidence of the change from an ADU to a nightly rental will be less people, less traffic, less parking.

8. The proposed use is generally consistent with the purposes and objectives of the city comprehensive plan and applicable sub-area plan.

The new use meets the purpose and guidelines for the city and also fills the need for flexible living spaces that don't have an impact change for there area. We have found there to be a great need in our area for a nightly lodging area that is also a self serviced living environment,

meaning, it has its own kitchen and laundry, keeping aways private from surrounding neighbors.

we have connected with Law enforcement, Homeland security, judges and safety inspectors who have a need for this type of lodging on a ~~and~~ regular basis. We have also connected with travelling nurses and first responders who just want a quiet place to stay during there contracted work in this area.

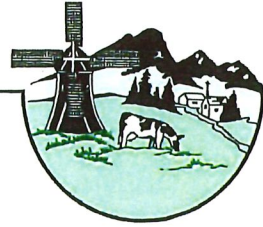
All the standards and conditions for a CUP have been met as a bed & breakfast establishment. We will not be serving any food to our guests as we are going to be hosting guests who would like privacy during there stay with us. We have hosted many of these guests as I've described above, in the past 3 yrs. and I have included with my application a report from the Hynden Police department ~~to~~ to support my claim, to not having any extra or detrimental impact to our surrounding area by operating as a nightly rental. We have currently been operating as a nightly rental for the last 3 years because of the need for this type of lodging, we were made aware of the need by law enforcement who knew we had a rental and needed a private rental in our area for there specific need. We hope to continue to serve our community with our rental and feel we need to do so in a more legal way than our current Adu allows, that is why we are applying for a CUP.

Thank you,

~~Kurt J. Danner~~

CITY OF LYNDEN

POLICE DEPARTMENT
Office of the Chief of Police
(360) 354 - 2828



August 12, 2019

Ms. Kathleen F. Dillard
422 Wood Creek Drive
Lynden, WA 98264

Re: Response to request for records

Dear Ms. Dillard:

In response to your request for records regarding complaints concerning your Air BNB guests, or parking, from September 15, 2017 through August 9, 2019 we made a thorough search of Lynden PD records and did not find any reports that are responsive to your request and, therefore, have nothing to release to you.

This request is now closed.

