

CITY OF LYNDEN

CITY COUNCIL



City Council - Regular Meeting
Annex - 205 Fourth Street
June 3, 2024

Call to Order
Pledge of Allegiance

Roll Call

Oath of Office

Summary Reports and Presentations

1. Annual Presentation - Bellingham - Whatcom County Commission on Sexual & Domestic Violence, Susan Marks, Director
2. PSE Presentation- Brian Heinrich, Policy Manager

Approval of Minutes

3. Draft City Council Meeting Minutes May 20, 2024

Citizen Comment - Citizen Comment will not be taken at this meeting.

Consent Agenda

4. Council Confirmation of Finance Director – Laura Scholl

Public Hearing

5. RES-24-1095 – Adopting a Six Year Transportation Improvement Program (STIP) 2025-2030
6. RES-24-1096 - Resolution of Intent to Annex - SW Lynden Urban Growth Area (Annex App 24-01)
7. ORD-24-1685 - Amending LMC 5 and 9 - Special Event Regulations

Unfinished Business

8. Fluoride Discussion

New Business

Reports

9. Payroll and Claims
10. Draft Finance Committee Minutes for May 20, 2024
11. Draft Community Development Committee Mtg Minutes of May 22, 2024
12. Draft Public Works Committee Meeting Minutes – May 15, 2024

Executive Session

Adjournment

CITY OF LYNDEN


EXECUTIVE SUMMARY



Meeting Date:	June 3, 2024	
Name of Agenda Item:	Annual Presentation - Bellingham - Whatcom County Commission on Sexual & Domestic Violence, Susan Marks, Director	
Section of Agenda:	Summary Reports and Presentations	
Department:	Administration	
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 checked="" type="checkbox"/> Other: None
		Legal Review:
		<input type="checkbox"/> Yes - Reviewed <input type="checkbox"/> No - Not Reviewed <input checked="" type="checkbox"/> Review Not Required
Attachments:	Annual Presentation by Susan Marks, Director of Bellingham – Whatcom County Commission on Sexual & Domestic Violence.	
Summary Statement:	N/A	
Recommended Action:	Information Only.	


Presentation for Lynden City Council

June 3, 2024



COMMISSION
ON SEXUAL & DOMESTIC VIOLENCE

Inspiring and coordinating community efforts to address sexual and domestic violence



❖ The SA/DV Commission is a quasi-governmental organization formed in 1998 by a joint resolution between the City of Bellingham and Whatcom County.

❖ **Purpose:**

- ❖ We improve systems so they work better for survivors and the community.
- ❖ We do not provide direct services; we support those who do.

Commission Membership

Commission member positions include:

- Executive directors and leaders from non-profits, health care, public schools, colleges and universities, faith communities, and human services
- Representatives from Lummi and Nooksack Tribes
- Therapist and researcher
- Police chiefs and sheriff, court and probation administrators, county attorney, public defender, and city attorney
- DCYF and DSHS administrators
- Elected officials

Funding

- ❖ Whatcom County
- ❖ City of Ferndale
- ❖ City of Bellingham

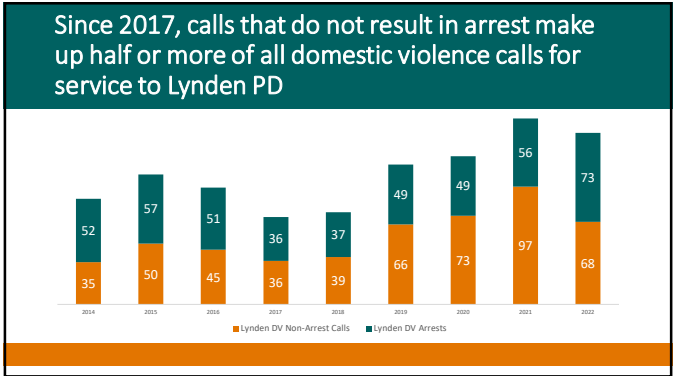
2023-2024 DV Commission Work Plan:

- ❖ Continue to stabilize funding and administrative structures for DV Commission operations.

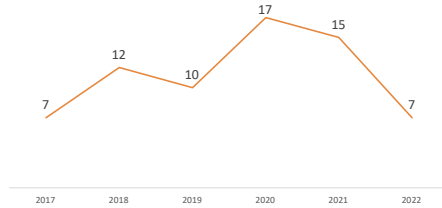
In our community in 2022:

- **1 in 4 homeless households were fleeing or attempting to flee domestic violence** or other dangerous conditions.
- **Reports of sexual assault to law enforcement continued to fall.** There is no evidence that incidents of sexual assault have decreased.
- **Fewer than 1/3 of SA & DV protection order requests were granted a final order.** Very few people petition for a sexual assault protection order.
- Nurses at PeaceHealth St. Joseph Medical Center spent **660 hours conducting forensic sexual assault and domestic violence exams.**
- **Survivors shared what healing and justice mean to them.**

Read the full report: dvcommission.org/data-reports



With fewer than 20 reports of sexual assault per year, it is difficult to identify trends



Why does this matter?



Current projects

- ❖ Restorative justice
- ❖ Intimate partner violence case reviews
- ❖ Missing and Murdered Indigenous Women & People

Summit on Missing and Murdered Indigenous Women and People

A cross-disciplinary summit in Whatcom County to learn and take action to prevent and intervene in violence, and to support survivors and families.

Wed, November 20, 2024

Time and location: 9-5 @ St. Luke's Community Health Education Center

Save the dates: Early June

Registration: Open in September

*Co-sponsored by:
Community Consortium for Cultural Recognition in Education; Bellingham Whatcom County Commission on Sexual & Domestic Violence; PeaceHealth Tribal Affinity Group*

Resource for

- ❖ Housing providers
- ❖ Workplaces
- ❖ Schools
- ❖ Courts
- ❖ Media
- ❖ Faith communities
- ❖ Healthcare providers

Questions or comments?

Susan Marks
360.312.5700 x 1223
smarks@dvcommission.org
www.dvcommission.org



COMMISSION ON SEXUAL & DOMESTIC VIOLENCE

Inspiring and coordinating community efforts to address sexual and domestic violence

The Commission consists of 17 government and 14 community members. Government officials are designated by government positions. Community members are selected by the Mayor and the County Executive from among stakeholders/agencies in the community who have an interest in and serve people who are impacted by domestic and sexual violence.

(17) Designated Government Representatives

Term Exp.	Name	Community Position
January 31, 2025	Deyettea Alexander	Area Administrator, DCYF
January 31, 2026	Diane Miltenberger	Administrator, DSHS/Community Services Office
January 31, 2027	<i>Vacant</i>	<i>Designated Representative/Lummi Nation</i>
January 31, 2027	Tammy Cooper-Woodrich	Designated Representative/Nooksack Tribe
January 31, 2027	Greg Hansen	Designated Representative-Whatcom County Cities
January 31, 2028	<i>Vacant</i>	<i>Selected Police Chief-Whatcom County Cities</i>
January 31, 2028	David VanderYacht	Selected Superintendent-Whatcom Co. School Districts
N/A	Adrienne Renz	Executive Director/Domestic Violence & Sexual Assault Services
N/A	Bruce Van Glubt	Whatcom County Probation Administrator
N/A	Stephanie Kraft	Whatcom County Superior Court Administrator
N/A	Erika Lautenbach	Whatcom County Health and Community Services Director
N/A	Donnell Tanksley	Whatcom County Sheriff
N/A	Rebecca Mertzig	Bellingham Police Chief
N/A	Eric Richey	Whatcom County Prosecutor
N/A	Starck Follis	Whatcom County Public Defender
N/A	Darlene Peterson	Bellingham Municipal Court Administrator
N/A	Alan Marriner	Bellingham City Attorney

(7) County Community Appointments

Term Exp.	Name	Community Position	Agency
January 31, 2025	Jessyca Murphy	Community at Large	Make.Shift Art Space
January 31, 2026	<i>Vacant</i>	<i>DV/SA Victim Service Provider</i>	
January 31, 2026	Krista Touros	Health Care Provider	PeaceHealth
January 31, 2027	Garret Shelsta	Community at Large	Stuff You Can Use
January 31, 2027	Moonwater	Human Service Provider	Whatcom Dispute Resolution Center
January 31, 2027	Raquel Vernola	Institution of Higher Education	Whatcom Community College
January 31, 2028	<i>Vacant</i>	<i>Human Service Provider</i>	

(7) City Community Appointments

Term Exp.	Name	Community Position	Agency
January 31, 2025	Ken Levinson	Community at Large	Ken Levinson Law LLC
January 31, 2025	Beth Boyd	Human Service Provider	PeaceHealth/St. Joseph Medical Center
January 31, 2025	Jason McGill	DV/SA Victim Service Provider	Northwest Youth Services
January 31, 2026	Pamela Wheeler	Human Service Provider	Opportunity Council
January 31, 2026	Christina Byrne	Community at Large	Western Washington University
January 31, 2027	Christina Kobdich	Health Care Provider	Unity Care NW
January 31, 2027	Chris Roselli	Institution of Higher Education	Western Washington University

About

*“We’re making systems change...and there are more changes on the horizon.”
- Commission Member*

The SA/DV Commission improves systems so they work better for survivors and the community. We are made up of government and community leaders to fulfill our responsibility to effectively prevent and respond to sexual and domestic violence. We do not provide direct services; we lead projects for systems change.

2024 Work Plan Activities

- Develop pilot of restorative justice responses for people affected by domestic and sexual violence.
- Improve coordination and effectiveness of community responses for and prevention of Missing and Murdered Indigenous Women and People and their families.
- Utilize case reviews, audits, and case consultations to improve criminal legal responses in sexual assault and high-lethality intimate partner violence cases.
- Provide training and tools to enhance understanding of and responses for criminalized survivors.
- Use public health framework to broaden understanding of the dynamics and effects of sexual and domestic violence, and community responsibility for addressing collectively; ensure commission projects are focused in all key areas of public health.
- Collaborate with Whatcom County courts and aligned professionals to improve access to justice for survivors in civil and family law cases, focusing particularly on language access and disability access.
- Plan for a healthcare screening and response project to identify and connect survivors with community support, doing research, developing tools, and identifying partners.
- Host engaging Commission meetings to provide education and implement meaningful action for systems change.
- Provide local data, tools, training, and subject matter expertise for systems and stakeholders to increase knowledge, influence decision making, and improve prevention and responses.



May 2024 project report



Restorative justice responses for sexual and domestic violence

Commission members involved: Christina Byrne, Moonwater, Jessyca Murphy

The RJ work group is studying the [Creative Interventions Toolkit](#) to help identify the foundation needed for restorative processes to address gender-based violence, the roles of people involved in RJ processes, and practical tools available for preparation, safety planning, and accountability agreements.



Improved community responses for Missing and Murdered Indigenous Women and People (MMIWP) and their families

Commission members involved: Beth Boyd, Tammy Cooper-Woodrich, Chris Kobdich, Jason McGill, Adrienne Renz, Chris Roselli, Krista Touros

The steering committee will host a Summit on MMIWP on November 20, 2024 to bring together government and community leaders in Whatcom County to improve understanding, responses, and resources for victims and their families.



Case reviews of intimate partner violence cases to identify strengths and gaps in community response

Commission members involved: Starck Follis, Adrienne Renz, Eric Richey, Garret Shelsta, Katie Olvera, Christina Byrne

The multi-disciplinary case review team analyzed 3 intimate partner homicide cases in 2023 and developed key findings and themes; are report will be issued in June 2024. Agencies are implementing recommendations.



Workplace supports for survivors of sexual & domestic violence

In 2023, Commission staff provided training at the Society for Human Resources Management (SHRM) Conference in Bellingham on how to respond when employees experience domestic violence and sexual assault. Training is also provided for workplaces upon request. The Commission has an adaptable policy template and links to resources for workplaces at www.dvcommission.org/workplace-dv-sa.

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EXECUTIVE SUMMARY



Meeting Date:	June 3, 2024	
Name of Agenda Item:	PSE Presentation- Brian Heinrich	
Section of Agenda:	Summary Reports & Presentations	
Department:	Administration	
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 checked="" type="checkbox"/> Other: None
		Legal Review: <input type="checkbox"/> Yes - Reviewed <input type="checkbox"/> No - Not Reviewed <input checked="" type="checkbox"/> Review Not Required
Attachments:	None	
Summary Statement:	PSE Presentation- Brian Heinrich, Local Government Affairs & Public Policy Manager	
Recommended Action:	Presentation only.	

CITY OF LYNDEN

EXECUTIVE SUMMARY



Meeting Date:	June 3, 2024	
Name of Agenda Item:	Council Meeting Draft Minutes	
Section of Agenda:	Approval of Minutes	
Department:	Administration	
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 checked="" type="checkbox"/> Other: None
		Legal Review: <input type="checkbox"/> Yes - Reviewed <input type="checkbox"/> No - Not Reviewed <input checked="" type="checkbox"/> Review Not Required
Attachments:	Draft council minutes.	
Summary Statement:	N/A	
Recommended Action:	Review and approval of draft council minutes.	

CITY OF LYNDEN



CITY COUNCIL MINUTES OF REGULAR MEETING

May 20, 2024

1. CALL TO ORDER

Mayor Korthuis called to order the May 20, 2024 regular session of the Lynden City Council at 7:00 p.m. in the city’s council chambers.

PLEDGE OF ALLEGIENCE

OATH OF OFFICE

ROLL CALL

Members present: Councilors Gary Bode, Lee Beld, Gary Vis, Brent Lenssen, Nick Laninga, Kyle Strengholt and Mark Wohlrab.

Members absent: None.

Staff present: Interim Finance Director Christy Fowler, Fire Chief Mark Billmire, Police Chief Steve Taylor, Public Works Director Jon Hutchings, City Clerk Pam Brown, City Administrator John Williams, and City Attorney Bob Carmichael.

SUMMARY REPORTS AND PRESENTATIONS

APPROVAL OF MINUTES

Councilor Strengholt moved, and Councilor Wohlrab seconded, to approve the May 6, 2024 regular council minutes and the May 9, 2024 special council minutes. Motion approved on 7-0 vote.

CITIZEN COMMENT

Nick Sawka, Lynden

Mr. Sawka asked members of council to officially support the 2024 Lynden School District Bond to construct and equip a new Lynden High School as proposed by the Lynden School Board.

Misty Flowers, Lynden

Ms. Flowers thanked council for their service to the people of Lynden and appreciates how well residents of the city are represented.

Mikhail Nichols, Lynden

Mr. Nichols does not believe that the Lynden police department has provided adequate service, followed protocol, rendered aid, or addressed his concerns over the past year.

CITY OF LYNDEN



CITY COUNCIL
MINUTES OF REGULAR MEETING

2. CONSENT AGENDA

2023 Berthusen Park Annual Report

Benson Park House Lease Agreement Extension

The Benson Road (8727 Benson) house lease is due for a fair market value increase. The Parks Department and Administration are researching information across the area for such a rate. Due to updated Washington State Landlord-Tenant laws, the city is required to offer the tenant a fair amount of time to make a decision on occupancy once such a rate is determined. During this six-month period, the rental shall remain at \$885 per month with the addition of the leasehold excise tax required at 12.84%. The Parks Department and the City Administrator have reviewed the lease agreement extension and recommended bringing it to full council for approval.

Energy Services Contract for WWTP Early Procurement

Public Works recently received certification from the Department of Ecology qualifying the City's Wastewater Treatment Plant Retrofit for a 1.2% \$18M construction loan from the State Revolving Fund. In anticipation of construction in 2025, it is necessary to procure certain electronic items that have 15 months lead time, so that they will be delivered for install at the right time during construction. The delivery schedule is time-critical because aspects of the project must be completed during the summer when waste loads are minimal.

The Public Works Committee reviewed the Energy Services Contract for Wastewater Treatment Plant Pre-Procurement at their April 3rd and May 15th meetings and recommended forwarding the contract to City Council for approval. The outlay for this early procurement is advanced from the overall project construction cost in the amount of \$848,402. It will be paid from a combination of project loan and EDI grant funds.

Interlocal Agreement – Public Health, Safety and Justice Facility Financing

This is the agreement between Whatcom County and the cities to use the recent voter approved .02% Sales Tax to fund the new jail and justice facilities. The County Executive made a presentation to the Council at the April 15, 2024 regular meeting.

Schedule Public Hearing – RES-24-1095. Adopting a Six Year Transportation Improvement Program (STIP) 2025-2030

By law, a public hearing must be held for the City Council to consider comments regarding the City's Six Year Transportation Improvement Program (2025 to 2030). This council

CITY OF LYNDEN

CITY COUNCIL MINUTES OF REGULAR MEETING



packet includes Lynden’s proposed transportation improvement projects that will, after approval by City Council, be submitted to the Whatcom Council of Governments and from there to the Washington State Department of Transportation (WSDOT) as part of their statewide program.

To be eligible for funding for these projects, every city and county must prepare a planned local list of projects which ultimately is forwarded to the WSDOT by July 31 of each year for inclusion in the State’s Transportation Improvement Program (STIP) list. The Public Works Committee reviewed the STIP projects at their May 8, 2024, meeting and recommended that City Council set a public hearing date for 7:00 p.m. on June 3, 2024.

RES-24-1097- Request to Cancel Checks

RCW 39.56.040 states that any registered or interest bearing warrants of any municipal corporation not presented within one year of the date of their call, or other warrants not presented within one year of their issue, shall be canceled by passage of a resolution of the governing body of the municipal corporation, and upon notice of the passage of such resolution the auditor of the municipal corporation and the treasurer of the municipal corporation shall transfer all records of such warrants so as to leave the funds as if such warrants had never been issued.

RCW 35A.40.020 provides code cities with the ability to pay claims via warrant or check and additionally states: “Wherever in this title, reference is made to warrants, such term shall include checks where authorized by this section.” Checks Numbering: 28678 and 29443 have not and will not be presented for payment; and should be canceled.

Motion made by Councilor Bode, seconded by Councilor Vis to approve the Consent Agenda. Motion approved 7-0.

3. UNFINISHED BUSINESS – None.

4. NEW BUSINESS

Award Bid for JK Trail – Depot Road to 8th Street, Phase 3

Public Works recently solicited bids for Jim Kaemingk Sr. Trail – Depot Rd to 8th Street – Phase 3. This project includes paving of approximately 1,000 linear feet of trail; constructing the full base and paving of an additional 300 linear feet of trail; a pedestrian crossing at Depot Rd; and associated restoration, and work at the adjacent Vander Griend Lumber property.

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CITY COUNCIL MINUTES OF REGULAR MEETING

Two (2) bids were received and opened on April 18, 2024, with Ritter Dirt and Asphalt as the apparent low bidder. The bids were tabulated by the Engineer of Record. During tabulation, the Engineer noted irregular aspects of the low bid for further review. The City received a Notice of Protest on April 19th from the next lowest bidder. The previously noted irregularities and the Notice of Protest caused Public Works to seek legal review of the bids. The outcome of that review resulted in (1) a Notice of Irregular Bid sent to Ritter Dirt and Asphalt and (2) a recommendation to award the bid to Western Refinery Services, who was determined to be the lowest responsive and responsible bidder.

This topic was discussed at the Parks Committee meeting on May 6th and the Public Works Committee meeting held on May 15, 2024. Both committees recommended to present the project to City Council for award on May 20, 2024. The recommendation is to award the contract to Western Refinery Services, the lowest responsive and responsible bidder, in the amount of \$336,918.00. The Engineer’s Estimate was \$332,582.00.

Motion made by Councilor Bode, seconded by Councilor Vis to award the contract for Jim Kaemingk Sr. Trail – Depot Road to 8th Street – Phase 3 to Western Refinery Services in the amount of \$336,918.00 and authorize the Mayor to sign. Motion approved 6-0 with Councilor Lenssen abstaining.

5. PUBLIC HEARING

On the Question of Whether the City Should Consider Discontinuing Fluoridization of the City’s Municipal Water Supply

	Name	City	Discontinue Fluoride
1	Anthony Vicari	Lynden	No
2	Mark McKay	Lynden	No
3	Jude Gray	Lynden	Yes
4	Lois Poppema	Lynden	Yes
5	Diane Veltkamp	Lynden	No
6	Hardeep Singh	Lynden	Yes
7	JP Singh	Lynden	Yes
8	Seth Swanson	Bellingham	No
9	Dan Barrett	Bellingham	No
10	Kanwal Jit Kaur	Lynden	Yes
11	Marvin Mickley	Lynden	Yes
12	Cynthia Ripke-Kutsagoitz	Lynden	No
13	Doug Ross	Bellingham	No
14	Bob Taylor	Lynden	Yes
15	Janice Bogaard	Lynden	No
16	Becki Taylor	Lynden	Yes

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CITY COUNCIL MINUTES OF REGULAR MEETING

17	Julie McGillivray	Everson	Yes
18	Devin Crabtree	Lynden	Yes
19	Nick Sawka	Lynden	Yes
20	Karen Rast	Lynden	No
21	Jeffrey Fullner	Lynden	Yes
22	Weston Parker	Lynden	No
23	James Marr	Lynden	No
24	Holly Brugmann	Lynden	No
25	Kahlin Mish	Lynden	Yes
26	Cutzi Jobes	Lynden	Yes
27	Delayne VanderHaak	Lynden	Yes
28	Natalie Chavez	Bellingham	Yes

Councilor Vis suggested that city attorney Carmichael look into the viability of an advisory vote going before the citizens of Lynden.

6. REPORTS - None

7. EXECUTIVE SESSION

Council did not hold an executive session.

8. ADJOURNMENT

May 20, 2024 regular session of the Lynden city council adjourned at 8:45 p.m.

Pamela D. Brown, City Clerk

Scott Korthuis, Mayor

CITY OF LYNDEN

EXECUTIVE SUMMARY



Meeting Date:	June 3, 2024	
Name of Agenda Item:	Council Confirmation of Finance Director – Laura Scholl	
Section of Agenda:	Consent	
Department:	Administration	
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 checked="" type="checkbox"/> Other: None
		Legal Review: <input type="checkbox"/> Yes - Reviewed <input type="checkbox"/> No - Not Reviewed <input checked="" type="checkbox"/> Review Not Required
Attachments:		
None		
Summary Statement:		
LMC 2.05.010(B) Such officers shall be appointed by the Mayor, subject to confirmation by the City Council.		
Recommended Action:		
Council confirmation of Finance Director Laura Scholl.		

CITY OF LYNDEN



EXECUTIVE SUMMARY

Meeting Date:	June 3, 2024	
Name of Agenda Item:	Resolution No. 24-1095 – Adopting a Six Year Transportation Improvement Program (STIP) 2025-2030	
Section of Agenda:	Public Hearing	
Department:	Public Works	
Council Committee Review:	<input type="checkbox"/> Community Development <input type="checkbox"/> Finance <input type="checkbox"/> Parks	<input type="checkbox"/> Public Safety <input checked="" 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:	1) 2025-2030 STIP Project List 2) Project Map 3) Resolution No. 24-1095	
Summary Statement:	<p>By law, a public hearing must be held for the City Council to consider comments regarding the City's Six Year Transportation Improvement Program (2025 to 2030). Attached are Lynden's proposed transportation improvement projects that will, after approval by City Council, be submitted to the Whatcom Council of Governments and from there to the Washington State Department of Transportation (WSDOT) as part of their statewide program.</p> <p>To be eligible for funding for these projects, every city and county must prepare a planned local list of projects which ultimately is forwarded to the WSDOT by July 31 of each year for inclusion in the State's Transportation Improvement Program (STIP) list.</p> <p>The Public Works Committee reviewed the STIP projects at their May 8, 2024, meeting and recommended that City Council set a public hearing date for June 3, 2024.</p> <p>After the hearing is closed, the Council may pass Resolution No. 24-1095 approving the program.</p>	
Recommended Action:	<p>That City Council approve Resolution No. 24-1095 adopting the 2025-2030 Six-Year Transportation Improvement Program for the City of Lynden and authorize the Mayor's signature on the resolution.</p>	

RESOLUTION NO. 24-1095

**A RESOLUTION ADOPTING THE
2024-2030 SIX-YEAR TRANSPORTATION IMPROVEMENT PROGRAM (STIP)
FOR THE CITY OF LYNDEN, WHATCOM COUNTY, WASHINGTON**

WHEREAS, Washington State Law, RCW 35.77.010, requires the City of Lynden to annually adopt a Six-Year Transportation Improvement Program for the next six calendar years; and

WHEREAS, a report has been prepared and submitted by the City Public Works Director for a Six -Year Transportation Program for years 2025-2030, copies of which are on file in the office of the City Clerk;

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Lynden, Washington, as follows:

SECTION 1: That the 2025-2030 Six-Year Transportation Improvement Program be adopted as the official Six-Year Transportation Improvement Program of the City of Lynden, Washington.

SECTION 2: That the City Clerk and the City Public Works Director are hereby directed to file a copy of this resolution with the State of Washington Department of Transportation.

SECTION 3: If any section, subsection, sentence, clause or phrase of this Resolution is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Resolution. The Council hereby declares that it would have passed this code and each section, regardless of whether any one or more sections, subsections, sentences, clauses or phrases has been declared invalid or unconstitutional, and if for any reason this Resolution is declared invalid or unconstitutional, then the original Resolution or Resolutions shall be in full force and effect.

ADOPTED by the City Council of the City of Lynden, Whatcom County, Washington, on the _____ day of _____, 2024.

MAYOR SCOTT KORTHUIS

ATTEST:

CITY CLERK PAMELA BROWN

APPROVED AS TO FORM:

CITY ATTORNEY ROBERT CARMICHAEL

2025 Projects

Overlays
 Plan (Green line)
 Design (Green square)

Motorized
 Construct (Thick red line)
 Design (Thin red line)
 Plan (Dashed red line)

Non-Motorized
 Design (Yellow hatched area)

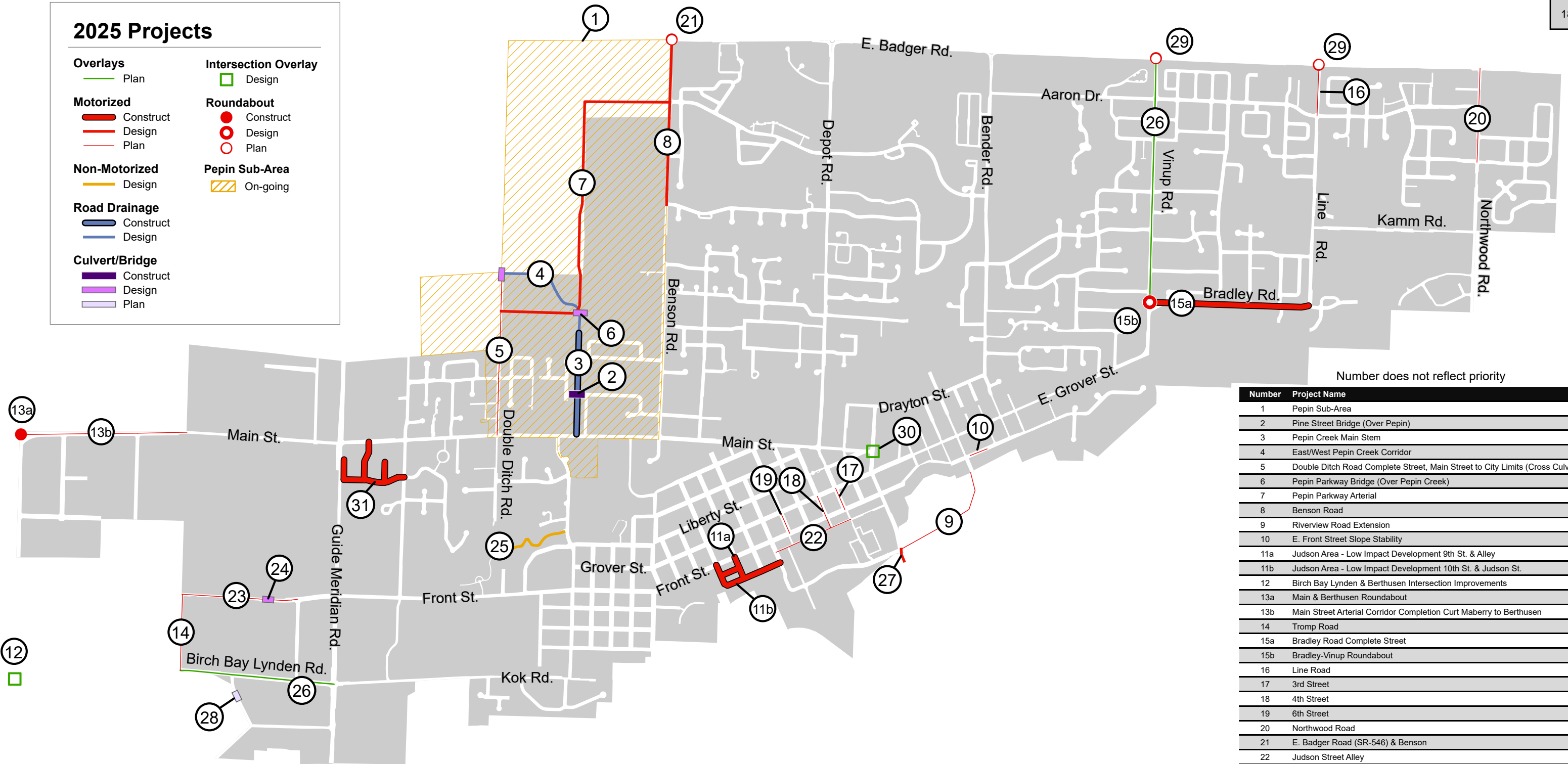
Road Drainage
 Construct (Blue line)
 Design (Light blue line)

Culvert/Bridge
 Construct (Purple line)
 Design (Light purple line)
 Plan (Dashed purple line)

Intersection Overlay
 Design (Green square)

Roundabout
 Construct (Red circle)
 Design (Red circle with dot)
 Plan (Red circle with outline)

Pepin Sub-Area
 On-going (Yellow hatched area)



Number does not reflect priority

Number	Project Name
1	Pepin Sub-Area
2	Pine Street Bridge (Over Pepin)
3	Pepin Creek Main Stem
4	East/West Pepin Creek Corridor
5	Double Ditch Road Complete Street, Main Street to City Limits (Cross Culvert)
6	Pepin Parkway Bridge (Over Pepin Creek)
7	Pepin Parkway Arterial
8	Benson Road
9	Riverview Road Extension
10	E. Front Street Slope Stability
11a	Judson Area - Low Impact Development 9th St. & Alley
11b	Judson Area - Low Impact Development 10th St. & Judson St.
12	Birch Bay Lynden & Berthusen Intersection Improvements
13a	Main & Berthusen Roundabout
13b	Main Street Arterial Corridor Completion Curt Maberry to Berthusen
14	Tromp Road
15a	Bradley Road Complete Street
15b	Bradley-Vinup Roundabout
16	Line Road
17	3rd Street
18	4th Street
19	6th Street
20	Northwood Road
21	E. Badger Road (SR-546) & Benson
22	Judson Street Alley
23	Front Street (West) Arterial - Full Industrial Standard
24	Front Street Culvert Repair/Replace
25	Kaemingk Trail Extension 17th Street to Dickinson Park
26	Arterial Street Preservation Program
27	Various Intersections
28	Bay-Lyn Culvert Replacement
29	E. Badger Road (SR-546) at Vinup & Line
30	Main & 1st Intersection Repairs and ADA Improvements
31	Meadow Neighborhood

Path: \\Saturn\GIS\Projects\Public Works\TransportationImprovement\Projects\TIP2025\TIP2025.aprx

2025 - 2030 Transportation Improvement Projects



City of Lynden
2025 - 2030 Six Year
 Transportation Improvement Program
 In Priority Order Keyed to Map

Ref No.	Project	Description	Termini	Classified	Utilities	Complete Street	Phase	2025 - 2029					Funding Sources (\$ in thousands)				
								2025	2026	2027	2028 - 2029	Local	State	TIB	Federal	Total	
1	Pepin Sub-Area	Basin-wide 30% design plans for street network and creek relocation for items 3-8 below City plans to apply for a federal RAISE Construction Grant in 2025 to construct items 3-8 below.	Pepin Creek sub-area	Y		Y	PE	X	X	X					2,000	2,000	
							Const				X					0	
2	Pine Street Bridge & Pepin Creek Channel	Vehicular Bridge and Approaches. Stream channel extended from Main to Westview Development	Pine Street over relocated Pepin Creek (Double Ditch) and 1000 ft of channel north of bridge <i>Developer Mitigation - incl. in Local</i>			Y	PE 2023-2024						150 (PWTF)			150	
							Const	X	X			47	5,000 (PWTF)			5,047	
3	Pepin Creek Main Stem <i>Pepin Parkway Concept</i>	Upstream (Pepin Sub-area) Phased Relocation	Isom School to East/West Creek Corridor <i>Department of Ecology potential funding. Developer Mitigation - incl. in Local</i>			NA	PE	X	X			734				734	
							Const			X	X				8,950	8,950	
4	East/West Pepin Creek Corridor <i>Pepin Parkway Concept</i> (including culvert at Double Ditch)	Upstream (Pepin sub-area) Phased Relocation	North end of Pepin Main Stem to Double Ditch Road <i>Developer Mitigation - incl. in Local</i>			NA	PE	X	X			125				125	
							Const			X	X				3,440	3,440	
5	Double Ditch Road	Widen/Improve to City Arterial Street Standard (40') <i>Prerequisite: Construct Cross-Culvert to the North and redirect Pepin Creek into new channel</i>	Main Street to City Limits (Pepin Parkway) <i>Connect to Future Pepin Parkway Include Water & Sewer Trunk Lines Developer Mitigation - incl. in Local</i>	X		Y	PE	X	X	X		387				387	
							Const			X	X				6,473	6,473	
6	Pepin Parkway Bridge	Pepin Parkway Arterial (Included in 2022 Design Standards) <i>Arterial Street - driveway access and parking restricted</i>	On Pepin Parkway over the relocated Pepin Creek <i>Developer Mitigation - incl. in Local</i>	X		Y	PE	X	X			248				248	
							Const		X	X	X				3,860	3,860	
7	Pepin Parkway Arterial	Pepin Parkway Arterial (Center Median Stormwater) <i>Arterial Street - driveway access and parking restricted</i>	Benson Road to Double Ditch <i>Developer Mitigation - incl. in Local</i>	X		Y	PE	X	X			387				387	
							Const			X	X				8,375	8,375	
8	Benson Road	Widen to the west to avoid ditch on east. Pedestrian on west side - possible 10' separated trail <i>Arterial Street - driveway access and parking restricted Surface Transportation Block Grant (STBG)</i>	Sunrise Drive to Badger Road <i>Connect to Future Pepin Parkway Federal STBG and CRP Developer Mitigation - incl. in Local</i>	Y	E	Y	PE	X	X			64		418	482		
							Const		X	X			1,700		6,394	3,245	
9	Riverview Road Extension	Extension of Riverview to Nooksack Avenue to full City Standard including curb, gutter and sidewalk	Hannegan to Nooksack Avenue/Hampton			NA	PE			X	X	25				25	
							Const									0	
10	E. Front Street Slope Stability (Ph. 2)	Replace storm pipe, construct mechanically stabilized earth (MSE) wall to stabilize slope, and repair street	600 Block of East Front Street			NA	PE									0	
							Const	X					525			525	
11a	9th Street & Alley (Judson Area Stormwater Low Impact Development - Phase II)	Stormwater Low Impact Development <i>Ecology Stormwater Grant funded design in 2020 DOE Grant/Loan, TBD, & Utility Matching Funds</i>	Front St. to Judson and E/W Alley to 10th			Y	PE									0	
							Const	X	X				100	100		200	

City of Lynden
2025 - 2030 Six Year
 Transportation Improvement Program
 In Priority Order Keyed to Map

Ref No.	Project	Description	Termini	Classified	Utilities	Complete Street	Phase	Funding Sources (\$ in thousands)					Local	State	TIB	Federal	Total
								2025	2026	2027	2028 - 2029						
11b	10th and Judson Street (Judson Area Stormwater Low Impact Development - Phase III)	Stormwater Low Impact Development Ecology Stormwater Grant funded design in 2020 Const. Funding Dependent DOE Const. Grant. TBD & Utility Matching Funds	Front Street to 7th Street			Y	PE	X				20					170
							Const	X	X			50	900				950
12	Birch Bay Lynden and Berthusen Road Intersecton		Intersection Birch Bay Lynden and Berthusen			N	PE/ROW	X	X	X		50					50
							Const			X		3,000					3,000
13a	Main Street and Berthusen Road Roundabout	Construct roundabout and approximatel 400 feet of each approach street Community and Economic Revitatlization Board. Loan \$4.5 million	Intersection of West Main and Berthusen Rd.	Y		Y	PE 2023	X				125					125
							Const	X	X			1,000	4,500				5,500
13b	Main Street Corridor Completion	Reconstruct Main Street between Curt Maberry Road and Berthusen Road	Curt Maberry Road and Berthusen Rd.	Y		Y	PE		X	X		100					100
							Const			X		5,500					5,500
14	Tromp Road Arterial Improvement	Upgrade to Full City Industrial Standard Planning Purposes Only Community Economic Development (CEDs) listed	Birch Bay Lynden Rd. to W. Front St.	Y		Y	PE				X	100					100
							Const			X		3,000					3,000
15a	Bradley Road Arterial Improvements	Upgrade to Complete Street with intersection improvements at both termini. Anticipating State Commerce Funding and pursuing additional State/Federal funding	Vinup Road to Line Road	Y		Y	PE										0
							Const	X	X			75	2,500				2,575
15b	Bradley-Vinup Roundabout	New Roundabout replaces stop sign on Bradley Pursuing State/Federal funding	Eastwood (east) Ridgeway (north) Grover (south)	Y		Y	PE	X	X			25					25
							Const			X		1,590					1,590
16	Line Road Complete Street	Upgrade to Full City Standard Planning Purposes Only	Aaron Drive to Badger Road (SR-546)	Y		Y	PE				X	50					50
							Const			X		1,500					1,500
17	3rd Street Reconstruction	Street Reconstruction Planning Purposes Only	Grover Street to Front St Historic Business District	Y		Y	PE				X	20					20
18	4th Street Improvements	Street Reconstruction/Centennial Park Integration Planning Purposes Only Community Economic Development (CEDs) listed	Grover Street to Judson Street Alley Historic Business District			Y	PE				X	20					20
19	6th Street Reconstruction	Street Reconstruction Planning Purposes Only	Grover Street to Front St Historic Business District			Y	PE	X			X	20					20
20	Northwood Road Complete Street	Upgrade to Full City Std Planning Purposes Only	Brome to Badger	Y		Y	PE				X	70					70

City of Lynden
2025 - 2030 Six Year
 Transportation Improvement Program
 In Priority Order Keyed to Map

Ref No.	Project	Description	Termini	Classified	Utilities	Complete Street	Phase	Funding Sources (\$ in thousands)					Local	State	TIB	Federal	Total
								2025	2026	2027	2028 - 2029						
21	E. Badger (SR-546) and Benson Road Roundabout	Channelization/Roundabout & Lighting <i>Planning Purposes Only (WSDOT Project)</i>	East Badger and Benson Road	Y		Y	PE	X			X			WSDOT 500			1,000
22	Judson Street Service Alley Improvements	Widen and reconstruct, relocate utility poles, and improve parking. <i>Community Economic Development (CEDs) listed</i>	3rd Street to 7th Street <i>Possible Directional Restrictions</i>			?	ROW/PE		X	X		50					50
23	W. Front Street Arterial Ph 2	Upgrade to City Industrial Street Standard (44' width) with curb, gutter, and sidewalk.	Duffner Ditch to Tromp Road <i>west of Guide Meridian</i>	Y		N	PE				X	75					75
							Const				X	2,000					2,000
24	W. Front St Culvert Repair/Replace Culvert at Duffner Ditch	Replace Flood Damaged Culvert Includes water, sewer and storm replacments <i>as needed</i>	Duffner Ditch to Duffner Drive <i>west of Guide Meridian</i>	Y		N	PE 2023	X				35				220	255
							Const	X	X			365				2,335	2,700
25	Kaemingk Trail Extension to Dickinson Park	Paved Trail w/ 2 Bridges <i>2019 Parks & Trails Bond</i>	17th Street to existing Ridgecreek Trail			NA	PE	X	X			200					200
							Const			X	X	2,500				2,500	
26	Arterial Street Preservation Program Classified Routes	Grind and Overlay. Include required ADA Upgrades. Apply for TIB Arterial Preservation Program (APP) Funding Dependent (Coordinate with County on Birch Bay Lynden)	Birch Bay Lynden Rd (City Limits to SR-539) Vinnup (Bradley to SR-546)	Y		Y	PE	X	X	X	X	300		300			600
							Const					2,000			2,000	4,000	
27	Intersection Analysis	Various intersections for operation issues and possible corrections. (Ex: 1st and Grover, 1st and Riverview, Nooksack and E. Grover)	Birch Bay Lynden and Berthusen	Y		Y	PE	X	X	X		150					150
							Const				X				0		
28	Bay Lyn Drive Duffner Ditch Fish Passage Culvert	Duffner Ditch Culvert Replacement - Apply for State funding programs. Included in Legislative Agenda.	Duffner Ditch at Bay-Lyn			N/A	PE		X	X		200		300			500
							Const				X	1,200	1,200		1,200		
29	East Badger Road - Vinup and Line Roundabout/Intersection Improvements	Roundabouts or intersection Improvements at Vinup and Line (WSDOT project)				Y	PE			X		200					200
							Const				X			0			
30	Main and 1st Street Intersection Rehabilitation	Reconstruction and ADA upgrades Planning Purposes only	Main and 1st Intersection			Y	PE	X	X		X	100					100
31	Meadow Neighborhood Street, Water & Stormwater Rehabilitation	Street reconstruction with ADA upgrades as required. Water, sewer, storm drainage improvments as needed	Woodview Ct., Meadon Ln., S. Meadow Ln., and W. Meadow Ln. Duffner Ditch			NA	PE		X	X	X	100					100
32	Miscellaneous Pavement Preservation	Chip seal, asphalt overlays	Various Locations			N/A	Const Yearly budget	X	X	X	X	100					100

City of Lynden
2025 - 2030 Six Year
 Transportation Improvement Program
 In Priority Order Keyed to Map

Ref No.	Project	Description	Termini	Classified	Utilities	Complete Street	Phase	Funding Sources (\$ in thousands)								
								2025	2026	2027	2028 - 2029	Local	State	TIB	Federal	Total
33	ADA and non-motorized Facilities	Sidewalk repair & replacement, ADA ramps, non-motorized facilities.	Various			N/A	Const Yearly budget	X	X	X	X	75				75

CITY OF LYNDEN

EXECUTIVE SUMMARY



Meeting Date:	June 3, 2024	
Name of Agenda Item:	Reso 24-1096, a Resolution of Intent to Annex the city's SW Urban Growth Area (Annex App 24-01)	
Section of Agenda:	Public Hearing	
Department:	Community Development	
Council Committee Review:	<input checked="" 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 checked="" type="checkbox"/> Yes - Reviewed <input type="checkbox"/> No - Not Reviewed <input type="checkbox"/> Review Not Required
Attachments:	Annexation application 24-01 and supporting information, Tech Review Committee Report, Planning Commission minutes and Resolution 24-02, Draft Resolution of Intent	
Summary Statement:	<p>The City Council is asked to take public comment and make a decision concerning Annexation Application 24-01 which consists of approximately 279 acres on the southwest edge of the city. This proposal represents the full extent of the City's Urban Growth Area (UGA) in this part of the City. Per the Future Land Use designations assigned in the City Comprehensive Plan the area falls within 3 different land uses: industrial, low density residential, and public use. The Council is also being asked to decide on zoning designations within the assigned land use categories.</p> <p>Public comment at the April 25th Planning Commission hearing included concerns related to the ability of property owners to continue existing agricultural uses after annexation. Although the Commission recommended approval of the annexation, they also indicated support for property owners to continue existing ag uses after annexation. Planning staff have since made themselves available to clarify the city's code on permitted agricultural uses and to document existing uses ahead of annexation so that owners can continue these uses, if needed, as existing nonconforming uses.</p> <p>The Planning Commission's resolution and recommendation are attached. If the Council supports annexation, the application will be sent to the Boundary Review Board for comment prior to a final ordinance which would formally annex the property.</p>	
Recommended Action:	Motion to approve Reso 24-1096, a resolution of intent to annex approximately 279 acres of the City's southwest Urban Growth Area and to assign zoning designations as recommended by the Planning Commission is PC Resolution 24-02.	

CITY OF LYNDEN
CITY COUNCIL RESOLUTION 24-1096

**A resolution of the Council of the City of Lynden, Washington, of intent to annex
the Southwest Lynden Urban Growth Area as represented in Annexation
Application 24-01**

BACKGROUND

WHEREAS, Northwest Surveying and GPS, hereinafter called the "Proponent," submitted a complete application to the City of Lynden, hereinafter called the "City," for the annexation of approximately 279 acres into the City of Lynden described as the southwest unincorporated Urban Growth Area of Lynden, hereinafter referred to as "the Property"; and

WHEREAS, the Property is legally described as:

All that portion of the north half of the northwest quarter of section 25, township 40, range 2 east of W.M, together with all that portion of the northwest quarter of the northeast quarter of said section 25, lying northwesterly of the north right-of-way line of Flynn Road and westerly of the west right-of-way line of Bay Lyn Road and southerly of the south right-of-way line of Birch Bay Lynden road; except that portion of the northeast quarter of the northwest quarter and the northwest quarter of the northwest quarter lying southerly and easterly of the easterly and southerly bank of the unnamed creek and lying southwesterly of the following described line:

Commencing at the point of intersection of the southwesterly line of Whatcom County Road No. 51 and the northwesterly line of Whatcom County Road No. 79; thence south 51° 09' west along the northwesterly line of County Road No. 79 a distance of 672.6 feet to the true point of beginning of this line description; thence north 38°51' west a distance of 568 feet more or less to the southerly bank of said unnamed creek and the terminus of this line description.

Together with the southeast quarter of the northwest quarter of section 25, township 40 north, range 2 east of W.M., except the following described tract:

Beginning at the northeast corner of said quarter quarter; thence south along the east line 726 feet; thence west 339 feet, more or less, to the east bank of Duffner Ditch; thence north and easterly along the east side of Duffner Ditch to the north line of said quarter quarter; thence east along the north line of said quarter quarter 342 feet, more or less, to the point of beginning, less roads and less ditches. Also, except County Road No. 79, commonly known as Flynn Road, along the east line of said quarter quarter.

Together with the southwest quarter of section 24, township 40 north, range 2 east of W.M.; less the north half of the northwest quarter of said southwest quarter.

Together with the east 18 feet of the east half of the southeast quarter of section 23, township 40 north, range 2 east of W.M., except the north half of the north half of said southeast quarter situate in Whatcom County, Washington.