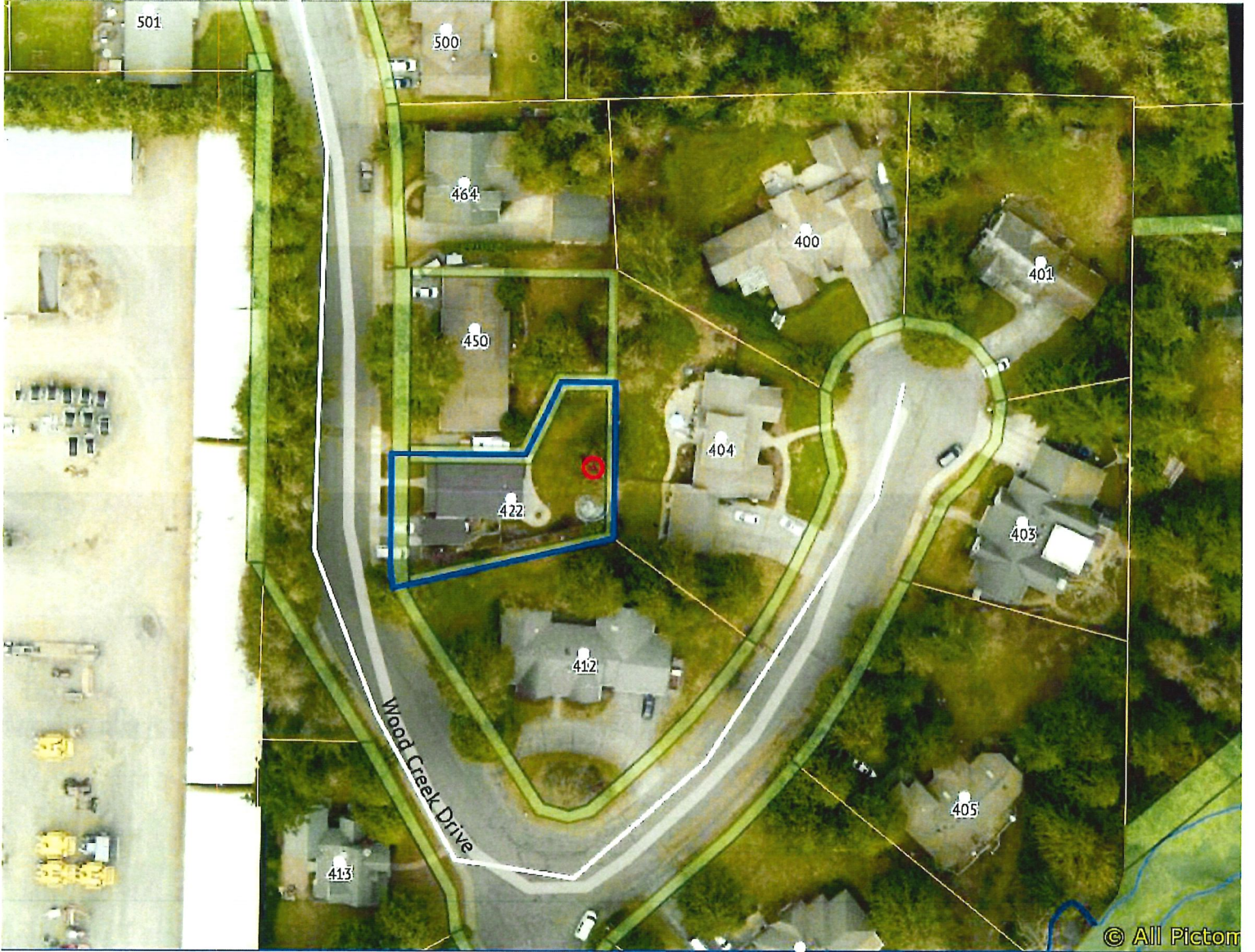
Sincerely,

Michal Knapp
Chief of Police

A handwritten signature in blue ink that reads "Dawn M. Castle". The signature is fluid and cursive.

Dawn M. Castle
Records/Communications Specialist

/dmc



CONSTRUCTION SPECIFICATIONS

1. GENERAL NOTES

- A. WIND EXPOSURE AND SPEED 90 MPH, EXPOSURE B
- B. ROOF LOAD 40 LB PSF (20-70-80)
- C. RAIN 24 PER HOUR FOR ROOF DRAINAGE DESIGN
- D. FLOOR LOAD 50 LB PSF (40 LIVE LOAD, 10 DEAD LOAD)
- E. DECK LOAD 50 PSF
- F. SOILS PER IRC TABLE R405.1, IRC SECTION 1804
- G. FROST DEPTH 10"
- H. SOIL BEARING PRESSURE 2,000 PSF
- I. SOIL CLASSIFICATION TYPE GROUP IV
- J. ALL GLASS IN DOORS, SIDELIGHTS, AND BATHROOMS, TO BE TEMPERED GLASS

2. FOUNDATION

- A. FOOTING SHOWN ON PLAN AS MINIMUM AND TO BE POURED ON CENTER OF WALL DIMENSIONS. FOOTINGS ARE TO BE POURED ON UNDISTURBED OR PROPERLY COMPACTED SOILS. A 4" PERFORATED IRON PIPE IS TO BE LAID AROUND PERIMETER OF FOOTING AND OVERLAP WITH 1/2" TO 2" WASHED DRAIN ROCK.
- B. FOUNDATION WALLS TO BE BUILT TO SOIL SPECIFIED ON DRAWINGS AND THICKNESS SPECIFIED IS MINIMUM REQUIREMENTS. FINISH IN ACCORDANCE WITH FOUNDATION PLAN.
- C. REINFORCEMENT STEEL TO BE AS SPECIFIED THICKNESS CALLED OUT ON DRAWINGS AND TO BE DETAILLED AND PLACED IN ACCORDANCE WITH BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE, AND TO BE REBARRED STEEL BARS CONFORMING TO ASTM A618, GRADE 60.
- D. CONCRETE SHALL BE "READY-MIXED CONCRETE" AND SHALL CONFORM TO ASTM C94 IS SACK OR BELTED.

3. FRAMING

- A. FLOOR TO BE FRAMED IN ACCORDANCE WITH SPECIFICATIONS OF DRAWINGS.
 1. TO HAVE ALLOWABLE FLOOR LOAD IN ACCORDANCE WITH IBC
 2. ALL STRUCTURAL MEMBERS OF FLOOR TO BE PROPERLY SET AND FASTENED IN ACCORDANCE WITH IRC
 3. STRUCTURAL LUMBER TO BE #2 OR BETTER.