WHEREAS, the Property is within the City’s Urban Growth Boundary, identified in the Lynden Comprehensive Plan, and may be annexed under RCW 35A.14.110; and

WHEREAS, the application was endorsed by more than 60% of the assessed valuation in the proposed annexation area; and

PROCESS

WHEREAS, Northwest Surveying and GPS, Inc, is the agent representing the applicants, submitted an Annexation application (Annex 24-01) which was determined to be complete on February 27, 2024, and the legal notice of application and public hearing was published by the Lynden Tribune on March 20, 2024; and

WHEREAS, the Proponent has provided the City with an affidavit for the posting of the notice of application and public hearing in three locations near the subject property and the receipts for the certified mailing of said notice to all property owners within three hundred feet of the subject property; and

WHEREAS, the City’s Technical Review Committee has reviewed the request for the annexation of property and has provided the following findings and recommendations in a report dated April 4, 2024; and

WHEREAS, the Lynden Planning Commission held a public hearing on April 25, 2024, at the Lynden City Hall Annex, 205 4th Street, Lynden, Washington, to accept public testimony on the proposed annexation, and that meeting was duly recorded; and

WHEREAS, the Lynden Planning Commission reviewed the proposed application for the annexation of 279 acres into the City of Lynden and has provided recommendation to the Lynden City Council in Planning Commission Resolution 24-02; and

WHEREAS, the public interest will be served by this annexation to allow for the accommodation of future growth and represents opportunities for both residential and industrial development; and

WHEREAS, the development within the annexed area will be required to make appropriate provisions for public health, safety and general welfare; and

WHEREAS, development within the annexed area must provide appropriate provisions for public open spaces, roads, streets, sidewalks and alleys as described in the City of Lynden Comprehensive Plan, the West Lynden Gateway Subarea Plan, the West Lynden Commercial Subarea plan, the Transportation Element, and the Lynden Municipal Code; and

WHEREAS, development within the annexed area must make appropriate provisions for public drainage ways, potable water supplies, and sanitary waste and development here will be required to provide extensions of public utilities; and

WHEREAS, development within the annexed area must make appropriate provisions for parks, recreation playgrounds, schools and school grounds; and

WHEREAS, the proposed annexation will not have an adverse effect on the finances, debt structure, or contractual obligations and rights of other governmental units, except for the associated reduction in the Whatcom County tax base; and

WHEREAS, the proposed annexation shall be taxed or assessed to pay its share of any indebtedness of the City of Lynden, Washington, contracted prior to or existing at the date of this annexation, and

WHEREAS, the proposed annexation is logically served by the City of Lynden and will therefore preserve logical service areas; and

WHEREAS, the proposed annexation will concentrate urban development within the city limits and thereby reduce sprawl, consistent with objectives of the Growth Management Act; and

WHEREAS, adequate governmental services and controls in the proposed annexation area can be most efficiently provided by the City of Lynden.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1.01 Application. Northwest Surveying and GPS, Inc, (“Applicant”) filed an annexation application which was accepted by the City as complete on February 27, 2024.

1.02 Location. The Property is located in Lynden’s southwest unincorporated UGA Lynden, Whatcom Co., Washington as described above.

1.03 Applicants. John Doornbos, William Vander Hage and D&S Land Holdings.

1.04 Reason for Request. The request is for the annexation of property for future residential and industrial development. The west Lynden area represents opportunities for both residential and business growth near the commerce and transportation corridor of the Guide Meridian.

1.05 Critical Area Review. Critical area review will be done at time of development

1.06 SEPA Determination. A formal notice of the SEPA Determination will be made at the time of a property development application.

1.07 Findings from Annex 24-01 Incorporated Herein. All Findings of Fact from Annex 24-01 are incorporated herein by this reference. If there is a conflict between any of the Findings of Fact in Annex 24-01, the Findings of Fact outlined in this document shall apply.

1. The subject property is located within the City of Lynden’s Urban Growth Area (UGA) and has been determined by the City to be an appropriate location for future low density residential, public use, and industrial development as depicted in the City of Lynden Comprehensive Plan Figure 2.5.4 as adopted by Comprehensive Plan Amendment 22-01 in City of Lynden Ordinance 1656. Upon annexation,
 - a. The properties slated as low-density residential will be zoned as Residential Mixed Density (RMD); and
 - b. The properties slated for industrial land use south of the Birch Bay Lynden Road will be zoned Industrial Business Zone (IBZ); and
 - c. The property owned by the City of Lynden currently used for the West Lynden Regional Pond will be zoned as Public Use (PU); and
 - d. The properties assigned an industrial land use north of the Birch Bay Lynden Road will be zoned Industrial District (ID).
2. The area of annexation falls within the West Lynden Commerce and West Lynden Gateway sub-areas. Future development will be subject to the associated sub-area plans as well as applicable development standards and associated impact fees.
3. Any critical area buffers and restrictions related to development will be applied as outlined in the City’s critical area ordinance (LMC 16.16). Duffner Creek, a fish-bearing stream, flows through a section of the annexation area and has a 100 ft buffer associated with it. Furthermore, the Nooksack River floodplain touches the southern portion of some of the existing lots south of Birch Bay Lynden Road. Any development that impacts the floodplain would be subject to the City’s floodplain management regulations (LMC 16.12).
4. Water and Sewer: The area is within the City’s water and sewer comprehensive plans. All water and sewer extensions shall be made in accordance with these adopted plans. To ensure adequate sewer service to the proposed annexation area, future development may require participation in a new pump station or contributions toward the costs associated with the recently constructed Pump Station 17.

- 5. Water Rights: At the time of development, properties may be required to transfer their water rights to the City of Lynden.

- 6. Stormwater: This area is within the City’s Stormwater Comprehensive Plan. Be advised, a stormwater management plan prepared by a professional engineer will be required for new 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.
 - a. 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.

 - b. Existing businesses and farms may be subject to an inspection for stormwater source control to address potential stormwater quality concerns.

- 7. Transportation: This area is within the City’s Transportation Plan. Future development will be required to develop roadway networks consistent with this plan including but not limited to right-of-way requirements and easements along Tromp Road, Birch Bay Lynden Road, Bay Lyn Drive, Flynn Road and Berthusen Road.

- 8. Impact Fees: Future development will be subject to assessed fees in order to mitigate the impact that development will have on the City’s Park, Fire, and Transportation Systems. Some of these fees are due at the time of plat while others are assessed at the time of building permit.

- 9. Interlocal Agreement: Be advised, the City of Lynden is part of an Interlocal agreement with Whatcom County (Whatcom County Contract No. 202206018). This agreement addresses, among other things, requirements to reimburse the County for infrastructure improvements made while the area of annexation was within County jurisdiction. This may include a review of road / stormwater reimbursements, stormwater / drainage maintenance and ownership, special assessment, and developer reimbursement agreements which may be then assessed to the property owners within the annexation area. Conclusions regarding this review will be presented to the City Council prior to the final ordinance to annex.

CONCLUSIONS OF LAW

2.01 Appropriate Provisions Made for Open Spaces, Roads, Streets, Sidewalks, and Alleys. Future development applications will make appropriate provisions for public open spaces, roads, streets, sidewalks, and alleys consistent with the City’s Comprehensive Plan, the Pepin Creek Sub-area Plan, and the Transportation Element.

2.02 Potable Water Supplies, Sanitary Wastes and Drainage Ways. Future development applications will make provisions for public drainage ways, potable water supplies, and sanitary wastes.

2.03 Public Interest. The application is consistent with the City’s comprehensive plan and the Growth Management Act as it will provide opportunities for future residential inventory accommodating expected population growth.

2.04 Appropriate Provisions for Promoting Public Health, Safety and Welfare. Future development applications will make appropriate provisions for promoting Public Health, Safety and Welfare.

2.06 Conclusions from Annex 24-01 Incorporated Herein. All Conclusions and Conclusions of Law from Annex 24-01 are incorporated herein by this reference to the extent not inconsistent with the above Conclusions of Law. If there is a conflict between any of the above Conclusions of Law and the Conclusions of Law or Conclusions in Annex 24-01, the above Conclusions of Law shall control.

Any of the foregoing Finding of Fact which should rather have been designated Conclusions of Law, and Conclusions of Law which should rather have been designated Findings of Fact, shall be validated as such and so conformed.

The foregoing recitals are a material part of this Decision.

NOW THEREFORE, BE IT RESOLVED by the Lynden City Council its intent to annex the subject property represented by Annexation Application 24-01 concerning the SW Lynden Urban Growth Area under the conditions set forth herein.

The final determination and associated findings and conditions of this Intent to Annex are fully incorporated herein by this reference. Final approval, by ordinance, will be made by the City Council after final conclusions are determined by the Boundary Review Board per Whatcom County Contract No. 202206018.

PASSED BY THE CITY COUNCIL BY AN AFFIRMATIVE VOTE OF _____ IN FAVOR,
_____ AGAINST, SIGNED THIS _____ DAY OF June 2024.

MAYOR

Scott Korthuis, Mayor

ATTEST:

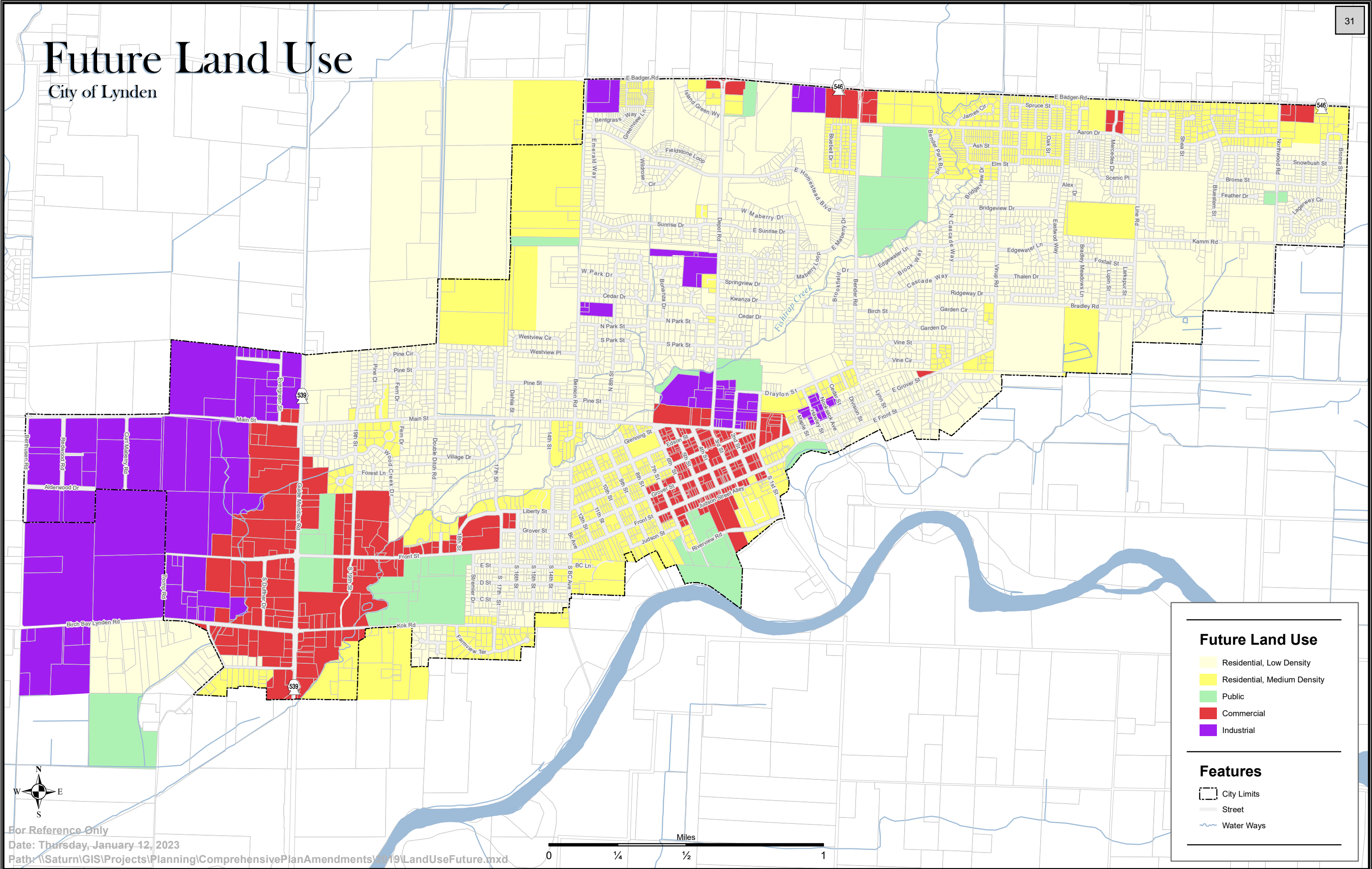
Pam Brown, City Clerk

APPROVED AS TO FORM:

Bob Carmichael, City Attorney

Future Land Use

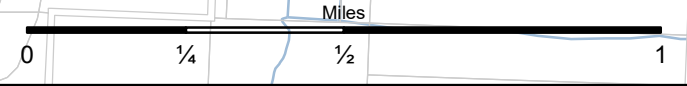
City of Lynden



- Future Land Use**
- Residential, Low Density
 - Residential, Medium Density
 - Public
 - Commercial
 - Industrial

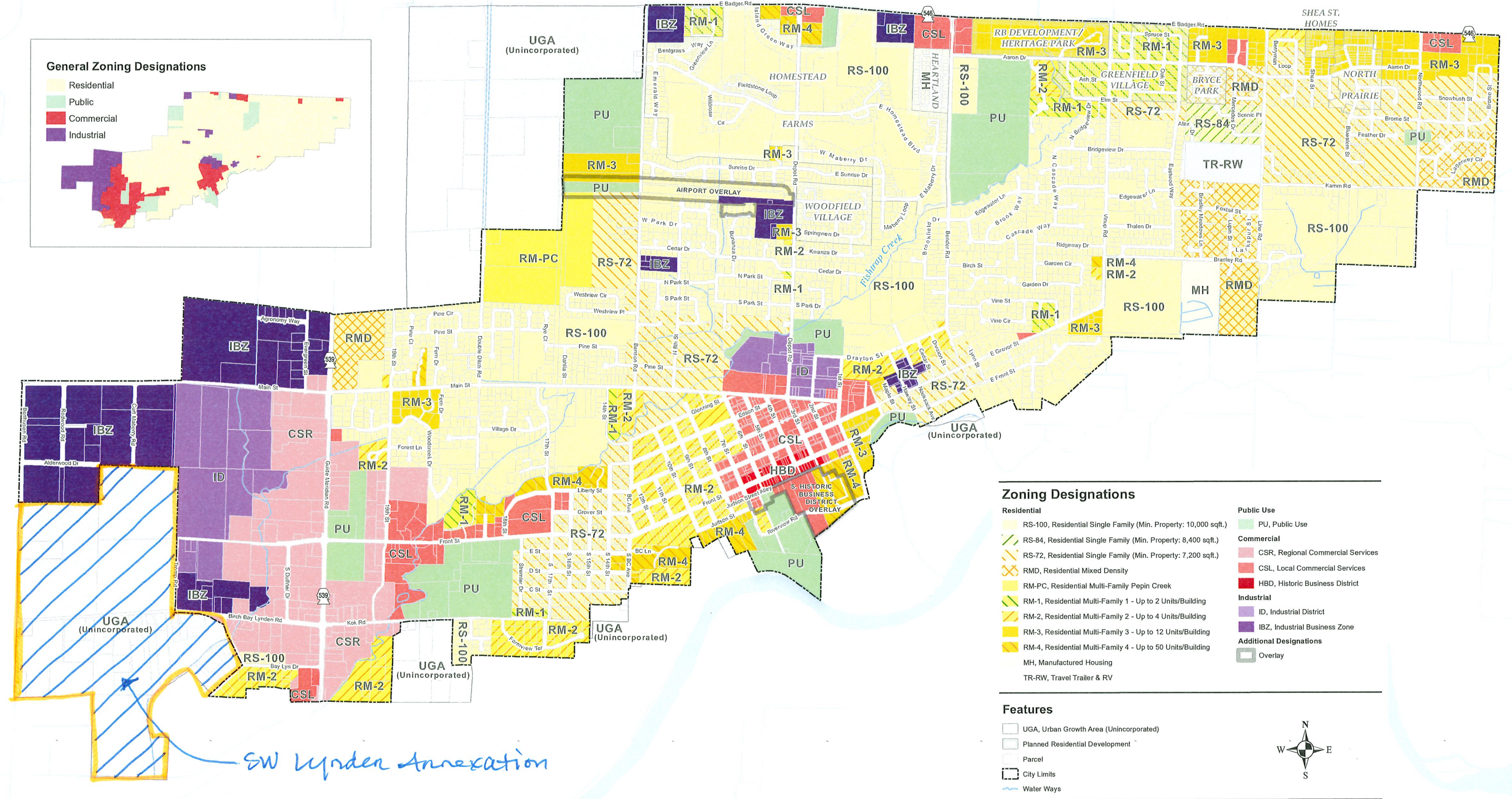
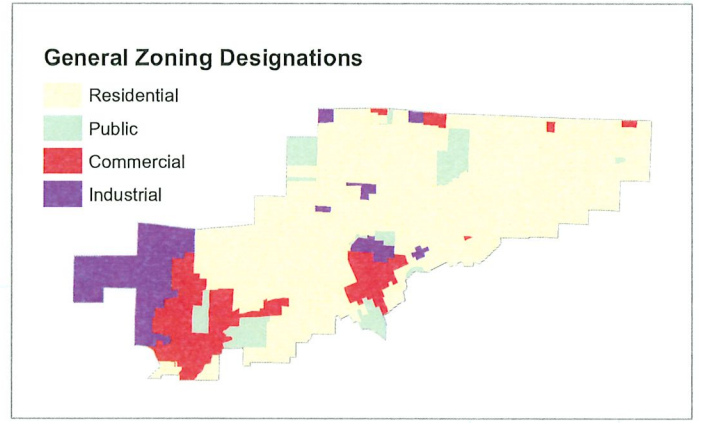
- Features**
- City Limits
 - Street
 - Water Ways

For Reference Only
 Date: Thursday, January 12, 2023
 Path: \\Saturn\GIS\Projects\Planning\ComprehensivePlanAmendments\2019\LandUseFuture.mxd



Zoning

City of Lynden



SW Lynden Annexation

Zoning Designations

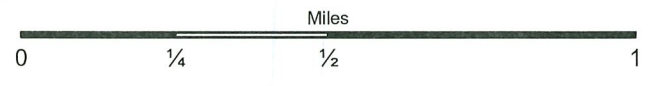
Residential	Public Use
RS-100, Residential Single Family (Min. Property: 10,000 sqft.)	PU, Public Use
RS-84, Residential Single Family (Min. Property: 8,400 sqft.)	Commercial
RS-72, Residential Single Family (Min. Property: 7,200 sqft.)	CSR, Regional Commercial Services
RMD, Residential Mixed Density	CSL, Local Commercial Services
RM-PC, Residential Multi-Family Pepin Creek	HBD, Historic Business District
RM-1, Residential Multi-Family 1 - Up to 2 Units/Building	Industrial
RM-2, Residential Multi-Family 2 - Up to 4 Units/Building	ID, Industrial District
RM-3, Residential Multi-Family 3 - Up to 12 Units/Building	IBZ, Industrial Business Zone
RM-4, Residential Multi-Family 4 - Up to 50 Units/Building	Additional Designations
MH, Manufactured Housing	Overlay
TR-RW, Travel Trailer & RV	

Features

UGA, Urban Growth Area (Unincorporated)	
Planned Residential Development	
Parcel	
City Limits	
Water Ways	



Date: Wednesday, January 11, 2023
 The City of Lynden has compiled this information for its own use and is not responsible for any use of this information by others and disclaims any liability of suitability or warranty of fitness for any particular purpose, either express or implied. The information found herein is provided simply as a courtesy to the public and is not intended for any third party use in any official, professional or other authoritative capacity. Persons using this information do so at their own risk and by such use agree to defend, indemnify and hold harmless the City of Lynden as to any claims, damages, liability, losses or suits arising out of such use. Contact the Whatcom County Assessor's Office (360-576-5700) for the most up-to-date parcel information.



CITY OF LYNDEN
PLANNING COMMISSION RESOLUTION #24-02

**A resolution of recommendation to the Lynden City Council for approval of the
SW Lynden Annexation #24-01**

WHEREAS, Northwest Surveying and GPS, hereinafter called the "Proponent," submitted a complete application to the City of Lynden, hereinafter called the "City," for the annexation of approximately 279 acres into the City of Lynden described as the southwest unincorporated Urban Growth Area of Lynden, hereinafter referred to as "the Property"; and

WHEREAS, the Property is legally described as:

All that portion of the north half of the northwest quarter of section 25, township 40, range 2 east of W.M, together with all that portion of the northwest quarter of the northeast quarter of said section 25, lying northwesterly of the north right-of-way line of Flynn Road and westerly of the west right-of-way line of Bay Lyn Road and southerly of the south right-of-way line of Birch Bay Lynden road; except that portion of the northeast quarter of the northwest quarter and the northwest quarter of the northwest quarter lying southerly and easterly of the easterly and southerly bank of the unnamed creek and lying southwesterly of the following described line:

Commencing at the point of intersection of the southwesterly line of Whatcom County Road No. 51 and the northwesterly line of Whatcom County Road No. 79; thence south 51° 09' west along the northwesterly line of County Road No. 79 a distance of 672.6 feet to the true point of beginning of this line description; thence north 38°51' west a distance of 568 feet more or less to the southerly bank of said unnamed creek and the terminus of this line description.

Together with the southeast quarter of the northwest quarter of section 25, township 40 north, range 2 east of W.M., except the following described tract:

Beginning at the northeast corner of said quarter quarter; thence south along the east line 726 feet; thence west 339 feet, more or less, to the east bank of Duffner Ditch; thence north and easterly along the east side of Duffner Ditch to the north line of said quarter quarter; thence east along the north line of said quarter quarter 342 feet, more or less, to the point of beginning, less roads and less ditches. Also, except County Road No. 79, commonly known as Flynn Road, along the east line of said quarter quarter.

Together with the southwest quarter of section 24, township 40 north, range 2 east of W.M.; less the north half of the northwest quarter of said southwest quarter. Together with the east 18 feet of the east half of the southeast quarter of section 23, township 40 north, range 2 east of W.M., except the north half of the north half of said southeast quarter situate in Whatcom County, Washington.

WHEREAS, the Property is within the City's Urban Growth Boundary, identified in the Lynden Comprehensive Plan, and may be annexed under RCW 35A.14.110; and

WHEREAS, the Property as per the adopted future land use map has been slated for future residential and industrial development within the zoning categories of RMD (Residential Mixed-Density), IBZ (Industrial Business Zone), ID (Industrial District), and PU (Public Use).

WHEREAS, the application was endorsed by more than 60% of the assessed valuation in the proposed annexation area; and

WHEREAS, the City notified the Proponent of the application's completeness on February 27, 2024, and the legal notice of application and public hearing was published by the Lynden Tribune on March 20, 2024; and

WHEREAS, the Proponent has provided the City with an affidavit for the posting of the notice of application and public hearing in three locations near the subject property and the receipts for the certified mailing of said notice to all property owners within three hundred feet of the subject property; and

WHEREAS, upon annexation, the property will be zoned RMD (Residential Mixed-Density), IBZ (Industrial Business Zone), ID (Industrial District), and PU (Public Use); and

WHEREAS, the public interest will be served by this annexation to allow for the accommodation of future growth and represents opportunities for both residential and industrial development; and

WHEREAS, the development within the annexed area will be required to make appropriate provisions for public health, safety and general welfare; and

WHEREAS, development within the annexed area must provide appropriate provisions for public open spaces, roads, streets, sidewalks and alleys as described in the City of Lynden Comprehensive Plan, the West Lynden Gateway Subarea Plan, the West Lynden Commercial Subarea plan, the Transportation Element, and the Lynden Municipal Code; and

WHEREAS, development within the annexed area must make appropriate provisions for public drainage ways, potable water supplies, and sanitary waste and development here will be required to provide extensions of public utilities; and

WHEREAS, development within the annexed area must make appropriate provisions for parks, recreation playgrounds, schools and school grounds; and

WHEREAS, the proposed annexation will not have an adverse effect on the finances, debt structure, or contractual obligations and rights of other governmental units, except for a small reduction in the Whatcom County tax base; and

WHEREAS, the proposed annexation shall be taxed or assessed to pay its share of any indebtedness of the City of Lynden, Washington, contracted prior to or existing at the date of this annexation, and

WHEREAS, the proposed annexation is logically served by the City of Lynden and will therefore preserve logical service areas; and

WHEREAS, the proposed annexation will concentrate urban development within the city limits and thereby reduce sprawl, consistent with objectives of the Growth Management Act; and

WHEREAS, adequate governmental services and controls in the proposed annexation area can be most efficiently be provided by the City of Lynden; and

WHEREAS, The Planning Commission understands that there are some properties within the annexation area that are used agriculturally and once brought into the City will be considered existing non-conforming. As per LMC 19.35.010, nonconforming uses which lawfully exist at the time of the final passage of this ordinance, are permitted to continue and to be maintained and operated. Additional regulation as to conformance, maintenance and vacancy can be found in LMC Chapter 19.35 – Nonconforming Uses; and

WHEREAS, the proposed annexation area is protected by the Right-To-Farm Disclosure Statement as outlined in LMC 17.23.040 (B). This section of code is meant to acknowledge properties that are within or near designated agriculture lands on which a variety of commercial activities may occur that are not compatible with residential development for certain periods of limited duration. The city of Lynden and Whatcom County has determined that the use of real property for agricultural operations is a high priority and favored use and will not consider to be a nuisance those inconveniences or discomforts arising from farm operations, if such operations are consistent with commonly accepted good management practices and otherwise comply with local, state, and federal laws; and

WHEREAS, the City's Technical Review Committee has reviewed the request for the annexation of property and has provided the following findings and recommendations to the Planning Commission in a report dated April 4, 2024, and

1. The subject property is located within the City of Lynden's Urban Growth Area (UGA) and has been determined by the City to be an appropriate location for future low density residential and industrial development. Upon annexation, the property is suggested to be zoned as Residential Mixed Density (RMD), Industrial Business Zone (IBZ), Industrial District (ID), and PU (Public Use).
2. The area of annexation falls within the West Lynden Commerce and West Lynden Gateway sub-areas. Future development will be subject to any associated sub-area plans as well as applicable development standards and impact fees.