B. WALLS

1. EXTERIOR WOOD FRAMED WALLS TO BE 2"x4" DF-L #2 WITH STUDS AT 16" O.C. HEIGHT OF EXTERIOR WALLS TO BE AS SHOWN.
2. ALL EXTERIOR WALLS TO BE SHEATHED WITH 1/2" STRUCTURAL PLYWOOD OR 7/16" OSB IF PROPER LET-IN BRACING IS TO BE USED IT WILL BE DETAILLED IN PLAN.
3. ALL WINDOW HEADERS AND BEARING WALL BEAMS TO BE 2"x4" UNLESS SPECIFIED ON DRAWINGS.
4. INTERIOR WALL TO 2"x4" CONSTRUCTION PLACED AT 16" O.C. STUD HEIGHT TO BE AS SHOWN.
5. INTERIOR BATHROOM WALLS WITH EXTENSIVE PLUMBING FIXTURES MAY HAVE 2"x6" FRAMED WALLS TO BE PROVIDED CLEARANCE AND COMPARTMENT WIRING SPACE.
6. BATHROOM WALL COVERINGS SHALL BE MOISTURE RESISTANT GYPSUM BOARD OR GYPSUM BOARD APPROVED EQUAL TO 7/8" INCHES ABOVE BATH AT SHOWERS OR TUB WITH SHOWERS.

C. ROOF'S DRAWINGS WILL SPECIFY TRUSS OR RAFTER CONSTRUCTION.

1. ENGINEER TRUSS DETAIL TO BE CHECKED BY GENERAL CONTRACTOR OR BUILDING DEPARTMENT BEFORE INSTALLATION.
2. STANDARD ROOF LOAD TO APPLY TO DRAWINGS TO BE 40 PSF TOTAL LOAD UNLESS SPECIFIED OTHERWISE ON DRAWINGS.
3. ROOF SHEATHING TO BE 1/2" CDX STANDARD, OR 7/16" OSB AND ROOFING PRODUCTS USED.

D. CONNECTIONS

1. ALL CONNECTIONS ARE SPECIFIED AS SIMPDEX CONNECTORS OR EQUIVALENT. NAILING SCHEDULE TO BE IN ACCORDANCE WITH TABLE 23-1.0, IBC.

4. ENERGY CODE - SIMPLY WITH WASHINGTON STATE ENERGY CODE

- A. ALL WINDOWS AND DOORS TO BE SEALED INTO WALL WITH PROPERLY INSTALLED WINDOW WRAP AND FLASHING.
- B. ALL FRAMING INTERSECTIONS BETWEEN CONDITIONS TO UNCONDITIONED WALLS AND FOUNDATIONS TO BE CAULKED TO STOP AIR LEAKAGE.
- C. ALL PENETRATIONS FOR PLUMBING, WIRING, AND DUCTING TO BE SEALED.
- D. VENTILATION DUCTS SHALL HAVE R-4 INSULATION OVER WRAP.

5. INSULATION

- A. ROOF/CEILING TO HAVE MINIMUM OF R-38 BLDVN INSULATION
- B. FLOOR R-30 10" BATT INSULATION
- C. WALLS R-21 1/2" BATT INSULATION
- D. ALL EXTERIOR WALLS TO HAVE EITHER OF THE FOLLOWING TYPES OF VAPOR BARRIERS:
 1. TYVEK HOUSE WRAP (PREFERABLE)
 2. TYFAR HOUSE WRAP
 3. 15 LB. OR 7 LB. FELT PAPER.

MECHANICAL SPECIFICATIONS

1. CLOTHES DRYER LOCATED IN AN AREA THAT IS HABITABLE OR CONTAINING OTHER FUEL BURNING APPLIANCES SHALL BE EXHAUSTED TO THE OUTSIDE. EXHAUST DUCT LENGTH IS LIMITED TO 25 FT. WITH 2 ELBOWS.
2. ELEMENTS OF APPLIANCES WHICH CREATE A GLOW, SPARK, OR FLAME SHALL BE LOCATED A MINIMUM OF 18" ABOVE THE GARAGE FLOOR.
3. EXHAUST DUCTS TO BE CONSTRUCTED OF SMOOTH-BORE, NONCOMBUSTIBLE MATERIALS. APPROVED FLEXIBLE CONNECTIONS NOT EXCEEDING 6 FT. IN LENGTH MAY BE USED IN CONNECTION WITH DOMESTIC DRYER EXHAUST.
4. HOT WATER TANKS HAVING FLEXIBLE PIPE CONNECTIONS AND OVER FOUR FEET TALL SHALL BE STRAPPED DOWN TO PREVENT OVERTURN IN AN CASE OF EARTHQUAKE.

PLUMBING SPECIFICATIONS

1. PROVIDE PRESSURE RELIEF VALVE FOR HOT WATER TANK DRAIN TO THE OUTSIDE OF THE BUILDING WITH DRAIN END NOT MORE THAN TWO FEET NEAR LESS THAN 18" ABOVE THE GROUND, POINTING DOWN.
2. PROVIDE AN AIR GAP FOR THE DISHWASHER IF PROVIDED.
3. PROVIDE AN APPROVED BACK FLOW PREVENTION DEVICE AT ALL HOSE BIBS.
4. PROVIDE A CLEAN-OUT WHERE BUILDING DRAIN AND BUILDING SEWER LINES CONNECT.
5. EACH HORIZONTAL DRAINAGE PIPE SHALL BE PROVIDED WITH A CLEANOUT AT ITS UPPER TERMINAL.

DISCLAIMER

LIBLOTT RESIDENTIAL DRAFTING, INC. IS NOT RESPONSIBLE FOR ANY SAFETY PROGRAMS, METHODS OR PROCEDURES OF OPERATION OR THE CONSTRUCTION OF THE DESIGNS SHOWN ON THESE DRAWINGS.

DRAWINGS ARE ALSO NOT TO BE USED IN ANY MANNER THAT WOULD CONSTITUTE A BLEMISH DIRECTLY OR INDIRECTLY TO LIBLOTT RESIDENTIAL DRAFTING, INC.

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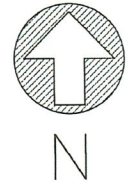
IF THIS DRAWING IS LESS THAN 24"x36" IT IS A REDUCED PRINT SCALE ACCORDINGLY.

CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND LIBLOTT RESIDENTIAL DRAFTING, INC. MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. SHOP DETAILS SHOULD BE SUBMITTED TO LIBLOTT RESIDENTIAL DRAFTING, INC. FOR REVIEW BEFORE PROCEEDING WITH FABRICATION.

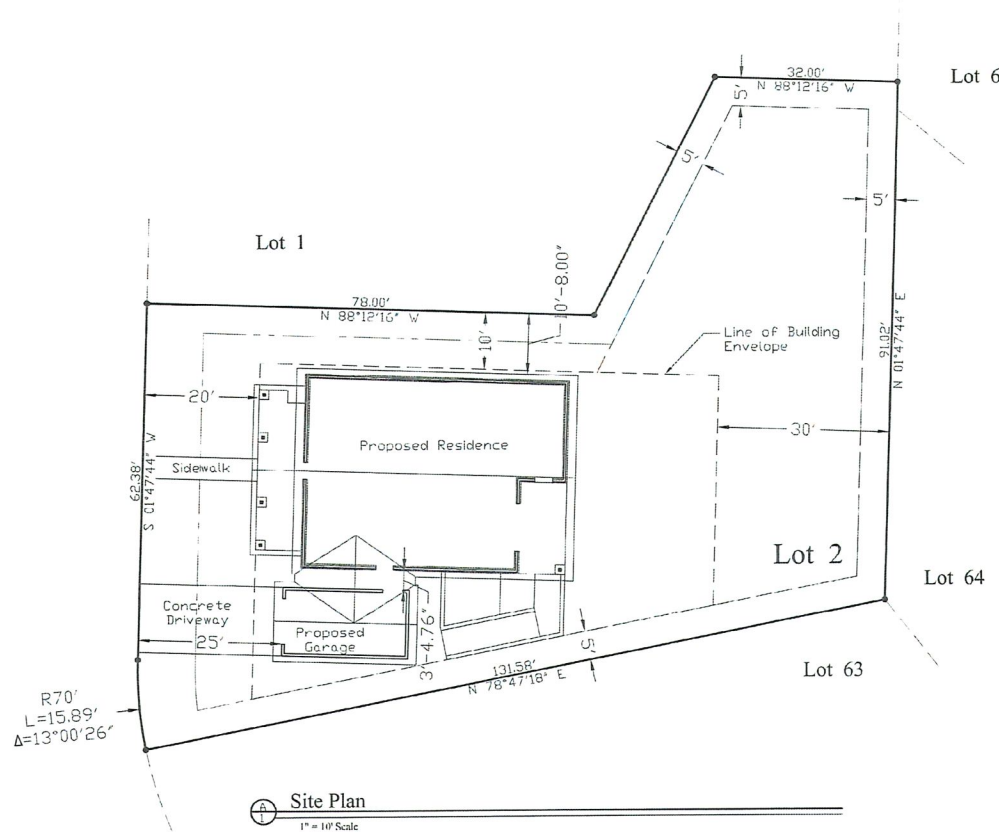
THESE PLANS ARE TO BE USED ONLY FOR THE CONSTRUCTION OF THIS PROJECT. ANY USE OF THESE PLANS FOR ANY OTHER PROJECT OR ON ANY OTHER SITE, BY THIS CLIENT OR ANY OTHER CLIENTS, WITHOUT NOTIFICATION AND HOME VARY COMPENSATION SHALL BEHEEMED A BREACHMENT TO LIBLOTT RESIDENTIAL DRAFTING INC..