3. Any critical area buffers and restrictions related to development will be applied as outlined in the City's critical area ordinance (LMC 16.16). Duffner Creek, a fish-bearing stream, flows through a section of the annexation area and has a 100 ft buffer associated with it. Furthermore, the Nooksack River floodplain touches the southern portion of some of the existing lots south of Birch Bay Lynden Road. Any development that impacts the floodplain would be subject to the City's floodplain management regulations (LMC 16.12).
4. Water and Sewer: The area is within the City's water and sewer comprehensive plans. All water and sewer extensions shall be made in accordance with these adopted plans. To ensure adequate sewer service to the proposed annexation area, future development may require participation in a new pump station or contributions toward the costs associated with the recently constructed Pump Station 17.
5. Water Rights: At the time of development, all properties will be required to transfer their water rights to the City of Lynden.
6. Stormwater: This area is within the City's Stormwater Comprehensive Plan. Be advised, a stormwater management plan prepared by a professional engineer will be required for new 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.
 - a. 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.
 - b. Existing businesses and farms may be subject to an inspection for stormwater source control to address potential stormwater quality concerns.
7. Transportation: This area is within the City's Transportation Plan. Future development will be required to develop roadway networks consistent with this plan including but not limited to right-of-way requirements and easements along Tromp Road, Birch Bay Lynden Road, Bay Lyn Drive, Flynn Road and Berthusen Road.
8. Impact Fees: Future development will be subject to assessed fees in order to mitigate the impact that development will have on the City's Park, Fire, and Transportation Systems. Some of these fees are due at the time of plat while others are assessed at the time of building permit.
9. Interlocal Agreement: Be advised, the City of Lynden is part of an Interlocal agreement with Whatcom County (Whatcom County Contract No. 202206018). This agreement addresses, among other things, requirements to reimburse the County for infrastructure improvements made while the area of annexation was within County jurisdiction. This may include a review of road / stormwater

reimbursements, stormwater / drainage maintenance and ownership, special assessment, and developer reimbursement agreements which may be then assessed to the property owners within the annexation area. To date the City has reached out to Whatcom County to begin this discussion.

WHEREAS, the Lynden Planning Commission held a public hearing on April 25, 2024, at the Lynden City Hall Annex, 205 4th Street, Lynden, Washington, to accept public testimony on the proposed annexation, and that meeting was duly recorded;

WHEREAS, the Lynden Planning Commission reviewed the criteria listed in LMC 17.09.040(C) and found that the application meets the requirements relevant to the proposal.

NOW THEREFORE, the Planning Commission having reviewed the recommendations of the Technical Review Committee makes the following findings of fact:

- 1. The requested annexation is located within the City of Lynden’s Urban Growth Area and is therefore eligible for annexation; and
- 2. The zoning identified for the annexation is consistent with the area and the Comprehensive Plan.

BE IT RESOLVED by the Lynden Planning Commission to recommend to the City Council the approval of the *SW Lynden Annexation #24-01*, as requested, by a vote of 4-0, and further subject to the Technical Review Committee Report dated April 4, 2024, and if determined to be prudent, assess Whatcom County’s infrastructure improvement costs to the benefiting properties. In addition, the following zoning assignments are recommended:

- 1. Low density residential properties be zoned as Residential Mixed Density (RMD).
- 2. Industrial property south of Birch Bay Lynden Rd be zoned Industrial Business (IBZ).
- 3. Industrial property north of Birch Bay Lynden Rd be zoned as Industrial District (ID).
- 4. The city-owned parcel / West Lynden Regional Pond be zoned as Public Use (PU).

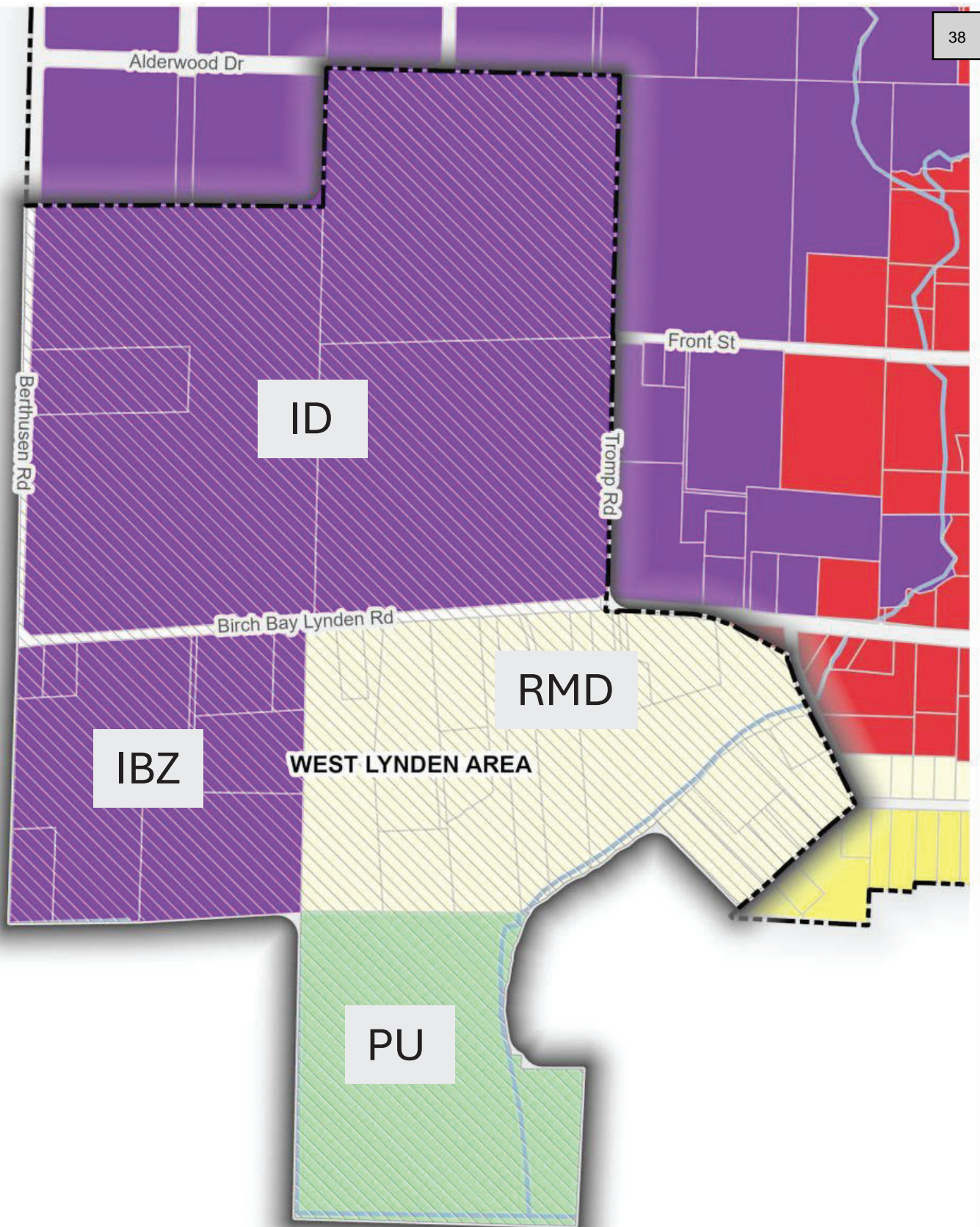
PASSED by the Planning Commission of the City of Lynden by of vote of 4 supporting and 0 opposing at their regular meeting held the 25th day of April 2024.



 Tim Faber, Chair
 Lynden Planning Commission



 Heidi Gudde, Director
 Community Development Department

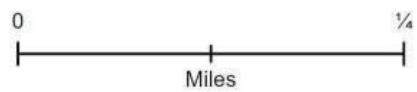


Future Land Use

-  Residential, Low Density
-  Residential, Medium Density
-  Public
-  Commercial
-  Industrial

Features

-  Urban Growth Area
-  Lynden City Limits
-  Street
-  Water Ways



Maps provided or made available are produced from data maintained in the City of Lynden Geographic Information System ("GIS") by the Public Works Department. For further information regarding maps, data sources, or the availability of GIS products and services please contact the City of Lynden Public Works Department at (360) 354-3446.

USE OF CITY OF LYNDEN'S GIS DATA AND MAPPING IMPLIES THE USER'S AGREEMENT WITH THE FOLLOWING STATEMENT: The City of Lynden disclaims any warranty associated with this data/map for any particular purpose, either express or implied. No representation or warranty of any kind is made concerning the accuracy, currency, completeness, or quality of this data/map. Any user of this data/map assumes all responsibility for its use and accuracy, and further agrees to release and hold the City of Lynden harmless from and against any damage, loss, or liability arising from any use of this data/map.



April 4, 2024

CITY OF LYNDEN TECHNICAL REVIEW COMMITTEE STAFF REPORT

Re: The application of Northwest Surveying & GPS, Inc. for Annexation Application #24-01.

ANNEX #24-01, Southwest Lynden Annexation FINDINGS, CONCLUSIONS, AND RECOMMENDATION

I. APPLICATION SUMMARY AND RECOMMENDATIONS

Proposal: The request includes an application requesting an annexation that includes the remainder of the unincorporated UGA located at the southwestern edge of the City. This extends to the intersection of Birch Bay Lynden Road and Berthusen Road and encompasses approximately 279 acres.

Recommendation: The Technical Review Committee recommends approval of the proposed annexation request, subject to the conditions of approval described in the conclusions of this document.

II. PRELIMINARY INFORMATION

Applicant / Agent: Heather Mussard, Northwest Surveying & GPS

Property Owner: John Doornbos, William Vander Hage and D&S Land Holdings

Property Location: 279 acres in Lynden’s southwest unincorporated UGA

<u>Notice Information:</u>	Application Submitted:	February 6, 2024
	Notice of Application:	February 23, 2024
	Notice of SEPA determination:	N/A
	Notice of Hearing:	March 20, 2024
	Comment Period Ending:	April 3, 2024

SEPA Review: SEPA will be required at time of future development.

Southwest Lynden Annexation – TRC Report

Authorizing Codes, Policies, and Plans:

- Annexation Authority
 - RCW 35A.14.110 – Petition Method
 - RCW 35A.14.120 – Authority / Proceedings
 - RCW 35A.14.330 – Zoning regulation
 - RCW 35A.14.340 – Notice of Hearing

- Boundary Review Board – RCW 36.93

- Comprehensive Plan
 - Policy 2 E
 - Transportation Element
 - Pepin Creek Sub-Area

- LMC Chapter 17 Land Development
 - LMC Chapter 17.09, Review and Approval Process
 - LMC Chapter 17.09.040, Planning Commission Review and Recommendation

- Interlocal Agreement - Whatcom County Contract No. 202206018

III. PROJECT DESCRIPTION

The subject properties include approximately 279 acres located within Lynden’s urban growth area (UGA). This area has been slated for future residential and industrial development.

The proposed annexation action would encompass the remainder of the unincorporated UGA located at the southwestern edge of the City. If added, this would extend the City limits to the intersection of Birch Bay Lynden Road and Berthusen Road. The City’s Comprehensive Plan assigns land use within UGA areas while specific zoning categories are typically designated at the time of annexation. If annexed, the area would include properties that will accommodate Industrial and Medium-density Residential land uses to the City. The annexation area also includes the City-owned parcel that contains the West Lynden Regional Stormwater Pond which would be zoned Public Use (PU).

The west Lynden area represents opportunities for both residential and business growth near the commerce and transportation corridor of the Guide Meridian. The annexation area south of Birch Bay Lynden Road currently contains large-parcel single family lots

Southwest Lynden Annexation – TRC Report

and easterly properties in this area remain low density residential – accommodating single-family homes and possibly duplex housing types. Approximately 40 acres on the south of Birch Bay Lynden Road but at the western edge of the UGA is slated to become industrially zoned. This area, along with the new low-density residential would become part of the West Lynden Gateway Subarea. The large parcels north of Birch Bay Lynden Road will be zoned for Industrial uses but will be part of the West Lynden Commercial Sub-Area. Annexation at this scale facilitates a comprehensive and proactive planning approach for infrastructure and stormwater facilities that may be needed as this area develops or redevelops.

The Community Development Department can report that across the city there are, or are slated to be, approximately 224 single family residential lots available and approximately 477 multi-family units, which include the recent projects of Lions Gate PRD, Towns Edge Apartments, City Gate Mixed Use proposal, and the Riverwalk condominium development. There are a number of small subdivisions representing infill projects throughout the city that will also supply additional single family home lots.

Together, these numbers represent about three years’ worth of residential construction as the city has seen an annual average of 72 single-family units and 82 attached multi-family units.

IV. PUBLIC NOTICE AND COMMENT

Notice of Application: Formal legal notice for this application was published in the Lynden Tribune on March 20, 2024.

Public Comment Received:
Only one comment specific to the proposed annexation was received by Glen Tromp on March 29, 2024. Mr Tromp indicated his opposition to the annexation with no further details provided.

V. ANALYSIS AND CONSISTENCY WITH REGULATIONS

Policy 2E of the Comprehensive Plan reads as follows: ***“The City of Lynden will maintain a lot inventory, or land supply, sufficient for five years of growth, at the densities designated through the Comprehensive Plan. The City will also focus on the Boundary Review Board criteria for the recommendation of future annexations as well the issues of capital improvements and financing. Where the establishment of a logical boundary may cause the City to exceed the necessary acreage for the adopted land supply, the City will phase the zoning for***

development in order to maintain the five year supply of land zoned appropriately for development.

VI. TECHNICAL REVIEW COMMITTEE COMMENTS

This application does not include a development proposal and any future development of the site will require a new application and review process. The following are issues to consider while drafting future development plans.

1. The area of annexation falls within the West Lynden Commerce and West Lynden Gateway sub-areas. Future development will be subject to the associated sub-area plans as well as applicable development standards and associated impact fees.
2. Interlocal Agreement: Be advised, the City of Lynden is part of an Interlocal agreement with Whatcom County (Whatcom County Contract No. 202206018). This agreement addresses, among other things, requirements to reimburse the County for infrastructure improvements made while the area of annexation was within County jurisdiction. This may include a review of road / stormwater reimbursements, stormwater / drainage maintenance and ownership, special assessment, and developer reimbursement agreements which may be then assessed to the property owners within the annexation area. To date the City has reached out to Whatcom County to begin this discussion.
3. Any critical area buffers and restrictions related to development will be applied as outlined in the City’s critical area ordinance (LMC 16.16). Duffner Creek, a fish-bearing stream, flows through a section of the annexation area and has a 100 ft buffer associated with it. Furthermore, the Nooksack River floodplain touches the southern portion of some of the existing lots south of Birch Bay Lynden Road. Any development that impacts the floodplain would be subject to the City’s floodplain management regulations (LMC 16.12).
4. Water and Sewer: The area is within the City’s water and sewer comprehensive plans. All water and sewer extensions shall be made in accordance with these adopted plans. To ensure adequate sewer service to the proposed annexation area, future development may require participation in a new pump station or contributions toward the costs associated with the recently constructed Pump Station 17.
5. Water Rights: At the time of development, all properties will be required to transfer their water rights to the City of Lynden.

Southwest Lynden Annexation – TRC Report

- 6. Stormwater: This area is within the City’s Stormwater Comprehensive Plan. Be advised, a stormwater management plan prepared by a professional engineer will be required for new 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.
 - a. 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.
 - b. Existing businesses and farms may be subject to an inspection for stormwater source control to address potential stormwater quality concerns.
- 7. Transportation: This area is within the City’s Transportation Plan. Future development will be required to develop roadway networks consistent with this plan including but not limited to right-of-way requirements and easements along Tromp Road, Birch Bay Lynden Road, Bay Lyn Drive, Flynn Road and Berthusen Road.
- 8. Impact Fees: Future development will be subject to assessed fees in order to mitigate the impact that development will have on the City’s Park, Fire, and Transportation Systems. Some of these fees are due at the time of plat while others are assessed at the time of building permit.

VII. RECOMMENDATION

Approval of this proposed annexation does not release the applicant from any other local, State, or Federal statutes or regulations applicable to the application or proposed future development.

The Technical Review Committee (TRC) has concluded its review with a recommendation to approve the request to annex approximately 279 acres from the UGA into the City of Lynden subject to the conditions outlined in this report dated April 4, 2024. This is recommended on the condition that the City Council review and, if determined to be prudent, assess Whatcom County’s infrastructure improvement costs to the benefitting properties.

Additionally, the TRC suggests the Council consider the following zoning assignments:

Southwest Lynden Annexation – TRC Report

1. Residential Mixed Density (RMD) to the low-density residential property as it offers flexibility in lot sizes and may include duplex housing types; and
2. TRC recommends the industrially zoned properties south of Birch Bay Lynden Road be assigned Industrial Business Zone (IBZ) which is the industrial zone with lower impacts; and
3. The industrially zoned property north of Birch Bay Lynden Road be assigned Industrial District (ID) to accommodate the greatest number of industrial uses and to be consistent with nearby zoning.
4. The city-owned parcel be zoned Public Use (PU).

RECEIVED

MAR 29 2024

Glen Tcomp

7682 Terrace ST

Fensale WQ

98248

MAR 29 2024

City of Lynden
Planning Department

Neidi Huddle Planning Director

279 acre Lynden Southwest

I vote NO on that annexation

of the property.

Sincerely

Glen Tcomp

CITY OF LYNDEN

ANNEXATION APPLICATION



<i>City of Lynden use only:</i>	
Annexation # <u>24-01</u>	Staff Initials: <u>KS</u>

Property Information

Application is hereby made for annexation to the City of Lynden of the property described as follows. Please provide a complete legal description, parcel numbers for all parcels involved as well as a common description of the property to be annexed (attach a separate sheet if necessary).

see attached Exhibit A

Property dimensions _____ X _____ = approx 308 square feet acres
 Current Zoning Designation (County): AG (n of BBBLyn), UR4 (s of BBLyn)
 City Zoning Designation (Once Annexed): ID/IBD, RMD

Application Information

Applicant Name: Northwest Surveying
 Address: 407 5th Street, Lynden, WA 98264
 Telephone Number: 360-354-1950 E-mail Address: heather@nwsurvey.com

By signing this application, I certify that all the information submitted is true and correct.

Applicant's Signature:  Date: 1-16-24

Background

1. **Name of proposed project, if applicable:**
Birch Bay Lynden Road/ Flynn Road Southwest Lynden Annexation
2. **Name of applicant:**
Heather Mussard
3. **Address and phone number of applicant and contact person:**

Northwest Surveying & GPS	for	John Doornbos
407 5th Street		1785 Bradley Road
Lynden, WA 98264		Lynden, WA 98264
360-354-1950		360-383-8439
<u>heather@nwsurvey.com</u>		
4. **Date checklist prepared:**
01/05/23
5. **Agency requesting checklist:**
City of Lynden
6. **Proposed timing or schedule (including phasing, if applicable):**
not applicable, no physical building
7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**
No
8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**
None
9. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**
no
10. **List any government approvals or permits that will be needed for your proposal, if known.**
none
11. **Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)**
Annexation of approximately 308 acres west of Lynden city limits within the UGA.
12. **Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**
See attached Exhibits A and B

B. Environmental Elements

1. Earth

a. General description of the site:

Agricultural fields, forests, and residential areas, and an unnamed creek.

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

b. What is the steepest slope on the site (approximate percent slope)?

6%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Fishtrap muck, Kickerville silt loam, Lynden sandy loam, Pangborn muck, Shalcar muck

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

none

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

None

f. Could erosion occur because of clearing, construction, or use? If so, generally describe.

no clearing or construction proposed

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

no construction proposed

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

not applicable

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

no proposed construction

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None

c. Proposed measures to reduce or control emissions or other impacts to air, if any.

none

3. Water

a. Surface Water:

1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Unnamed creek, flows into ditch

2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

no work proposed

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

no fill or dredge proposed

4. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.

none proposed

5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

See attached Exhibit C

6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

none proposed

b. Ground Water:

1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.

no

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

none proposed

c. Water Runoff (including stormwater):

1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

none proposed

2. Could waste materials enter ground or surface waters? If so, generally describe.

no

3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

no

4. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.

none

4. Plants

a. Check the types of vegetation found on the site:

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

orchards, vineyards, or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?
none
- c. List threatened and endangered species known to be on or near the site.
none
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.
none
- e. List all noxious weeds and invasive species known to be on or near the site.
none

5. Animals

- a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.
songbirds, hawks, eagle, deer, rabbits, possum
- b. List any threatened and endangered species known to be on or near the site.
none
- c. Is the site part of a migration route? If so, explain.
none
- d. Proposed measures to preserve or enhance wildlife, if any.
none
- e. List any invasive animal species known to be on or near the site.
None

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
none proposed
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
No
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.
none proposed

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.
no
- 1. Describe any known or possible contamination at the site from present or past uses.
None
 - a. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.
None
 - b. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.
no development or construction proposed

c. Describe special emergency services that might be required.

none

d. Proposed measures to reduce or control environmental health hazards, if any.

none

b. Noise

1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

none

2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?

none proposed

3. Proposed measures to reduce or control noise impacts, if any.

none

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

currently UR-4, properties consist of small farms, residential, light commercial and manufacturing; adjacent properties consist of similar uses

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

nothing proposed at this time

1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?

No change.

c. Describe any structures on the site.

Single family residences, mobile homes, cow barns, equipment sheds, light commercial and manufacturing buildings

d. Will any structures be demolished? If so, what?

none

e. What is the current zoning classification of the site?

UGA

f. What is the current comprehensive plan designation of the site?

UGA

g. If applicable, what is the current shoreline master program designation of the site?

not applicable

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Yes, see Exhibit D

i. Approximately how many people would reside or work in the completed project?

no change proposed

j. Approximately how many people would the completed project displace?

no change proposed

- k. **Proposed measures to avoid or reduce displacement impacts, if any.**
not applicable
- l. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.**
Compliance with City of Lynden codes.
- m. **Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any.**
none

9. Housing

- a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**
none proposed
- b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**
none
- c. **Proposed measures to reduce or control housing impacts, if any.**
none

10. Aesthetics

- a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**
none proposed
- b. **What views in the immediate vicinity would be altered or obstructed?**
none
- c. **Proposed measures to reduce or control aesthetic impacts, if any.**
none

11. Light and Glare

- a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**
none proposed
- b. **Could light or glare from the finished project be a safety hazard or interfere with views?**
no
- c. **What existing off-site sources of light or glare may affect your proposal?**
none
- d. **Proposed measures to reduce or control light and glare impacts, if any.**
none

12. Recreation

- a. **What designated and informal recreational opportunities are in the immediate vicinity?**
None
- b. **Would the proposed project displace any existing recreational uses? If so, describe.**
no
- c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.**
none

13. Historic and Cultural Preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

no

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

no

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

None

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Birch Bay Lynden Road, Flynn Road, no new access proposed

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Not currently served by public transit. Nearest transit stop approximately 1800 feet east to Guide Meridian Street.

c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

none proposed

d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

none proposed

e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

no change

f. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

no change

g. Proposed measures to reduce or control transportation impacts, if any.

none

15. Public Services

- a. **Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.**
no
- b. **Proposed measures to reduce or control direct impacts on public services, if any.**
none

16. Utilities

- a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:**
- b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**
none proposed

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

X

SEPA Responsible Official
Type name of signee: Heather Mussard
Position and agency/organization: Office manager, Northwest Surveying
Date submitted: 01/09/2024

D. Supplemental sheet for non-project actions

IT IS NOT REQUIRED to use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Future construction will increase discharge, emissions, noise.

- **Proposed measures to avoid or reduce such increases are:**

Compliance with City construction standards.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Future construction impacts to plants, animals, fish, to be minimal.

- **Proposed measures to protect or conserve plants, animals, fish, or marine life are:**
none

3. How would the proposal be likely to deplete energy or natural resources?

Future construction likely to use energy and natural resources.

- **Proposed measures to protect or conserve energy and natural resources are:**

Compliance with City construction standards.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Future construction will remove farmland.

- **Proposed measures to protect such resources or to avoid or reduce impacts are:**

Development to be consistent with City zoning.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Future construction/development is compatible with existing plans.

- **Proposed measures to avoid or reduce shoreline and land use impacts are:**

none

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Future construction will increase demands on transportation and public services and utilities.

- **Proposed measures to reduce or respond to such demand(s) are:**

Compliance with City zoning and planning.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

No conflicts anticipated.

EXHIBIT A

DESCRIPTION OF PROPOSED ANNEXATION AREA

ALL THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 40, RANGE 2 EAST OF W.M.,

TOGETHER WITH ALL THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25, LYING NORTHWESTERLY OF THE NORTH RIGHT-OF-WAY LINE OF FLYNN ROAD AND WESTERLY OF THE WEST RIGHT-OF-WAY LINE OF BAY LYN ROAD AND SOUTHERLY OF THE SOUTH RIGHT-OF-WAY LINE OF BIRCH BAY LYNDEN ROAD.

TOGETHER WITH THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 2 EAST OF W.M., EXCEPT THE FOLLOWING DESCRIBED TRACT:
BEGINNING AT THE NORTHEAST CORNER OF SAID QUARTER QUARTER; THENCE SOUTH ALONG THE EAST LINE 726 FEET; THENCE WEST 339 FEET, MORE OR LESS, TO THE EAST BANK OF DUFFNER DITCH; THENCE NORTH AND EASTERLY ALONG THE EAST SIDE OF DUFFNER DITCH TO THE NORTH LINE OF SAID QUARTER QUARTER; THENCE EAST ALONG THE NORTH LINE OF SAID QUARTER QUARTER 342 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, LESS ROADS AND LESS DITCHES.

ALSO EXCEPT COUNTY ROAD No. 79, COMMONLY KNOWN AS FLYNN ROAD, ALONG THE EAST LINE OF SAID QUARTER QUARTER.

TOGETHER WITH THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 2 EAST OF W.M.; LESS THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER.

TOGETHER WITH THE EAST 18 FEET OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 2 EAST OF W.M., EXCEPT THE NORTH HALF OF THE NORTH HALF OF SAID SOUTHEAST QUARTER

SITUATE IN WHATCOM COUNTY, WASHINGTON.



EXHIBIT B

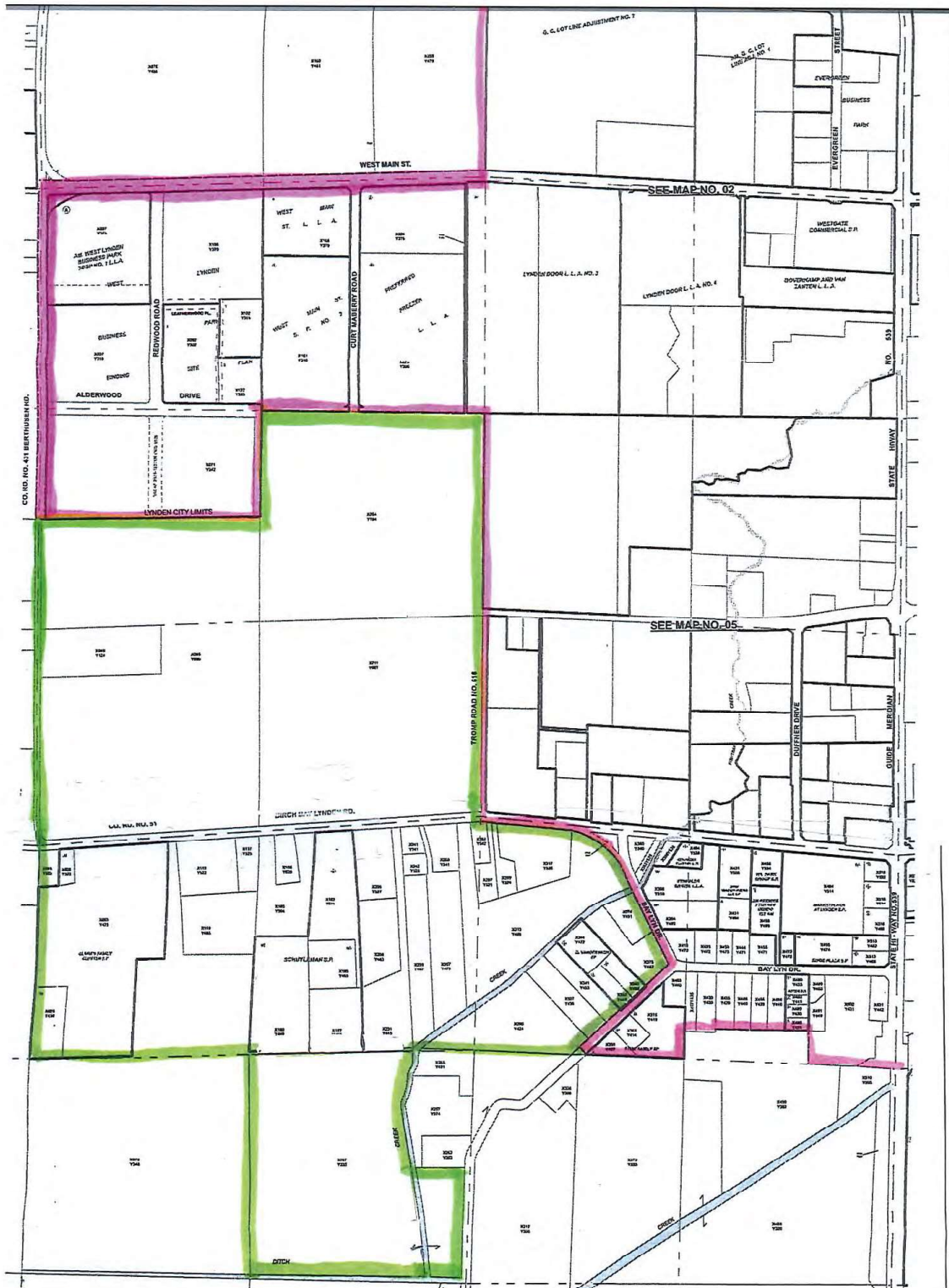
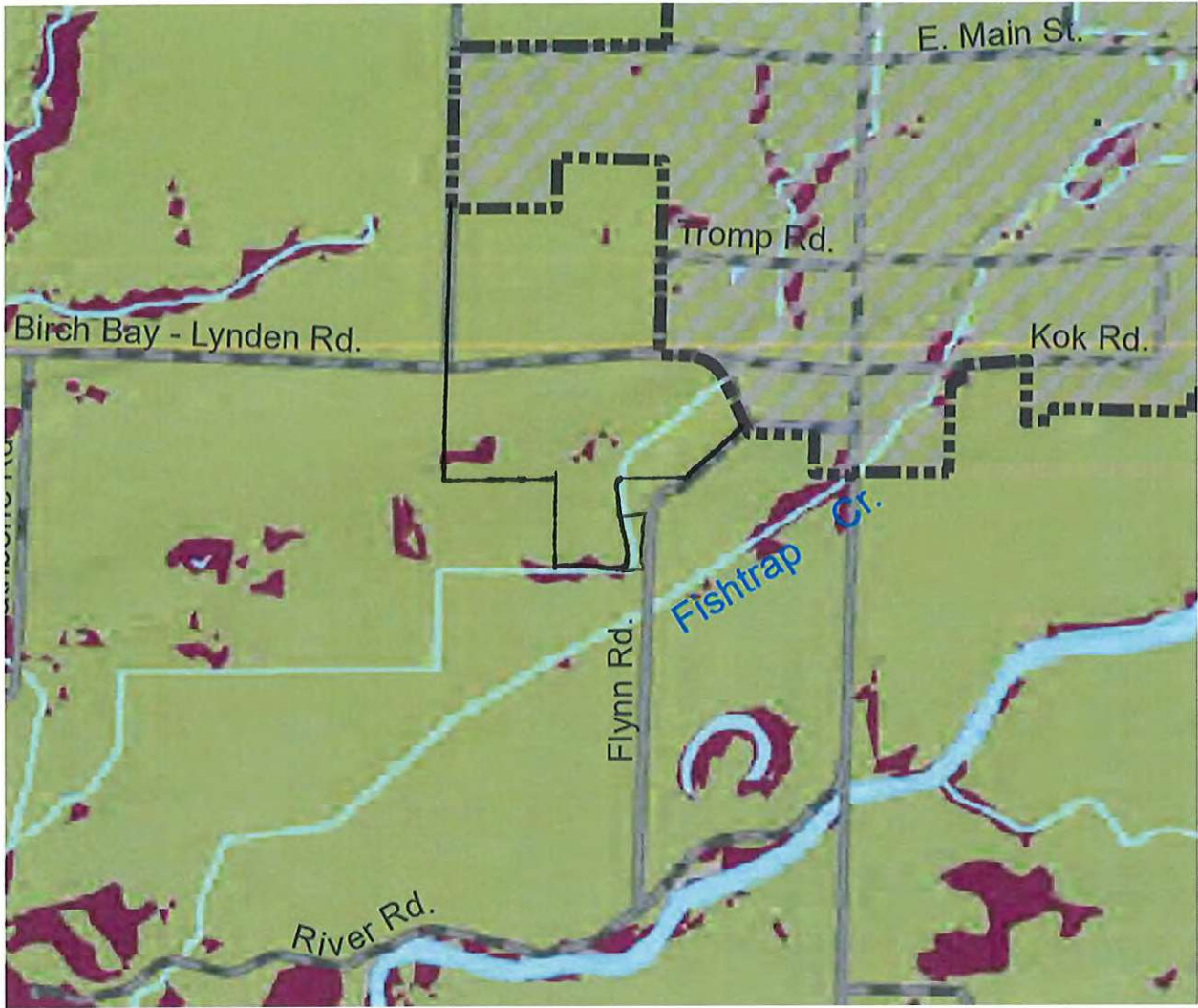


EXHIBIT C



Article VI - Wetlands

Wellhead Protection Zones

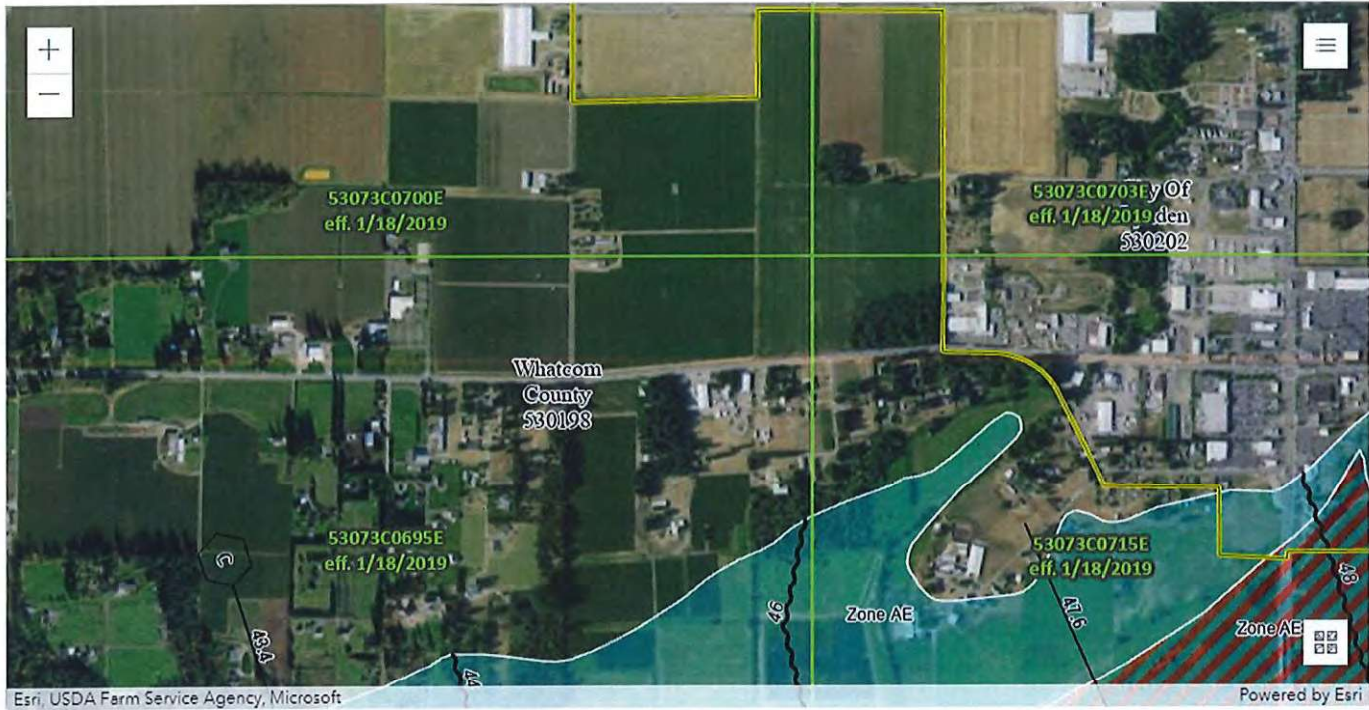
- Wetlands (Forested & Non-forested)
- Hydric Soil*

Administrative Boundaries

- City Jurisdiction
- Mt. Baker/Snoqualmie National Forest
- Lummi Nation Boundaries

*(The definition of a hydric soil is a soil that formed under conditions of saturation, flooding or ponding long enough during the growing season to develop anaerobic conditions in the upper part. USDA NRCS)

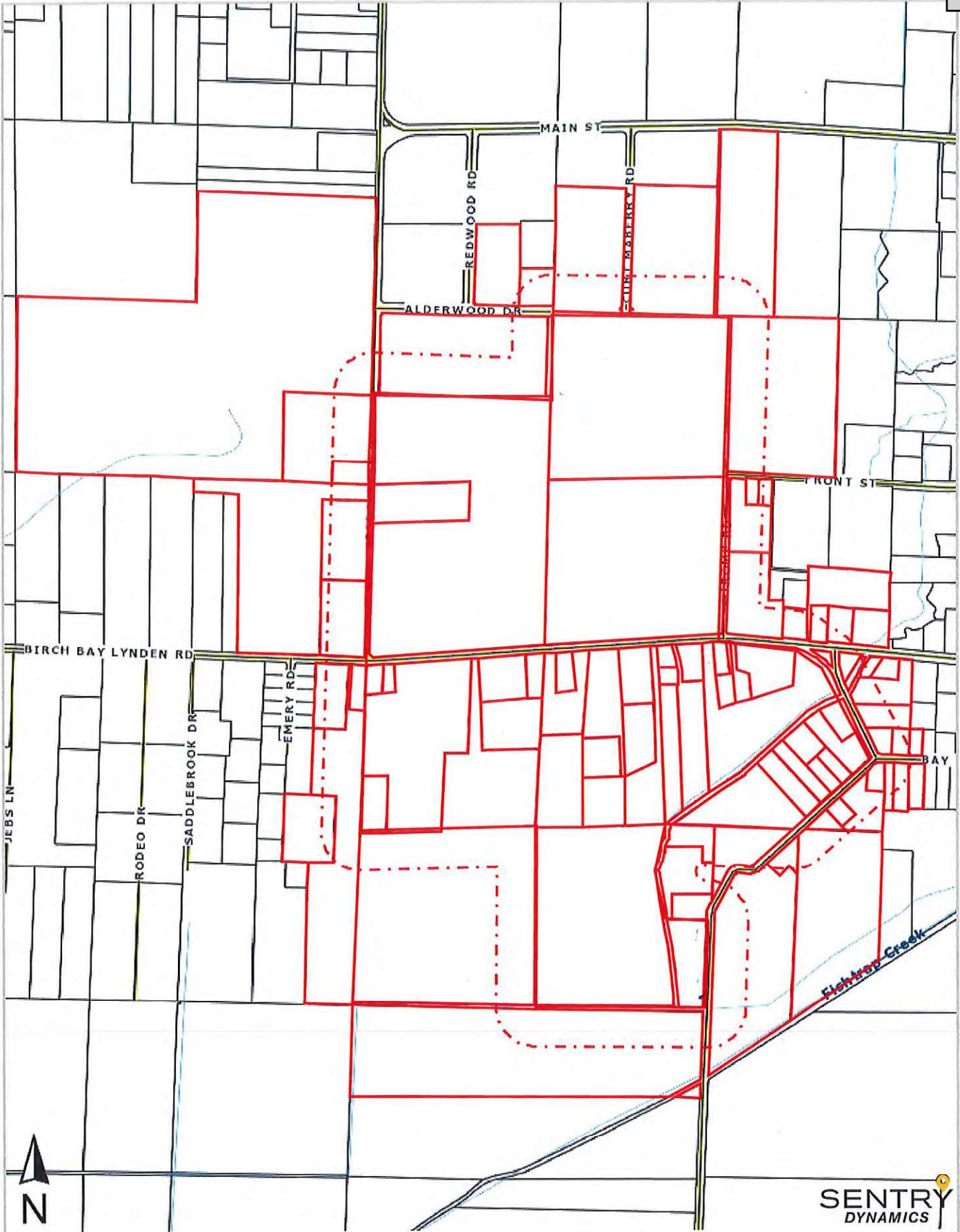
EXHIBIT D



- PIN**
 - Approximate location based on user input and does not represent an authoritative property location
- MAP PANELS**
 - Selected FloodMap Boundary
 - Digital Data Available
 - No Digital Data Available
 - Unmapped
- OTHER AREAS**
 - Area of Minimal Flood Hazard Zone X
 - Effective LOMRs
 - Area of Undetermined Flood Hazard Zone D
 - Otherwise Protected Area
 - Coastal Barrier Resource System Area

- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE) Zone A, V, AH
 - With BFE or Depth
 - Regulatory Floodway Zone AE, AO, AH, VE, AR
- OTHER AREAS OF FLOOD HAZARD**
 - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee. See Notes. Zone X
 - Area with Flood Risk due to Levee Zone D

- OTHER FEATURES**
 - Cross Sections with 1% Annual Chance Water Surface Elevation
 - Coastal Transect Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature
- GENERAL STRUCTURES**
 - Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall



Whatcom Land Title

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a



ParcelId	OwnerNameLabelFormat	OwnerNmF	OwnerAddr	OwnerCityNm	OwnerZipFull	SiteAddr
4002234212360000	Cmf Farming Properties LLC		697 Loomis Trail Rd	Lynden	98264-9728	8291 Berthusen Rd
4002234212360001	Alvin Bajema	Alvin	1005 E Front St	Lynden	98264-1619	
4002234660670000	Cmf Farming Properties LLC		697 Loomis Trail Rd	Lynden	98264-9728	Birch Bay Lynden Rd
4002235021670000	Marcia Crabtree	Marcia	8205 Berthusen Rd	Lynden	98264-9713	8205 Berthusen Rd
4002235150310000	Cmf Farming Properties LLC		697 Loomis Trail Rd	Lynden	98264-9728	Birch Bay Lynden Rd
4002235150900000	Cmf Farming Properties LLC		697 Loomis Trail Rd	Lynden	98264-9728	Birch Bay Lynden Rd
4002235221400000	Brent Crabtree	Brent	8205 Berthusen Rd	Lynden	98264-9713	8205 Berthusen Rd
4002235221400001	Brent Crabtree	Brent	8205 Berthusen Rd	Lynden	98264-9713	8205 Berthusen Rd
4002240401240000	Vellema Family LLC		19720 NE 148th St	Woodinville	98077-5628	8188 Berthusen Rd
4002240712420000	Gerald Epp & Co Usa Inc					Alderwood Dr
4002240712420001	Lynden Business Park LLP		983 Van Dyk Rd	Lynden	98264-9203	
4002240850990000	Vellema Family LLC		19720 NE 148th St	Woodinville	98077-5628	8174 Berthusen Rd
4002240850990001	Vellema Family LLC		19720 NE 148th St	Woodinville	98077-5628	8172 Berthusen Rd
4002240923020000	Berrybill Foods Us Inc		726 Cherry St #599	Sumas	98295-9649	602 Redwood Rd
4002241222830000	Latitude-Fivealc		2034 Agronomy Way	Lynden	98264-9197	Alderwood Dr
4002241613100000	Chill Build Lynden III LLC		6831 E 32nd St #300	Indianapolis	46226-6195	603 Curt Maberry Rd
4002242041940000	Glen Tromp	Glen	7682 Terrace St	Ferndale	98248-9715	300 Tromp Rd
4002242110870000	Glen & Claudia Tromp	Glen	7682 Terrace St	Ferndale	98248-9715	Birch Bay Lynden Rd
4002242253060000	Chill Build Lynden LLC		11201 Usa Pkwy Ste 300	Fishers	46037-9204	604 Curt Maberry Rd
4002242593260000	Glen Tromp	Glen	7682 Terrace St	Ferndale	98248-9715	Main St
4002243153720000	Bargen Properties LLC		PO Box 528	Lynden	98264-0528	Main St
4002243190340000	Kenneth 18.666 & Lewis Stremmler		1748 N Tara Co	Lynden	98264-9319	270 Birch Bay Lynden Rd
4002243190880000	Townline Growers Inc		PO Box 98	Sumas	98295-0098	2197 Front St
4002243211290000	Townline Growers Inc		PO Box 242	Lynden	98264-0242	2185 Front St
4002243311290000	Baldovinos 2g LLC		2181 Front St	Lynden	98264-1728	2181 Front St
4002243322150000	Jd Bargen Industries LLC		PO Box 528	Lynden	98264-0528	2122 Front St
4002243610250000	Nooksack Valley Disposal Inc		P O Box 267	Lynden	98264-0267	250 Birch Bay Lynden Rd
4002243730190000	Ratz Holdings LLC		5955 Guide Meridian	Bellingham	98226-9787	240 Birch Bay Lynden Rd
4002243900190000	Berk J & Mary A Likkell Rev Living Tr		1406 E 850 N	Layton	84040-3613	230 Birch Bay Lynden Rd
4002243960500000	City Of Lynden		300 Fourth St	Lynden	98264-1905	Birch Bay Lynden Rd
4002244110190000	LS Propdrop LLC		PO Box 5350	Bend	97708-5350	210 Birch Bay Lynden Rd
4002250155220000	Eddy Richard E Living Trust		8599 Lynnwood Dr	Lynden	98264-9729	491 Birch Bay Lynden Rd
4002250204360000	Brent & Kristie Clark	Brent	471 Birch Bay Lynden Rd	Lynden	98264-9410	471 Birch Bay Lynden Rd