Owner Info:
Dave & Kathy Dillard
1644 Liberty St. #102
Lynden, Washington 98264

Site Info:
422 Wood Creek Drive
Visser's Wood Creek Short Plat Lot 2
Lynden, of Whatcom County, Washington
Parcel # 400319 189237 0000
10,034 Sq. Ft.



Wood Creek Drive



Site Plan
1" = 10' Scale



Plan Number:	Dillard, D&K
1st Draft:	7/27/12
2nd Draft:	10/26/12
3rd Draft:	11/21/12
4th Draft:	12/16/12
5th Draft:	2/22/13
Revised:	2014.5

DAVE & KATHY DILLARD



Liblott Residential Drafting
110 Park View Dr.
Lynden, WA 98264
Phone: 933-1103
Fax: 925-13

Note: All doors and bearing wall locations are to be 4x10 gl. Unless otherwise noted.

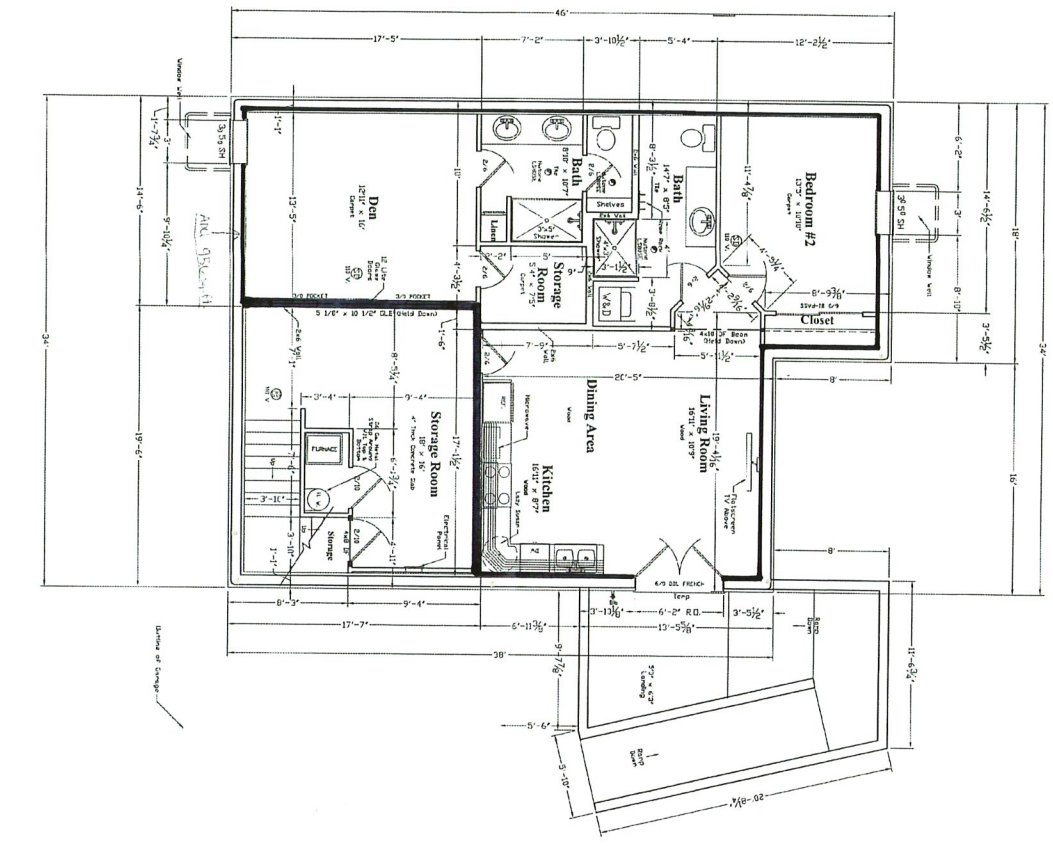
Section notes:
All dimensions are in the face of the studs unless otherwise noted.