4002250285220000	John & Barbara Clark	John	455 Birch Bay Lynden Rd	Lynden	WA	98264-9410	Birch Bay Lynden Rd
4002250534750000	John Clark	John	455 Birch Bay Lynden Rd	Lynden	WA	98264-9410	455 Birch Bay Lynden Rd
4002250534750001	Myron Coleman	Myron	491 Birch Bay Lynden Rd	Lynden	WA	98264-9410	
4002250783460000	D & S Land Holdings LLC		9602 Double Ditch Rd	Lynden	WA	98264-9103	439 Birch Bay Lynden Rd
4002251135220000	Leroy Kornelis	Leroy	6643 Aldrich Rd	Bellingham	WA	98226-9602	417 Birch Bay Lynden Rd
4002251194850000	William & Frances Vander Hage	William	1505 Main St	Lynden	WA	98264-9730	423 Birch Bay Lynden Rd
4002251375250000	William Vander Hage	William	405 Birch Bay Lynden Rd	Lynden	WA	98264-9410	405 Birch Bay Lynden Rd
4002251502350000	Bouma Farms Land Inc		8033 Flynn Rd	Lynden	WA	98264-9417	7973 Flynn Rd
4002251604490000	Dennis Schuyleman	Dennis	359 Birch Bay Lynden Rd	Lynden	WA	98264-9409	359 Birch Bay Lynden Rd
4002251655040000	Terry Bosman	Terry	387 Birch Bay Lynden Rd	Lynden	WA	98264-9409	385 Birch Bay Lynden Rd
4002251665280000	Terry Bosman	Terry	387 Birch Bay Lynden Rd	Lynden	WA	98264-9409	387 Birch Bay Lynden Rd
4002251825110000	Steve & Janel Schuyleman	Steve	371 Birch Bay Lynden Rd	Lynden	WA	98264-9409	371 Birch Bay Lynden Rd
4002251874300000	Steve & Janel Schuyleman	Steve	371 Birch Bay Lynden Rd	Lynden	WA	98264-9409	Birch Bay Lynden Rd
4002251934650000	357 Bbl LLC		301 Prospect St	Bellingham	WA	98225-4001	357 Birch Bay Lynden Rd
4002252052700000	Benjamin & Elizabeth De Boer	Benjamin	351 Birch Bay Lynden Rd	Lynden	WA	98264-9409	351 Birch Bay Lynden Rd
4002252073350000	City Of Lynden		300 Fourth St	Lynden	WA	98264-1905	Flynn Rd
4002252084830000	Thomas & Marla Entrikin	Thomas	345 Birch Bay Lynden Rd	Lynden	WA	98264-9409	345 Birch Bay Lynden Rd
4002252314450000	Thomas & Marla Entrikin	Thomas	345 Birch Bay Lynden Rd	Lynden	WA	98264-9409	345 Birch Bay Lynden Rd
4002252394670000	Garth Kooy	Garth	331 Birch Bay Lynden Rd	Lynden	WA	98264-9409	331 Birch Bay Lynden Rd
4002252415410000	Bruce & Teresa Isom	Bruce	339 Birch Bay Lynden Rd	Lynden	WA	98264-9409	339 Birch Bay Lynden Rd
4002252425280000	Garth & Andrea Kooy	Garth	331 Birch Bay Lynden Rd	Lynden	WA	98264-9409	Birch Bay Lynden Rd
4002252573740000	Bouma Farms Land Inc		8033 Flynn Rd	Lynden	WA	98264-9417	Flynn Rd
4002252574790000	Duane & Arlene Scholten	Duane	321 Birch Bay Lynden Rd	Lynden	WA	98264-9409	321 Birch Bay Lynden Rd
4002252605410000	Michael & Devin Koenen	Michael	315 Birch Bay Lynden Rd	Lynden	WA	98264-9409	315 Birch Bay Lynden Rd
4002252623530000	Stanton & Adriann Stuurmans	Stanton	PO Box 132	Lynden	WA	98264-0132	7955 Flynn Rd
4002252654010000	Bouma Farms Land Inc		8033 Flynn Rd	Lynden	WA	98264-9417	Flynn Rd
4002252845420000	Monty & Maureen Vandermay	Monty	301 Birch Bay Lynden Rd	Lynden	WA	98264-9409	Birch Bay Lynden Rd
4002252875210000	Paul & Carissa Hiemstra	Paul	293 Birch Bay Lynden Rd	Lynden	WA	98264-9408	293 Birch Bay Lynden Rd
4002252964240000	Bouma Farms Land Inc		8033 Flynn Rd	Lynden	WA	98264-9417	Flynn Rd
4002252995240000	Josephine Mwaura	Josephine	291 Birch Bay Lynden Rd	Lynden	WA	98264-9408	291 Birch Bay Lynden Rd
4002253123050000	Blake & Leanne Holleman	Blake R	7992 Flynn Rd	Lynden	WA	98264-9417	7992 Flynn Rd
4002253134890000	Monty & Maureen Vandermay	Monty	301 Birch Bay Lynden Rd	Lynden	WA	98264-9409	301 Birch Bay Lynden Rd
4002253175360000	Matt & Sarah Roosma	Matt	285 Birch Bay Lynden Rd	Lynden	WA	98264-9408	285 Birch Bay Lynden Rd
4002253274380000	Nelva Bouma	Nelva	8033 Flynn Rd	Lynden	WA	98264-9417	8033 Flynn Rd

4002253363880000	Arthur & Jacqueline Hommes	Arthur	8004 Flynn Rd	Lynden	WA	98264-9417	8004 Flynn Rd
4002253414530000	Peter & Bonita Debruin	Peter	8045 Flynn Rd	Lynden	WA	98264-9417	8045 Flynn Rd
4002253444720000	John & Shona Doornbos	John	1785 Bradley Rd	Lynden	WA	98264-5100	8053 Flynn Rd
4002253504070000	Ivan & Trista De Vries	Ivan	701 Edson St	Lynden	WA	98264-1314	8030 Flynn Rd
4002253624480000	Joseph & Renee King	Joseph	8049 Flynn Rd	Lynden	WA	98264-9417	8049 Flynn Rd
4002253625420000	Greg & Diana Kooy	Greg	6873 Raspberry Dr	Everson	WA	98247-9664	Birch Bay Lynden Rd
4002253684140000	Ivan & Trista De Vries	Ivan	701 Edson St	Lynden	WA	98264-1314	8036 Flynn Rd
4002253684550000	Reid Partlow & Lynn Gustafson	Reid	8057 Flynn Rd	Lynden	WA	98264-9417	8057 Flynn Rd
4002253733330000	John & Darlene Dickinson		8018 Flynn Rd	Lynden	WA	98264-9417	8018 Flynn Rd
4002253744910000	Brandon Seutz & Holly Vavra	Brandon	237 Bay Lyn Dr	Lynden	WA	98264-9405	237 Bay Lyn Dr
4002253754190000	Benjamin Stuit	Benjamin	8036 Flynn Rd	Lynden	WA	98264-9417	8054 Flynn Rd
4002253764670000	Leonard Van Beek	Leonard	219 Bay Lyn Dr	Lynden	WA	98264-9405	219 Bay Lyn Dr
4002253805400000	Green Barn Properties LLC		211 Birch Bay Lynden Rd	Lynden	WA	98264-9464	Birch Bay Lynden Rd
4002253855290000	Green Barn Properties LLC		211 Birch Bay Lynden Rd	Lynden	WA	98264-9464	211 Birch Bay Lynden Rd
4002253944920000	Bay-Lyn Properties LLC		228 Bay Lyn Dr	Lynden	WA	98264-9405	228 Bay Lyn Dr
4002253985180000	Stremler Gravel Inc		PO Box 527	Lynden	WA	98264-0527	250 Bay Lyn Dr
4002253985180001	Sba Monarch Towers II LLC		8051 Congress Avenue	Boca Raton	FL	33487-1398	250 Bay Lyn Dr
4002253985380000	Pangborn Holdings LLC		250 Bay Lyn Dr	Lynden	WA	98264-9405	201 Birch Bay Lynden Rd
4002254034400000	John & Inga Veenhouwer	John	8072 Flynn Rd	Lynden	WA	98264-9417	8072 Flynn Rd
4002254045380000	Douglas Broersma	Douglas	191 Birch Bay Lynden Rd	Lynden	WA	98264-9456	191 Birch Bay Lynden Rd
4002254074350000	Ricky & Donna Vanderveen	Ricky	197 Bay Lyn Dr	Lynden	WA	98264-9404	197 Bay Lyn Dr
4002254124720000	Lee & Shelly Van Beek	Lee	194 Bay Lyn Dr	Lynden	WA	98264-9404	194 Bay Lyn Dr
4002254204350000	Patricia Vanderveen	Patricia	189 Bay Lyn Dr	Lynden	WA	98264-9404	189 Bay Lyn Dr
4002254234720000	Scott & Janet Butenschoen	Scott	190 Bay Lyn Dr	Lynden	WA	98264-9404	190 Bay Lyn Dr
4002254334730000	Joseph & Brenda Mitchell	Joseph	180 Bay Lyn Dr	Lynden	WA	98264-9404	180 Bay Lyn Dr
4002254354390000	Larry Eshuis	Larry	181 Bay Lyn Dr	Lynden	WA	98264-9404	181 Bay Lyn Dr
4002264963990000	Joyce Norfolk	Joyce	8020 Emery Rd	Lynden	WA	98264-9415	8020 Emery Rd
4002265025020000	Phillip Reeck	Phillip	517 Birch Bay Lynden Rd	Lynden	WA	98264-9411	517 Birch Bay Lynden Rd
4002265083400000	Kenneth & Kelsey Reeck	Kenneth L	505 Birch Bay Lynden Rd	Lynden	WA	98264-9411	505 Birch Bay Lynden Rd
4002265245090000	Steven Groen	Steven	PO Box 726	Lynden	WA	98264-0726	509 Birch Bay Lynden Rd

Owner Name: Cmf Farming Properties LLC **Parcel ID:** 4002234212360000 **Tax ID:**
Co-Owner: **Recording Date:** 01/16/2009
Site Addr: 8291 Berthusen Rd Lynden WA 98264 **Use:** OSAG CROP/ET
Owner Addr: 697 Loomis Trail Rd Lynden WA 98264 **Assessed Total:** \$1,577,155.00 **Sale Price:**
Bedroom: 4 **Bath:** 1 **Year Blt:** 1915 **Bldg SqFt:** 1,776 SqFt **Acres:** 94.72 Acres
Legal: NW SE-N 1/2 NE SE-SW NE SE-S 56 2/3 RODS OF SE NE-EXC N 3 ACRES THEREOF-LESS RD-SUBJ TO ESMT DRAINAGE DITCH REC IN VOL 376-D-115-EXC UNDIV 1/2 INT IN GAS-OIL-MIN RTS AS RES AF 946019

Owner Name: Bajema, Alvin **Parcel ID:** 4002234212360001 **Tax ID:**
Co-Owner: **Recording Date:**
Site Addr: Lynden WA 98264 **Use:** MINERAL INT
Owner Addr: 1005 E Front St Lynden WA 98264 **Assessed Total:** **Sale Price:**
Bedroom: **Bath:** **Year Blt:** **Bldg SqFt:** **Acres:**
Legal: UNDIV 1/2 INT IN OIL-GAS-MIN RTS ON NW SE-N 1/2 NE SE-SW NE SE-S 56 2/3 RODS OF SE NE-EXC N 3 ACRES THEREOF AS RES AF 946019

Owner Name: Cmf Farming Properties LLC **Parcel ID:** 4002234660670000 **Tax ID:**
Co-Owner: **Recording Date:** 01/16/2009
Site Addr: Birch Bay Lynden Rd Lynden WA 98264 **Use:** OSAG CROP/ET
Owner Addr: 697 Loomis Trail Rd Lynden WA 98264 **Assessed Total:** \$31,605.00 **Sale Price:**
Bedroom: **Bath:** **Year Blt:** **Bldg SqFt:** **Acres:** 19.59 Acres
Legal: SE SE-EXC W 350 FT OF S 1245 FT THEREOF-EXC E 363 FT OF S 1200 FT THEREOF-LESS RDS-EXC PTN TO WHATCOM CO FOR RD DESC AF 910709028

Owner Name: Crabtree, Marcia L **Parcel ID:** 4002235021670000 **Tax ID:**
Co-Owner: **Recording Date:**
Site Addr: 8205 Berthusen Rd Lynden WA 98264 **Use:** OSAG CROP/ET
Owner Addr: 8205 Berthusen Rd Lynden WA 98264 **Assessed Total:** \$109,923.00 **Sale Price:**
Bedroom: **Bath:** **Year Blt:** **Bldg SqFt:** **Acres:** 8.80 Acres
Legal: SE NE SE-EXC S 150 FT OF E 290.40 FT THEREOF

Owner Name: Cmf Farming Properties LLC **Parcel ID:** 4002235150310000 **Tax ID:**
Co-Owner: **Recording Date:** 01/16/2009
Site Addr: Birch Bay Lynden Rd Lynden WA 98264 **Use:** OSAG CROP/ET
Owner Addr: 697 Loomis Trail Rd Lynden WA 98264 **Assessed Total:** \$6,883.00 **Sale Price:**
Bedroom: **Bath:** **Year Blt:** **Bldg SqFt:** **Acres:** 4.49 Acres
Legal: BEG AT SE SEC COR-TH N 600 FT-TH W 363 FT-TH S 600 FT-TH E 363 FT TO POB-LESS RDS

Owner Name: Cmf Farming Properties LLC **Parcel ID:** 4002235150900000 **Tax ID:**
Co-Owner: **Recording Date:** 01/16/2009
Site Addr: Birch Bay Lynden Rd Lynden WA 98264 **Use:** OSAG CROP/ET
Owner Addr: 697 Loomis Trail Rd Lynden WA 98264 **Assessed Total:** \$8,582.00 **Sale Price:**
Bedroom: **Bath:** **Year Blt:** **Bldg SqFt:** **Acres:** 4.72 Acres
Legal: BEG 600 FT N OF SE SEC COR-TH N 600 FT-TH W 363 FT-TH S 600 FT-TH E 363 FT TO TPOB-LESS RD

Owner Name: Crabtree, Brent **Parcel ID:** 4002235221400000 **Tax ID:**
Co-Owner: **Recording Date:**
Site Addr: 8205 Berthusen Rd Lynden WA 98264 **Use:** RES 3 BDRM
Owner Addr: 8205 Berthusen Rd Lynden WA 98264 **Assessed Total:** \$504,935.00 **Sale Price:**
Bedroom: 3 **Bath:** 1.5 **Year Blt:** 1980 **Bldg SqFt:** 2,172 SqFt **Acres:** 0.93 Acres
Legal: S 150 FT OF E 290.40 FT OF SE NE SE- LESS RDS

Owner Name: Crabtree, Brent C
Co-Owner:
Site Addr: 8205 Berthusen Rd Lynden WA 98264
Owner Addr: 8205 Berthusen Rd Lynden WA 98264
Bedroom: **Bath:** **Year Blt:**
Legal: IMPROVEMENTS ONLY-STORAGE

Parcel ID: 4002235221400001 **Tax ID:**
Recording Date: 05/20/2011
Use: RES NO CODE
Assessed Total: \$19,219.00 **Sale Price:** \$14,305.00
Bldg SqFt: **Acres:** 1.12 Acres

Owner Name: Vellema Family LLC
Co-Owner:
Site Addr: 8188 Berthusen Rd Lynden WA 98264
Owner Addr: 19720 NE 148th St Woodinville WA 98077
Bedroom: 2 **Bath:** 2 **Year Blt:** 1927
Legal: BEG 20 FT E OF NW COR OF SW SW-TH S 295 FT-TH E 740 FT-TH N TO N LI OF SW SW-TH W ON SD N LI TO BEG

Parcel ID: 4002240401240000 **Tax ID:**
Recording Date: 03/05/2010
Use: OSAG
Assessed Total: \$303,861.00 **Sale Price:** \$360,000.00
Bldg SqFt: 2,190 SqFt **Acres:** 5.01 Acres

Owner Name: Gerald Epp & Co Usa Inc
Co-Owner:
Site Addr: Alderwood Dr Lynden WA 98264
Owner Addr:
Bedroom: **Bath:** **Year Blt:**

Parcel ID: 4002240712420000 **Tax ID:**
Recording Date: 12/02/2022
Use: OSAG DAIRY
Assessed Total: \$35,318.00 **Sale Price:** \$4,968,259.00
Bldg SqFt: **Acres:** 18.30 Acres

Legal: THAT PTN OF WEST LYNDEN BUSINESS PARK GENERAL BINDING SITE PLAN AS REC AF 2070902318 LY WITHIN N 1/2 NW SW-TOG WI ALL VAC REDWOOD RD ABTG AS VAC AF 2021-1201174 ORD 1628-EXC PTN TO CITY DESC AF 2021-1201174

Owner Name: Lynden Business Park LLP
Co-Owner:
Site Addr: Lynden WA 98264
Owner Addr: 983 Van Dyk Rd Lynden WA 98264
Bedroom: **Bath:** **Year Blt:**

Parcel ID: 4002240712420001 **Tax ID:**
Recording Date: 09/02/2008
Use: MINERAL INT
Assessed Total: **Sale Price:** \$1,500.00
Bldg SqFt: **Acres:**

Legal: UNDIV 1/2 INT IN GAS-OIL-MIN RTS ON N 1/2 NW SW-LESS RD AS RES AF 946019

Owner Name: Vellema Family LLC
Co-Owner:
Site Addr: 8174 Berthusen Rd Lynden WA 98264
Owner Addr: 19720 NE 148th St Woodinville WA 98077
Bedroom: 3 **Bath:** 1.5 **Year Blt:** 1910

Parcel ID: 4002240850990000 **Tax ID:**
Recording Date: 10/02/2007
Use: OSAG DAIRY
Assessed Total: \$368,452.00 **Sale Price:**
Bldg SqFt: 2,272 SqFt **Acres:** 55.17 Acres

Legal: S 1/2 NW SW-SW SW-EXC PTN DAF-BEG 20 FT E OF NW COR OF SW SW-TH S 295 FT-TH E 740 FT-TH N TO N LI OF SW SW-TH W ON SD N LI TO BEG-LESS RD-S 1/2 NW IS SUBJ TO DRAINAGE DITCH ESMT REC AF 761249-EXC PTN TO WHATCOM CO FOR RD DESC AF 910709029

Owner Name: Vellema Family LLC
Co-Owner:
Site Addr: 8172 Berthusen Rd Lynden WA 98264
Owner Addr: 19720 NE 148th St Woodinville WA 98077
Bedroom: 2 **Bath:** 1.5 **Year Blt:** 1977

Parcel ID: 4002240850990001 **Tax ID:**
Recording Date: 10/02/2007
Use: OSAG DAI MH
Assessed Total: \$9,734.00 **Sale Price:**
Bldg SqFt: 728 SqFt **Acres:** 55.18 Acres

Legal: IMPROVEMENTS ONLY-MOBILE HOME 77 PEERLESS S#L09P11692 52X14

Owner Name: Berrybill Foods Us Inc
Co-Owner:
Site Addr: 602 Redwood Rd Lynden WA 98264
Owner Addr: 726 Cherry St #599 Sumas WA 98295
Bedroom: **Bath:** **Year Blt:**

Parcel ID: 4002240923020000 **Tax ID:**
Recording Date: 06/28/2022
Use: INDUSTRIAL
Assessed Total: \$857,094.00 **Sale Price:** \$1,488,000.00
Bldg SqFt: **Acres:** 4.88 Acres

Legal: LOT 3 WEST LYNDEN BUSINESS PARK SPECIFIC BINDING SITE PLAN NO 2 AS REC AF 2080400724

Owner Name: Latitude-Fivealc **Parcel ID:** 4002241222830000 **Tax ID:**
Co-Owner: **Recording Date:** 06/10/2022
Site Addr: Alderwood Dr Lynden WA 98264 **Use:** INDUSTRIAL
Owner Addr: 2034 Agronomy Way Lynden WA 98264 **Assessed Total:** \$309,117.00 **Sale Price:** \$540,000.00
Bedroom: Bath: Year Blt: **Bldg SqFt:** **Acres:** 1.76 Acres
Legal: LOT 2 WEST LYNDEN BUSINESS PARK SPECIFIC BINDING SITE PLAN NO 2 AS REC AF 2080400724

Owner Name: Chill Build Lynden III LLC **Parcel ID:** 4002241613100000 **Tax ID:**
Co-Owner: **Recording Date:** 02/10/2021
Site Addr: 603 Curt Maberry Rd Lynden WA 98264 **Use:** REFRIG WHSE
Owner Addr: 6831 E 32nd St #300 Indianapolis IN 46226 **Assessed Total:** \$2,411,746.00 **Sale Price:** \$2,179,000.00
Bedroom: Bath: Year Blt: **Bldg SqFt:** **Acres:** 11.77 Acres
Legal: LOT 1 WEST MAIN STREET SHORT PLAT NO 2 AS REC AF 2150500587

Owner Name: Tromp, Glen I **Parcel ID:** 4002242041940000 **Tax ID:**
Co-Owner: **Recording Date:**
Site Addr: 300 Tromp Rd Lynden WA 98264 **Use:** OSAG CROP/ET
Owner Addr: 7682 Terrace St Ferndale WA 98248 **Assessed Total:** \$75,271.00 **Sale Price:**
Bedroom: Bath: Year Blt: **Bldg SqFt:** **Acres:** 40.00 Acres
Legal: NE SW

Owner Name: Tromp, Glen I **Parcel ID:** 4002242110870000 **Tax ID:**
Co-Owner: Tromp, Claudia **Recording Date:**
Site Addr: Birch Bay Lynden Rd Lynden WA 98264 **Use:** OSAG CROP/ET
Owner Addr: 7682 Terrace St Ferndale WA 98248 **Assessed Total:** \$69,578.00 **Sale Price:**
Bedroom: Bath: Year Blt: **Bldg SqFt:** **Acres:** 39.04 Acres
Legal: SE SW-LESS RD

Owner Name: Chill Build Lynden LLC **Parcel ID:** 4002242253060000 **Tax ID:**
Co-Owner: **Recording Date:**
Site Addr: 604 Curt Maberry Rd Lynden WA 98264 **Use:** REFRIG WHSE
Owner Addr: 11201 Usa Pkwy Ste 300 Fishers IN 46037 **Assessed Total:** \$35,835,826.0 **Sale Price:**
Bedroom: Bath: Year Blt: 2015 **Bldg SqFt:** 292,250 SqFt **Acres:** 14.47 Acres
Legal: LOT B PREFERRED FREEZER LLA REC AF 2150803114

Owner Name: Tromp, Glen I **Parcel ID:** 4002242593260000 **Tax ID:**
Co-Owner: **Recording Date:**
Site Addr: Main St Lynden WA 98264 **Use:** OSAG CROP/ET
Owner Addr: 7682 Terrace St Ferndale WA 98248 **Assessed Total:** \$853.00 **Sale Price:**
Bedroom: Bath: Year Blt: **Bldg SqFt:** **Acres:** 0.50 Acres
Legal: THAT PTN OF SE NW DAF-BEG 75 RODS E OF SW COR OF SE NW-TH N 80 RODS TO CO RD-TH E 1 ROD-TH S 80 RODS M/L TO 1/4 SEC LI- TH W 1 ROD TO BEG

Owner Name: Bargen Properties LLC **Parcel ID:** 4002243153720000 **Tax ID:**
Co-Owner: **Recording Date:**
Site Addr: Main St Lynden WA 98264 **Use:** LMBR/WD PROD
Owner Addr: PO Box 528 Lynden WA 98264 **Assessed Total:** \$11,737,218.0 **Sale Price:**
Bedroom: Bath: Year Blt: 2021 **Bldg SqFt:** 162,000 SqFt **Acres:** 15.10 Acres
Legal: LOT A LYNDEN DOOR LLA NO 3 AS REC AF 2020901485-EXC E 1/2 THEREOF

Owner Name: Kenneth 18.666% & Lewis Stremler 18.666%

Parcel ID: 4002243190340000 **Tax ID:**

Co-Owner:

Recording Date:

Site Addr: 270 Birch Bay Lynden Rd Lynden WA 98264

Use: FARM MACH/EQ

Owner Addr: 1748 N Tara Co Lynden WA 98264

Assessed Total: \$1,738,777.00 **Sale Price:**

Bedroom: **Bath:** **Year Blt:** 1976

Bldg SqFt: 38,968 SqFt **Acres:** 5.48 Acres

Legal: LOT B KI PROPERTIES SHORT PLAT LLA AS REC BOOK 31 SHORT PLATS PG 14-SUBJ TO R/W AGRMT REC AF 2040400267

Owner Name: Townline Growers Inc

Parcel ID: 4002243190880000 **Tax ID:**

Co-Owner:

Recording Date: 12/15/2021

Site Addr: 2197 Front St Lynden WA 98264

Use: INDUSTRIAL

Owner Addr: PO Box 98 Sumas WA 98295

Assessed Total: \$551,670.00 **Sale Price:** \$875,000.00

Bedroom: **Bath:** **Year Blt:**

Bldg SqFt: **Acres:** 3.14 Acres

Legal: LOT A KI PROPERTIES SHORT PLAT LLA AS REC BOOK 31 SHORT PLATS PG 14-EXC PTN TO CITY OF LYNDEN FOR STREET DESC AF 2021-1101344

Owner Name: Townline Growers Inc

Parcel ID: 4002243211290000 **Tax ID:**

Co-Owner:

Recording Date: 01/26/2023

Site Addr: 2185 Front St Lynden WA 98264

Use: INDUSTRIAL

Owner Addr: PO Box 242 Lynden WA 98264

Assessed Total: \$249,148.00 **Sale Price:**

Bedroom: 2 **Bath:** 1 **Year Blt:** 1947

Bldg SqFt: 960 SqFt **Acres:** 0.46 Acres

Legal: BEG ON S LI OF TROMP RD 249 FT E OF W LI OF SW SE-TH W ALG SD S LI 100 FT-TH S 200 FT-TH E 100 FT-TH N 200 FT TO BEG

Owner Name: Baldovinos 2g LLC

Parcel ID: 4002243311290000 **Tax ID:**

Co-Owner:

Recording Date: 01/25/2022

Site Addr: 2181 Front St Lynden WA 98264

Use: INDUSTRIAL

Owner Addr: 2181 Front St Lynden WA 98264

Assessed Total: \$294,967.00 **Sale Price:**

Bedroom: 1 **Bath:** 1 **Year Blt:** 1947

Bldg SqFt: 1,400 SqFt **Acres:** 0.46 Acres

Legal: BEG ON SLY LI OF TROMP RD 349 FT E OF W LI OF SW SE-TH W ALG S LI OF TROMP RD 100 FT-TH SLY PAR WI W LI OF SW SE 200 FT-TH E 100 FT-TH NLY 200 FT TO BEG-LESS RD-SUBJ TO ROW EASEMENT TO CITY DESC AF 2022-0600575

Owner Name: Jd Bargaen Industries LLC

Parcel ID: 4002243322150000 **Tax ID:**

Co-Owner:

Recording Date: 01/21/2020

Site Addr: 2122 Front St Lynden WA 98264

Use: OSAG CROP/ET

Owner Addr: PO Box 528 Lynden WA 98264

Assessed Total: \$43,985.00 **Sale Price:** \$4,005,312.00

Bedroom: **Bath:** **Year Blt:**

Bldg SqFt: **Acres:** 22.79 Acres

Legal: LOT 1 BEDLINGTON-BARGEN LLA AS REC AF 2018-0300567-SUBJ TO ROW EASEMENT TO CITY DESC AF 2022-0401232

Owner Name: Nooksack Valley Disposal Inc

Parcel ID: 4002243610250000 **Tax ID:**

Co-Owner:

Recording Date:

Site Addr: 250 Birch Bay Lynden Rd Lynden WA 98264

Use: REFUSE DISP

Owner Addr: P O Box 267 Lynden WA 98264

Assessed Total: \$439,869.00 **Sale Price:**

Bedroom: **Bath:** **Year Blt:** 1980

Bldg SqFt: 4,000 SqFt **Acres:** 0.98 Acres

Legal: THAT PTN OF LOT 2 AM CITY OF LYNDEN GARBAGE DUMP SHORT PLAT AS REC BOOK 23 SHORT PLATS PG 47 FKA LOT 2 CITY OF LYNDEN GARBAGE DUMP SHORT PLAT AS REC BOOK 3 SHORT PLATS PG 188

Owner Name: Ratz Holdings LLC

Parcel ID: 4002243730190000 **Tax ID:**

Co-Owner:

Recording Date: 01/01/2003

Site Addr: 240 Birch Bay Lynden Rd Lynden WA 98264

Use: AUTO REP SER

Owner Addr: 5955 Guide Meridian Bellingham WA 98226

Assessed Total: \$379,204.00 **Sale Price:**

Bedroom: **Bath:** **Year Blt:** 1980

Bldg SqFt: 2,520 SqFt **Acres:** 0.81 Acres

Legal: LOT A LIKKEL LLA AS REC AF 2030702587-SUBJ TO R/W AGRMT REC AF 2040400266

Owner Name: Berk J & Mary A Likkel Rev Living Trust/Tr
Co-Owner:
Site Addr: 230 Birch Bay Lynden Rd Lynden WA 98264
Owner Addr: 1406 E 850 N Layton UT 84040
Bedroom: **Bath:** **Year Blt:** 2000
Legal: LOT 1 LIKKEL LLA II SHORT PLAT AS REC AF 2060301453

Parcel ID: 4002243900190000 **Tax ID:**
Recording Date: 06/05/2006
Use: CONT CONST S
Assessed Total: \$676,991.00 **Sale Price:** \$1,579,719.10
Bldg SqFt: 840 SqFt **Acres:** 1.22 Acres

Owner Name: City Of Lynden
Co-Owner:
Site Addr: Birch Bay Lynden Rd Lynden WA 98264
Owner Addr: 300 Fourth St Lynden WA 98264
Bedroom: **Bath:** **Year Blt:**
Legal: LOT A BIRCH BAY LYNDEN ROAD PIPE STEM SHORT PLAT AS REC AF 2017-0601570

Parcel ID: 4002243960500000 **Tax ID:**
Recording Date:
Use: REFUSE DISP
Assessed Total: **Sale Price:**
Bldg SqFt: **Acres:** 4.52 Acres

Owner Name: Ls Propdrop LLC
Co-Owner:
Site Addr: 210 Birch Bay Lynden Rd Lynden WA 98264
Owner Addr: PO Box 5350 Bend OR 97708
Bedroom: **Bath:** **Year Blt:** 1988
Legal: LOT 2 LIKKEL LLA II SHORT PLAT AS REC AF 2060301453

Parcel ID: 4002244110190000 **Tax ID:**
Recording Date: 12/31/2019
Use: AUTO REP SER
Assessed Total: \$1,803,629.00 **Sale Price:** \$1,280,000.00
Bldg SqFt: 7,300 SqFt **Acres:** 1.80 Acres

Owner Name: Eddy Richard E Living Trust
Co-Owner:
Site Addr: 491 Birch Bay Lynden Rd Lynden WA 98264
Owner Addr: 8599 Lynnwood Dr Lynden WA 98264
Bedroom: 2 **Bath:** 1 **Year Blt:** 1966
Legal: W 125 FT AS MEAS ALG N LI THEREOF OF N 225 FT AS MEAS ALG W LI THEREOF OF NW NW-EXC N 30 FT CONV WHATCOM CO FOR RD DESC AF 89976

Parcel ID: 4002250155220000 **Tax ID:**
Recording Date: 11/26/1984
Use: RES 2 BDRM
Assessed Total: \$391,337.00 **Sale Price:** \$67,000.00
Bldg SqFt: 2,539 SqFt **Acres:** 0.73 Acres

Owner Name: Clark, Brent
Co-Owner: Clark, Kristie
Site Addr: 471 Birch Bay Lynden Rd Lynden WA 98264
Owner Addr: 471 Birch Bay Lynden Rd Lynden WA 98264
Bedroom: 4 **Bath:** 3.5 **Year Blt:** 2022
Legal: LOT 1 CLARK'S FAMILY CLUSTER SHORT PLAT AS REC AF 2021-0801670

Parcel ID: 4002250204360000 **Tax ID:**
Recording Date:
Use: RES 4 BDRM
Assessed Total: \$32,927.00 **Sale Price:**
Bldg SqFt: 3,742 SqFt **Acres:** 2.00 Acres

Owner Name: Clark, John S
Co-Owner: Clark, Barbara J
Site Addr: Birch Bay Lynden Rd Lynden WA 98264
Owner Addr: 455 Birch Bay Lynden Rd Lynden WA 98264
Bedroom: **Bath:** **Year Blt:**
Legal: PTN OF LOT 2 CLARK'S FAMILY CLUSTER SHORT PLAT AS REC AF 2021-0801670 DAF-WLY 297 FT OF NLY 255 FT OF NW NW- EXC WLY 125 FT THEREOF-LESS RDS

Parcel ID: 4002250285220000 **Tax ID:**
Recording Date:
Use: RESIDENTIAL
Assessed Total: \$133,110.00 **Sale Price:**
Bldg SqFt: **Acres:** 0.81 Acres

Owner Name: Clark, John S
Co-Owner:
Site Addr: 455 Birch Bay Lynden Rd Lynden WA 98264
Owner Addr: 455 Birch Bay Lynden Rd Lynden WA 98264
Bedroom: 3 **Bath:** 2 **Year Blt:** 1971
Legal: LOT 2 CLARK'S FAMILY CLUSTER SHORT PLAT AS REC AF 2021-0801670-EXC PTN DAF-WLY 297 FT OF NLY 255 FT OF NW NW-EXC WLY 125 FT THEREOF-LESS RD

Parcel ID: 4002250534750000 **Tax ID:**
Recording Date:
Use: OSAG CROP/ET
Assessed Total: \$566,881.00 **Sale Price:**
Bldg SqFt: 3,170 SqFt **Acres:** 18.00 Acres

Owner Name: Coleman, Myron A
Co-Owner:
Site Addr: Lynden WA 98264
Owner Addr: 491 Birch Bay Lynden Rd Lynden WA 98264
Bedroom: **Bath:** **Year Blt:**

Parcel ID: 4002250534750001 **Tax ID:**
Recording Date:
Use: MINERAL INT
Assessed Total: **Sale Price:**
Bldg SqFt: **Acres:**

Legal: UNDIV 1/2 INT IN OIL-MIN RTS ON THAT PTN OF NW NW DAF-BEG 48 RODS 9 FT E OF NW COR-TH S 44 RODS M/L TO PT 36 RODS N OF S LI OF NW NW-TH W TO PT 44 RODS 7 FT W OF E LI OF NW NW-TH S 36 RODS TO LI OF NW NW-TH W TO W LI OF NW NW-TH N ALG SD W LI TO NW COR-

Owner Name: D & S Land Holdings LLC
Co-Owner:
Site Addr: 439 Birch Bay Lynden Rd Lynden WA 98264
Owner Addr: 9602 Double Ditch Rd Lynden WA 98264
Bedroom: 3 **Bath:** 1 **Year Blt:** 1910

Parcel ID: 4002250783460000 **Tax ID:**
Recording Date: 12/30/2021
Use: OSAG DAIRY
Assessed Total: \$473,821.00 **Sale Price:** \$1,300,000.00
Bldg SqFt: 3,142 SqFt **Acres:** 50.08 Acres

Legal: SW NW-SE NW NW-EXC N 4 RODS THEREOF-BEG AT SW COR OF SE NW NW-TH NLY 36 RODS-TH WLY 4 4/9 RODS-TH SLY 36 RODS-TH E TO BEG-THAT PTN BEG 48 RODS 9 FT E OF NW COR-TH S 44 RODS M/L TO PT 36 RODS N OF S LI OF NW NW-TH E 22 FT-TH N 44 RODS M/L TO N SEC LI-TH W

Owner Name: Kornelis, Leroy A
Co-Owner:
Site Addr: 417 Birch Bay Lynden Rd Lynden WA 98264
Owner Addr: 6643 Aldrich Rd Bellingham WA 98226
Bedroom: 4 **Bath:** 1 **Year Blt:** 1941

Parcel ID: 4002251135220000 **Tax ID:**
Recording Date: 09/25/2002
Use: HAY GRAIN FD
Assessed Total: \$493,853.00 **Sale Price:**
Bldg SqFt: 1,112 SqFt **Acres:** 2.73 Acres

Legal: N 1/2 OF TR DAF-BEG AT NE COR OF NW NW-TH W TAP 823 FT E OF NW COR OF NW NW-TH S 44 RODS M/L TAP 36 RODS N OF S LI OF NW NW-TH E TO E LI OF NW NW-TH N 44 RODS M/L TO NE COR OF NW NW-EXC W 14.5 FT FOR RD-E 150 FT THEREOF

Owner Name: Vander Hage, William J
Co-Owner: Vander Hage, Frances M
Site Addr: 423 Birch Bay Lynden Rd Lynden WA 98264
Owner Addr: 1505 Main St Lynden WA 98264
Bedroom: 3 **Bath:** 1.5 **Year Blt:** 1966

Parcel ID: 4002251194850000 **Tax ID:**
Recording Date: 06/10/2008
Use: RES 3 BDRM
Assessed Total: \$694,608.00 **Sale Price:** \$475,000.00
Bldg SqFt: 2,088 SqFt **Acres:** 4.16 Acres

Legal: S 1/2 OF TR DAF-BEG AT NE COR OF NW NW-TH W TO PT 823 FT E OF NW COR OF NW NW-TH S 44 RODS M/L TO PT 36 RODS N OF S LI NW NW-TH E TO E LI OF NW NW-TH N 44 RODS M/L TO BEG-LESS RD

Owner Name: Vander Hage, William J
Co-Owner:
Site Addr: 405 Birch Bay Lynden Rd Lynden WA 98264
Owner Addr: 405 Birch Bay Lynden Rd Lynden WA 98264
Bedroom: **Bath:** **Year Blt:** 1995

Parcel ID: 4002251375250000 **Tax ID:**
Recording Date:
Use: FARM MACH/EQ
Assessed Total: \$280,047.00 **Sale Price:**
Bldg SqFt: 5,520 SqFt **Acres:** 1.00 Acres

Legal: E 150 FT OF N 1/2 OF TR DAF-BEG AT NE COR OF NW NW-TH W TAP 823 FT E OF NW COR OF NW NW-TH S 44 RODS M/L TAP 36 RODS N OF S LI OF NW NW-TH E TO E LI OF NW NW-TH N 44 RODS M/L TO NE COR OF NW NW-LESS RD

Owner Name: Bouma Farms Land Inc
Co-Owner:
Site Addr: 7973 Flynn Rd Lynden WA 98264
Owner Addr: 8033 Flynn Rd Lynden WA 98264
Bedroom: 4 **Bath:** 2.5 **Year Blt:** 1918

Parcel ID: 4002251502350000 **Tax ID:**
Recording Date: 10/11/2007
Use: OSAG DAIRY
Assessed Total: \$712,912.00 **Sale Price:**
Bldg SqFt: 2,790 SqFt **Acres:** 43.60 Acres

Legal: N 1/2 N 1/2 SW-LESS DITCH-RD-THAT PTN OF NW SW NE LY NWLY OF RD

Owner Name: Schuyleman, Dennis J
Co-Owner:
Site Addr: 359 Birch Bay Lynden Rd Lynden WA 98264
Owner Addr: 359 Birch Bay Lynden Rd Lynden WA 98264
Bedroom: 6 **Bath:** 1 **Year Blt:** 1930

Parcel ID: 4002251604490000 **Tax ID:**
Recording Date:
Use: RES 6 BDRM
Assessed Total: \$488,948.00 **Sale Price:**
Bldg SqFt: 2,736 SqFt **Acres:** 5.60 Acres

Legal: LOT C SCHUYLEMAN SHORT PLAT AS REC BOOK 1 SHORT PLATS 79

Owner Name: Bosman, Terry E **Parcel ID:** 4002251655040000 **Tax ID:**
Co-Owner: **Recording Date:**
Site Addr: 385 Birch Bay Lynden Rd Lynden WA 98264 **Use:** MTR FRGHT TR
Owner Addr: 387 Birch Bay Lynden Rd Lynden WA 98264 **Assessed Total:** \$306,188.00 **Sale Price:**
Bedroom: **Bath:** **Year Blt:** 1973 **Bldg SqFt:** 1,200 SqFt **Acres:** 3.77 Acres
Legal: W 1/2 NW NE NW-EXC PTN DAF-BEG AT NE COR TH W ALG N LI 99 FT TO TPOB-TH S AT R/A TO N SEC LI 365 FT-TH W PAR WI N SEC LI 124.5 FT-TH N AT R/A 365 FT-TH E ALG N SEC LI 124.5 FT TO POB-LESS RDS

Owner Name: Bosman, Terry E **Parcel ID:** 4002251665280000 **Tax ID:**
Co-Owner: **Recording Date:**
Site Addr: 387 Birch Bay Lynden Rd Lynden WA 98264 **Use:** RES 4 BDRM
Owner Addr: 387 Birch Bay Lynden Rd Lynden WA 98264 **Assessed Total:** \$403,279.00 **Sale Price:**
Bedroom: 4 **Bath:** 1 **Year Blt:** 1937 **Bldg SqFt:** 2,536 SqFt **Acres:** 1.00 Acres
Legal: BEG AT NE COR OF W 1/2 NW NE NW-TH W ALG N LI 99 FT TO TPOB-TH S AT R/A TO N SEC LI 365 FT-TH W PAR WI N SEC LI 124.5 FT-TH N AT R/A TO N SEC LI 365 FT-TH E ALG N SEC LI 124.5 FT TO TPOB-LESS RD

Owner Name: Schuyleman, Steve M **Parcel ID:** 4002251825110000 **Tax ID:**
Co-Owner: Schuyleman, Janel A **Recording Date:** 09/21/2011
Site Addr: 371 Birch Bay Lynden Rd Lynden WA 98264 **Use:** RES 3 BDRM
Owner Addr: 371 Birch Bay Lynden Rd Lynden WA 98264 **Assessed Total:** \$623,186.00 **Sale Price:** \$212,000.00
Bedroom: 3 **Bath:** 1 **Year Blt:** 1953 **Bldg SqFt:** 3,896 SqFt **Acres:** 4.41 Acres
Legal: LOT A SCHUYLEMAN SHORT PLAT AS REC BOOK 1 SHORT PLATS PG 79-EXC THAT PTN LY SLY OF S LI OF LOT B SD SHORT PLAT

Owner Name: Schuyleman, Steve M **Parcel ID:** 4002251874300000 **Tax ID:**
Co-Owner: Schuyleman, Janel A **Recording Date:**
Site Addr: Birch Bay Lynden Rd Lynden WA 98264 **Use:** RESIDENTIAL
Owner Addr: 371 Birch Bay Lynden Rd Lynden WA 98264 **Assessed Total:** \$5,580.00 **Sale Price:**
Bedroom: **Bath:** **Year Blt:** **Bldg SqFt:** **Acres:** 2.79 Acres
Legal: THAT PTN OF LOT A SCHUYLEMAN SHORT PLAT AS REC BOOK 1 SHORT PLATS PG 79 LY SLY OF S LI OF LOT B SD SHORT PLAT

Owner Name: 357 Bbl LLC **Parcel ID:** 4002251934650000 **Tax ID:**
Co-Owner: **Recording Date:** 05/08/2013
Site Addr: 357 Birch Bay Lynden Rd Lynden WA 98264 **Use:** RES 3 BDRM
Owner Addr: 301 Prospect St Bellingham WA 98225 **Assessed Total:** \$596,164.00 **Sale Price:**
Bedroom: **Bath:** **Year Blt:** 1978 **Bldg SqFt:** 3,560 SqFt **Acres:** 2.00 Acres
Legal: LOT B SCHUYLEMAN SHORT PLAT AS REC BOOK 1 SHORT PLATS PG 79

Owner Name: De Boer, Benjamin **Parcel ID:** 4002252055270000 **Tax ID:**
Co-Owner: De Boer, Elizabeth **Recording Date:** 12/21/2021
Site Addr: 351 Birch Bay Lynden Rd Lynden WA 98264 **Use:** RES 6 BDRM
Owner Addr: 351 Birch Bay Lynden Rd Lynden WA 98264 **Assessed Total:** \$537,931.00 **Sale Price:** \$630,000.00
Bedroom: 6 **Bath:** 2.5 **Year Blt:** 1952 **Bldg SqFt:** 3,154 SqFt **Acres:** 2.34 Acres
Legal: N 459.11 FT OF TR DAF-TR IN NE NW DAF-BEAP ON N SEC LI 810.7 FT W OF N 1/4 SEC COR BEING W LI OF TR CONV LESTER A BEDLINGTON ETUX UNDER AF 807901-TH S ALG W LI 980 FT M/L TO CTR OF A DITCH- TH NELY ALG C/L OF SD DITCH TAP 230 FT E OF W LI OF SD BEDLINGTON

Owner Name: City Of Lynden **Parcel ID:** 4002252073350000 **Tax ID:**
Co-Owner: **Recording Date:** 10/11/2007
Site Addr: Flynn Rd Lynden WA 98264 **Use:** RESIDENTIAL
Owner Addr: 300 Fourth St Lynden WA 98264 **Assessed Total:** **Sale Price:**
Bedroom: **Bath:** **Year Blt:** **Bldg SqFt:** **Acres:** 32.61 Acres
Legal: SE NW-EXC PTN OF N 1/2 SE NW-NW SW NE LY NLY OF LI DAF-BEG AT INTERS OF CO RDS 51-79-TH ALG CTR OF CO RD 79 S 59 DEG 09'00" W 792.8 FT M/L TO WHERE FENCE WOULD INTERS SD RD CTR IF PROJ ELY-TH NWLY TO NWLY SIDE OF SD RD-PT WHERE SD FENCE ACTUALLY BEGINS SD

Owner Name: Entrikin, Thomas S
Co-Owner: Entrikin, Marla M
Site Addr: 345 Birch Bay Lynden Rd Lynden WA 98264
Owner Addr: 345 Birch Bay Lynden Rd Lynden WA 98264
Bedroom: 3 **Bath:** 2 **Year Blt:** 1998

Parcel ID: 4002252084830000 **Tax ID:**
Recording Date: 01/01/1998
Use: M/H RP
Assessed Total: \$331,672.00 **Sale Price:**
Bldg SqFt: 2,155 SqFt **Acres:** 2.12 Acres

Legal: TR IN NE NW DAF-BEAP ON N SEC LI 810.7 FT W OF N 1/4 SEC COR BEING W LI OF TR CONV LESTER A BEDLINGTON ETUX UNDER AF 807901-TH S ALG SD W LI 980 FT M/L TO CTR OF DITCH-TH NELY ALG C/L OF SD DITCH TAP 230 FT E OF W LI OF SD BEDLINGTON TR-TH N PAR TO-230

Owner Name: Entrikin, Thomas S
Co-Owner: Entrikin, Marla M
Site Addr: 345 Birch Bay Lynden Rd Lynden WA 98264
Owner Addr: 345 Birch Bay Lynden Rd Lynden WA 98264
Bedroom: **Bath:** **Year Blt:**

Parcel ID: 4002252314450000 **Tax ID:**
Recording Date:
Use: M/H RP
Assessed Total: \$95,168.00 **Sale Price:**
Bldg SqFt: **Acres:** 4.71 Acres

Legal: BEAP ON N SEC LI 153.5 FT W OF N 1/4 COR-TH W ALG SD N SEC LI 657.2 FT-TH S 1390 FT TO A FENCE MARKING SLY LI OF TR REC IN VOL 229-D-500-TH S 87 DEG 15' 00" E ALG SD FENCE 321 FT M/L TO C/L OF CREEK-TH NELY ALG C/L OF SD CREEK TAP WH BEARS DUE S OF POB-TH

Owner Name: Kooy, Garth E
Co-Owner:
Site Addr: 331 Birch Bay Lynden Rd Lynden WA 98264
Owner Addr: 331 Birch Bay Lynden Rd Lynden WA 98264
Bedroom: 3 **Bath:** 3 **Year Blt:** 1990

Parcel ID: 4002252394670000 **Tax ID:**
Recording Date:
Use: RES 3 BDRM
Assessed Total: \$825,151.00 **Sale Price:**
Bldg SqFt: 4,212 SqFt **Acres:** 2.99 Acres

Legal: TR IN NE NW DAF-BEG AT NE COR OF NE NW-TH W ALG N LI OF NE NW 495.50 FT-TH S AT R/A 330 FT TO TPOB-TH E 135 FT-TH S PARWI E LI OF NE NW TO C/L OF CREEK-TH SWLY ALG C/L OF SD CREEK TO W LI OF PROP DESC HEREIN-TH N ALG W LI OF SD PROP TO POB-TOG WI ESMT REC