Shows the location of interior bearing walls

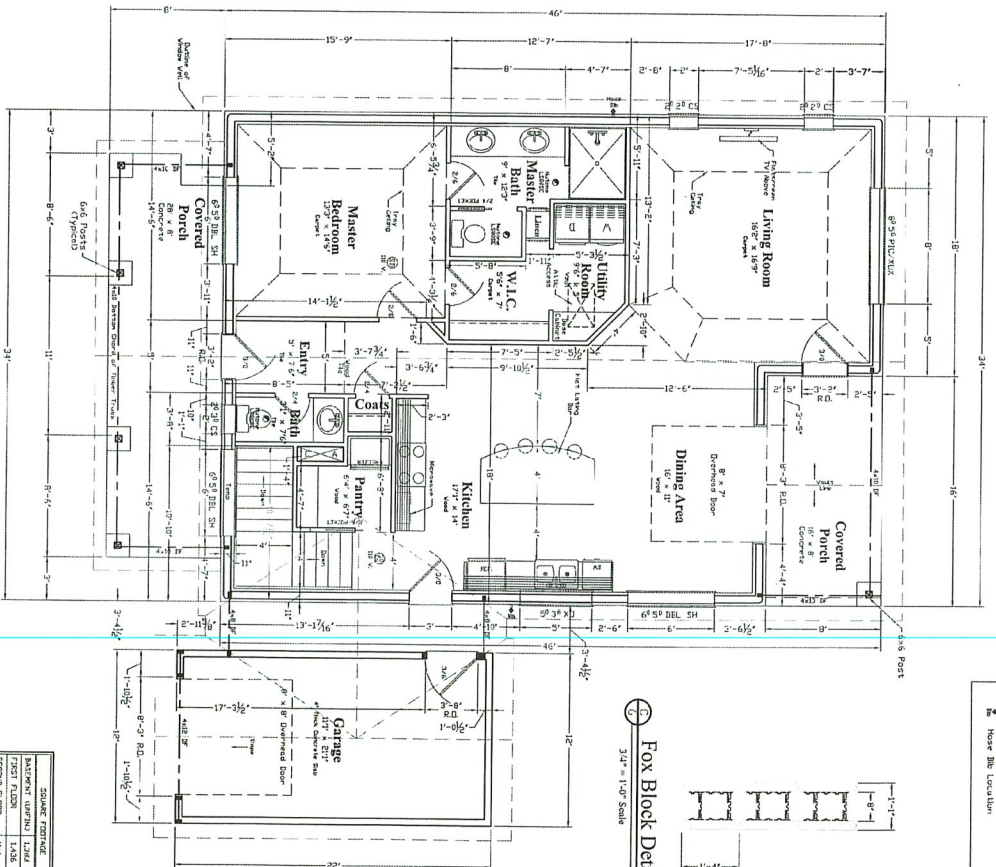
LEGEND

- Bearing Wall Location
- ⊗ Smoke Detector
- ⊕ Exhaust Fan
- ▬ Indirect Bearing Point Loads
- Indirect Bearing Point Loads Applied to this Plan
- ⊙ Have the Location

Fox Block Detail
3/4" = 1'-0" Scale



Future Basement Level Floor Plan
1/4" = 1'-0" Scale



First Level Floor Plan
1/4" = 1'-0" Scale

ROOM	FINISHES	AREA (SQ. FT.)
BASEMENT FLOOR	1264	50
FIRST FLOOR	1436	50
SECOND FLOOR	N/A	50
TOTAL FINISHED	1796	50
UNFINISHED	N/A	50
TOTAL	3292	100
PERMITS	324	50
FEAR REPORT	188	50

Libolt Residential Drafting
 1111 Oakview Ave. #2
 Independence, MO 64626
 Phone: 639-2713
 Fax: 639-2713

DAVE & KATHY DILLARD

Nov. 18, 2020

Heidi Gudde
Planning Director
300 4th St.
Lynden, WA 98264

We are interested in attending
the virtual public hearing to be
held at 7:30 pm. December 10, 2020.
Regarding Willards application.

Thank you,
Michael & Linda Sharp
450 Woodcreek Dr.
Lynden, WA 98264

cell phone 928-863-0341
email - L1.Sharp@comcast.net