Owner Name: Isom, Bruce A
Co-Owner: Isom, Teresa L
Site Addr: 339 Birch Bay Lynden Rd Lynden WA 98264
Owner Addr: 339 Birch Bay Lynden Rd Lynden WA 98264
Bedroom: 4 **Bath:** 3.5 **Year Blt:** 1989

Parcel ID: 4002252415410000 **Tax ID:**
Recording Date: 04/27/2000
Use: RES 3 BDRM
Assessed Total: \$614,138.00 **Sale Price:** \$205,000.00
Bldg SqFt: 3,372 SqFt **Acres:** 0.47 Acres

Legal: TR IN NE NW DAF-BEG AT NE COR OF NE NW-TH W ALG N LI OF NE NW 495.50 FT-TH S AT R/A 30 FT TO TPOB-TH CONT S 200 FT-TH E PAR WI N LI OF NE NW 145 FT-TH N 08 DEG 31'51" W 101.12 FT-TH N 11 DEG 18'36" W 101.98 FT TO SD SLY R/W MARGIN OF BIRCH BAY LYNDEN RD-

Owner Name: Kooy, Garth E
Co-Owner: Kooy, Andrea
Site Addr: Birch Bay Lynden Rd Lynden WA 98264
Owner Addr: 331 Birch Bay Lynden Rd Lynden WA 98264
Bedroom: **Bath:** **Year Blt:**

Parcel ID: 4002252425280000 **Tax ID:**
Recording Date: 12/16/2005
Use: RESIDENTIAL
Assessed Total: \$125,280.00 **Sale Price:**
Bldg SqFt: **Acres:** 0.43 Acres

Legal: TR IN NE NW DAF-BEG AT NE COR OF NE NW-TH W ALG N LI OF NE NW 495.50 FT-TH S AT R/A 230 FT TO TPOB-TH CONT S 100 FT-TH E 145 FT-TH N 100 FT-TH W 145 FT TO TPOB-TOG WI ESMT REC AF 1109063-TR IN NE NW DAF-BEG AT NE COR OF NE NW-TH W ALG N LI OF NE NW 495.50

Owner Name: Bouma Farms Land Inc
Co-Owner:
Site Addr: Flynn Rd Lynden WA 98264
Owner Addr: 8033 Flynn Rd Lynden WA 98264
Bedroom: **Bath:** **Year Blt:**

Parcel ID: 4002252573740000 **Tax ID:**
Recording Date: 10/11/2007
Use: FARM DAIRY
Assessed Total: \$90,971.00 **Sale Price:**
Bldg SqFt: **Acres:** 3.29 Acres

Legal: BEG AT NE COR OF SE NW-TH S ALG E LI 726 FT-TH W 339 FT M/L TO DUFFNER DITCH-TH NELY ALG E SIDE OF DUFFNER DITCH TO N LI OF SE NW-TH E ALG N LI OF SE NW 342 FT M/L TO POB-EXC PTN DAF-BEG AT NE COR OF SE NW-S ALG E LI 364 FT-TH W 75 FT-TH N 157 FT-TH W 308

Owner Name: Scholten, Duane
Co-Owner: Scholten, Arlene
Site Addr: 321 Birch Bay Lynden Rd Lynden WA 98264
Owner Addr: 321 Birch Bay Lynden Rd Lynden WA 98264
Bedroom: 3 **Bath:** 2 **Year Blt:** 1967
Legal: E 342 FT OF TR AS MEAS ALG N LI THEREOF DAF-BEAP ON N SEC LI 153.50 FT W OF N 1/4 SEC COR-TH W ALG N SEC LI 657.2 FT-TH S 1390 FT TO S FENCE MARKING SLY LI OF TR REC IN VOL 229-D-500-TH S 87 DEG 16'00" E ALG SD FENCE 321 FT M/L TO C/L OF CREEK-TH NELY ALG

Parcel ID: 4002252574790000 **Tax ID:**
Recording Date:
Use: RES 3 BDRM
Assessed Total: \$1,003,596.00 **Sale Price:**
Bldg SqFt: 4,590 SqFt **Acres:** 4.62 Acres

Owner Name: Koenen, Michael
Co-Owner: Koenen, Devin
Site Addr: 315 Birch Bay Lynden Rd Lynden WA 98264
Owner Addr: 315 Birch Bay Lynden Rd Lynden WA 98264
Bedroom: 4 **Bath:** 5.5 **Year Blt:** 1996
Legal: TR IN NE NW DAF-BEG AT NE COR OF NE NW-TH W ALG N LI OF NE NW 153.50 FT-TH S AT R/A 30 FT TO SLY R/W MARGIN OF BIRCH BAY LYNDEN RD-TPOB-TH CONT S 275 FT TH CONT S 13 FT-TH W PAR WI N LI OF NE NW 167 FT-TH N 88 FT-TH N 08 DEG 31'51" W 101.12 FT-TH N 11 DEG

Parcel ID: 4002252605410000 **Tax ID:**
Recording Date: 07/09/2021
Use: RES 4 BDRM
Assessed Total: \$788,344.00 **Sale Price:** \$899,000.00
Bldg SqFt: 3,903 SqFt **Acres:** 0.90 Acres

Owner Name: Stuurmans, Stanton S
Co-Owner: Stuurmans, Adriann A
Site Addr: 7955 Flynn Rd Lynden WA 98264
Owner Addr: PO Box 132 Lynden WA 98264
Bedroom: 3 **Bath:** 1.5 **Year Blt:** 2004
Legal: S 181 FT OF N 726 FT OF E 310 FT OF SE NW-LESS RD-EXC THAT PTN OF SE NW DAF-COM AT NE COR OF SD SE NW AS REC AF 2050504233-TH S 02 DEG 18'56" W ALG E LI OF SD SE NW 545.00 FT TO TPOB-TH CONT S 02 DEG 18'56" W ALG SD E LI 6.00 FT-TH S 88 DEG 59'06" W

Parcel ID: 4002252623530000 **Tax ID:**
Recording Date:
Use: RES 3 BDRM
Assessed Total: \$696,087.00 **Sale Price:**
Bldg SqFt: 3,636 SqFt **Acres:** 1.12 Acres

Owner Name: Bouma Farms Land Inc
Co-Owner:
Site Addr: Flynn Rd Lynden WA 98264
Owner Addr: 8033 Flynn Rd Lynden WA 98264
Bedroom: **Bath:** **Year Blt:**
Legal: BEG AT NE COR OF SE NW-TH S ALG E LI 364 FT-TH W 75 FT-TH N 157 FT-TH W 308 FT M/L TO DUFFNER DITCH-TH IN A NELY DIRECTION ALG E SIDE OF DUFFNER DITCH TO N LI OF SE NW-TH E ALG N LI OF SE NW 342 FT M/L TO POB

Parcel ID: 4002252654010000 **Tax ID:**
Recording Date: 10/11/2007
Use: OSAG DAIRY
Assessed Total: \$3,628.00 **Sale Price:**
Bldg SqFt: **Acres:** 1.88 Acres

Owner Name: Vandermay, Monty K
Co-Owner: Vandermay, Maureen C
Site Addr: Birch Bay Lynden Rd Lynden WA 98264
Owner Addr: 301 Birch Bay Lynden Rd Lynden WA 98264
Bedroom: **Bath:** **Year Blt:**
Legal: TR IN N 1/2 N 1/2 DAF-BEAP ON N SEC LI 53.5 FT W OF N 1/4 COR-TH S AT R/A TO N SEC LI 30 FT TO SLY R/W MARGIN OF BIRCH BAY LYNDEN RD-TPOB-TH S 264.18 FT-TH E 100 FT-TH N 259.80 FT TO SLY R/W MARGIN OF BIRCH BAY LYNDEN RD-TH N 84 DEG 36'53" W ALG SD R/W

Parcel ID: 4002252845420000 **Tax ID:**
Recording Date:
Use: RESIDENTIAL
Assessed Total: \$41,499.00 **Sale Price:**
Bldg SqFt: **Acres:** 0.57 Acres

Owner Name: Hiemstra, Paul S
Co-Owner: Hiemstra, Carissa L
Site Addr: 293 Birch Bay Lynden Rd Lynden WA 98264
Owner Addr: 293 Birch Bay Lynden Rd Lynden WA 98264
Bedroom: 4 **Bath:** 2 **Year Blt:** 1972
Legal: TR IN N 1/2 N 1/2 DAF-BEAP ON N SEC LI 53.5 FT W OF N 1/4 COR-TH S AT R/A TO N SEC LI 294.18 FT TO TPOB-TH S 249.51 FT TO C/L OF DITCH-TH N 77 DEG 04'22" E ALG S DITCH C/L 132.94 FT-TH N 478.66 FT TO SLY R/W MARGIN OF BIRCH BAY LYNDEN RD-TH N 84 DEG 36'

Parcel ID: 4002252875210000 **Tax ID:**
Recording Date: 03/23/2020
Use: RES 4 BDRM
Assessed Total: \$638,118.00 **Sale Price:** \$520,000.00
Bldg SqFt: 3,544 SqFt **Acres:** 0.87 Acres

Owner Name: Bouma Farms Land Inc

Parcel ID: 4002252964240000 **Tax ID:**

Co-Owner:

Recording Date: 10/11/2007

Site Addr: Flynn Rd Lynden WA 98264

Use: OSAG DAIRY

Owner Addr: 8033 Flynn Rd Lynden WA 98264

Assessed Total: \$7,673.00 **Sale Price:**

Bedroom: **Bath:** **Year Blt:**

Bldg SqFt: **Acres:** 4.54 Acres

Legal: BEAP OF INTERS OF SWLY LI OF CO RD 51-NWLY LI OF CO RD 79-TH S 51 DEG 09'00" W ALG NWLY LI OF CO RD 79 672.6 FT TO TPOB-TH S 51 DEG 09'00" W ALG NWLY LI OF CO RD 79 127.7 FT M/L TO A FENCE MARKING SLY LI OF TR REC IN VOL 229-D-500-TH N 83 DEG 02'00" W ALG

Owner Name: Mwaura, Josephine

Parcel ID: 4002252995240000 **Tax ID:**

Co-Owner:

Recording Date: 10/07/2021

Site Addr: 291 Birch Bay Lynden Rd Lynden WA 98264

Use: RES 3 BDRM

Owner Addr: 291 Birch Bay Lynden Rd Lynden WA 98264

Assessed Total: \$553,636.00 **Sale Price:** \$600,000.00

Bedroom: 1 **Bath:** 1 **Year Blt:** 1977

Bldg SqFt: 600 SqFt **Acres:** 0.82 Acres

Legal: TR IN N 1/2 N 1/2 DAF-BEAP ON N SEC LI 53.5 FT W OF N 1/4 COR-TH S AT R/A TO N SEC LI 543.69 FT TO C/L OF DITCH-TH N 77 DEG 04'22" E ALG SD DITCH C/L 132.94 FT TO TPOB-TH N 77 DEG 04'22" E ALG SD C/L 122.72 FT-TH N 196.02 FT-TH W 90 FT-TH N 254.14 FT TO

Owner Name: Holleman, Blake R

Parcel ID: 4002253123050000 **Tax ID:**

Co-Owner: Holleman, Leanne E

Recording Date: 11/22/2022

Site Addr: 7992 Flynn Rd Lynden WA 98264

Use: OSAG RANCHES

Owner Addr: 7992 Flynn Rd Lynden WA 98264

Assessed Total: \$383,683.00 **Sale Price:** \$860,000.00

Bedroom: 3 **Bath:** 1.5 **Year Blt:** 1919

Bldg SqFt: 3,004 SqFt **Acres:** 16.67 Acres

Legal: THAT PTN OF NW SW NE LY SELY OF RD-SW SW NE-THAT PTN OF NW NW SE LY NWLY OF FISHTRAP CREEK-LESS RD-EXC PTN DAF-BEG AT E LI OF NW SW NE-S LI OF WLY R/W OF FLYNN RD-TH S 46 DEG 45'00" W 215.63 FT ALG SELY R/W OF FLYNN RD TO TPOB-TH S 46 DEG 45'00" W 120 FT

Owner Name: Vandermay, Monty K

Parcel ID: 4002253134890000 **Tax ID:**

Co-Owner: Vandermay, Maureen C

Recording Date: 09/03/2003

Site Addr: 301 Birch Bay Lynden Rd Lynden WA 98264

Use: RES 3 BDRM

Owner Addr: 301 Birch Bay Lynden Rd Lynden WA 98264

Assessed Total: \$510,006.00 **Sale Price:**

Bedroom: 3 **Bath:** 1.5 **Year Blt:** 1968

Bldg SqFt: 2,856 SqFt **Acres:** 13.77 Acres

Legal: BEAP ON N LI 153.5 FT W OF N 1/4 COR-TH E ALG N LI 153.5 FT-TH ELY-SELY ALG C/L OF CO RD 51 1166 FT M/L TO C/L OF CREEK-TH SWLY ALG C/L OF SD CREEK TAP WH BEARS S OF POB-TH N 1180 FT M/L TO POB-EXC PTN DAF-BEAP IN N LI 53.5 FT W OF N 1/4 COR-TH E ALG N LI

Owner Name: Roosma, Matt

Parcel ID: 4002253175360000 **Tax ID:**

Co-Owner: Roosma, Sarah

Recording Date: 08/09/2017

Site Addr: 285 Birch Bay Lynden Rd Lynden WA 98264

Use: RES 4 BDRM

Owner Addr: 285 Birch Bay Lynden Rd Lynden WA 98264

Assessed Total: \$852,337.00 **Sale Price:** \$472,000.00

Bedroom: 4 **Bath:** 3 **Year Blt:** 1978

Bldg SqFt: 3,359 SqFt **Acres:** 3.10 Acres

Legal: TR IN N 1/2 N 1/2 DAF-BEAP ON N SEC LI 53.5 FT W OF N 1/4 COR-TH S AT R/A TO N SEC LI 543.69 FT TO C/L OF DITCH-TH N 77 DEG 04'22" E ALG S DITCH C/L 255.66 FT TO TPOB-TH N 77 DEG 04'22" E ALG S C/L 336.34 FT TAP WH LIES 577 FT E OF LI EXT S FR POB-TH S 33

Owner Name: Bouma, Nelva M

Parcel ID: 4002253274380000 **Tax ID:**

Co-Owner:

Recording Date: 11/13/2015

Site Addr: 8033 Flynn Rd Lynden WA 98264

Use: RES 6 BDRM

Owner Addr: 8033 Flynn Rd Lynden WA 98264

Assessed Total: \$817,973.00 **Sale Price:**

Bedroom: 6 **Bath:** 2.5 **Year Blt:** 1989

Bldg SqFt: 4,102 SqFt **Acres:** 1.99 Acres

Legal: BEG AT INTERS OF SWLY LI OF CO RD 51-NWLY LI OF CO RD 79-TH S 51 DEG 09'00" W ALG NWLY LI OF RD 79 521.60 FT TO TPOB-TH CONT ALG SD NWLY LI 151 FT-TH N 38 DEG 51'00" W 575 FT M/L TO C/L OF UNNAMED CREEK-TH NELY UP SD C/L TAP WH BEARS N 38 DEG 51'00" W FR

Owner Name: Hommes, Arthur G **Parcel ID:** 4002253363880000 **Tax ID:**
Co-Owner: Hommes, Jacqueline D **Recording Date:** 03/12/2010
Site Addr: 8004 Flynn Rd Lynden WA 98264 **Use:** RES 4 BDRM
Owner Addr: 8004 Flynn Rd Lynden WA 98264 **Assessed Total:** \$570,060.00 **Sale Price:** \$310,000.00
Bedroom: 4 **Bath:** 2.5 **Year Blt:** 1969 **Bldg SqFt:** 3,332 SqFt **Acres:** 0.78 Acres
Legal: BEG AT E LI OF NW SW NE-S LI OF ELY R/W OF FLYNN RD-TH S 46 DEG 45'00" W 215.63 FT ALG SELY R/W OF FLYNN RD TO TPOB-TH S 46 DEG 45'00" W 120 FT ALG FLYNN RD R/W-TH S 43 DEG 15'00" E 120 FT-TH N 46 DEG 45'00" E 120 FT-TH N 43 DEG 15'00" W 120 FT TO TPOB-TH

Owner Name: Debruin, Peter J **Parcel ID:** 4002253414530000 **Tax ID:**
Co-Owner: Debruin, Bonita C **Recording Date:** 10/27/1997
Site Addr: 8045 Flynn Rd Lynden WA 98264 **Use:** RES 3 BDRM
Owner Addr: 8045 Flynn Rd Lynden WA 98264 **Assessed Total:** \$525,093.00 **Sale Price:** \$155,000.00
Bedroom: 3 **Bath:** 1.5 **Year Blt:** 1966 **Bldg SqFt:** 1,920 SqFt **Acres:** 1.48 Acres
Legal: TR IN NW NE DAF-BEAP OF INTERS OF SWLY LI OF CO RD 51-NWLY LI OF CO RD 79-TH S 51 DEG 09'00" W ALG NWLY LI OF CO RD 79 408.6 FT TO TPOB-TH S 51 DEG 09'00" W ALG NWLY RD LI 113 FT-TH N 38 DEG 51'00" W 578 FT M/L TO C/L OF CREEK-TH NELY ALG C/L OF SD CREEK

Owner Name: Doornbos, John **Parcel ID:** 4002253444720000 **Tax ID:**
Co-Owner: Doornbos, Shona **Recording Date:** 04/14/2023
Site Addr: 8053 Flynn Rd Lynden WA 98264 **Use:** M/H RP
Owner Addr: 1785 Bradley Rd Lynden WA 98264 **Assessed Total:** \$104,099.00 **Sale Price:** \$290,000.00
Bedroom: 3 **Bath:** 1.5 **Year Blt:** 1981 **Bldg SqFt:** 1,690 SqFt **Acres:** 1.35 Acres
Legal: LOT 3 VANDERYACHT SHORT PLAT AS REC BOOK 2 SHORT PLATS PG 3 80 GLENBROOK S#0RFL2AA1640523 65X26

Owner Name: De Vries, Ivan **Parcel ID:** 4002253504070000 **Tax ID:**
Co-Owner: De Vries, Trista **Recording Date:**
Site Addr: 8030 Flynn Rd Lynden WA 98264 **Use:** RESIDENTIAL
Owner Addr: 701 Edson St Lynden WA 98264 **Assessed Total:** \$148,770.00 **Sale Price:**
Bedroom: **Bath:** **Year Blt:** **Bldg SqFt:** **Acres:** 0.57 Acres
Legal: LOT A STUIT FAMILY SHORT PLAT AS REC AF 2021-0803986

Owner Name: King, Joseph M **Parcel ID:** 4002253624480000 **Tax ID:**
Co-Owner: King, Renee M **Recording Date:** 06/21/1985
Site Addr: 8049 Flynn Rd Lynden WA 98264 **Use:** RES 3 BDRM
Owner Addr: 8049 Flynn Rd Lynden WA 98264 **Assessed Total:** \$459,560.00 **Sale Price:** \$79,500.00
Bedroom: 3 **Bath:** 2 **Year Blt:** 1979 **Bldg SqFt:** 2,288 SqFt **Acres:** 0.70 Acres
Legal: LOT 1 VANDERYACHT SHORT PLAT AS REC BOOK 2 SHORT PLATS PG 3-EXC PTN TO WHATCOM CO FOR RD DESC AF 1234835

Owner Name: Kooy, Greg **Parcel ID:** 4002253625420000 **Tax ID:**
Co-Owner: Kooy, Diana **Recording Date:**
Site Addr: Birch Bay Lynden Rd Lynden WA 98264 **Use:** COMMERCIAL
Owner Addr: 6873 Raspberry Dr Everson WA 98247 **Assessed Total:** \$1,680.00 **Sale Price:**
Bedroom: **Bath:** **Year Blt:** **Bldg SqFt:** **Acres:** 0.07 Acres
Legal: THAT PTN OF NW NE DAF-BEG AT N 1/4 COR-TH S 80 DEG 47'59" E ALG N SEC LI 754 FT-TH S 09 DEG 12'01" W 30 FT TO S R/W LI OF BIRCH BAY LYNDEN RD-TPOB-TH S 80 DEG 47'59" E ALG SD S R/W LI 89.27 FT TO W R/W LI OF BAY LYN DR-TH S 01 DEG 35'11" W ALG SD W R/W

Owner Name: De Vries, Ivan **Parcel ID:** 4002253684140000 **Tax ID:**
Co-Owner: De Vries, Trista **Recording Date:** 02/24/2022
Site Addr: 8036 Flynn Rd Lynden WA 98264 **Use:** RES 2 BDRM
Owner Addr: 701 Edson St Lynden WA 98264 **Assessed Total:** \$459,486.00 **Sale Price:** \$300,000.00
Bedroom: 2 **Bath:** 2 **Year Blt:** 1966 **Bldg SqFt:** 2,966 SqFt **Acres:** 0.58 Acres
Legal: LOT B STUIT FAMILY SHORT PLAT AS REC AF 2021-0803986

Owner Name: Partlow, Reid K **Parcel ID:** 4002253684550000 **Tax ID:**
Co-Owner: Gustafson, Lynn M **Recording Date:** 06/05/2015
Site Addr: 8057 Flynn Rd Lynden WA 98264 **Use:** RES 4 BDRM
Owner Addr: 8057 Flynn Rd Lynden WA 98264 **Assessed Total:** \$516,116.00 **Sale Price:** \$400,000.00
Bedroom: 4 **Bath:** 3.5 **Year Blt:** 1976 **Bldg SqFt:** 2,708 SqFt **Acres:** 0.70 Acres
Legal: LOT 2 VANDERYACHT SHORT PLAT AS REC BOOK 2 SHORT PLATS PG 3-EXC PTN TO WHATCOM CO FOR RD DESC AF 1234835

Owner Name: John **Parcel ID:** 4002253733330000 **Tax ID:**
Co-Owner: Dickinson, Darlene **Recording Date:** 03/05/2009
Site Addr: 8018 Flynn Rd Lynden WA 98264 **Use:** RES 5 BDRM
Owner Addr: 8018 Flynn Rd Lynden WA 98264 **Assessed Total:** \$874,152.00 **Sale Price:**
Bedroom: 5 **Bath:** 2 **Year Blt:** 1912 **Bldg SqFt:** 2,412 SqFt **Acres:** 17.67 Acres
Legal: E 1/2 N 1/2 SW NE-THAT PTN OF E 1/2 S 1/2 SW NE-NE NW SE LY N-W OF FISHTRAP CREEK-LESS DITCH R/W-SUBJ TO DITCH ESMT REC AF 781736-THAT PTN LY WITHIN NW SW NE DAF-BEG AT INTERS OF SELY

Owner Name: Seutz, Brandon **Parcel ID:** 4002253744910000 **Tax ID:**
Co-Owner: Vavra, Holly M **Recording Date:** 03/30/2012
Site Addr: 237 Bay Lyn Dr Lynden WA 98264 **Use:** RES 3 BDRM
Owner Addr: 237 Bay Lyn Dr Lynden WA 98264 **Assessed Total:** \$827,843.00 **Sale Price:** \$179,000.00
Bedroom: 3 **Bath:** 1 **Year Blt:** 1960 **Bldg SqFt:** 2,256 SqFt **Acres:** 1.35 Acres
Legal: THAT PTN OF NW NE DAF-BEG AT INTERS OF CO RD 51-CO RD 79-TH ALG C/L OF CO RD 51 NWLY 258.9 FT TO POB-TH S 58 DEG W 182 FT-TH N 32 DEG W TO C/L OF CREEK-TH NELY ALG C/L OF SD CREEK TO INTERS C/L OF CO RD 51-TH SELY ALG C/L OF CO RD 51 270 FT M/L TO POB

Owner Name: Stuit, Benjamin L **Parcel ID:** 4002253754190000 **Tax ID:**
Co-Owner:
Site Addr: 8054 Flynn Rd Lynden WA 98264 **Use:** RESIDENTIAL
Owner Addr: 8036 Flynn Rd Lynden WA 98264 **Assessed Total:** \$166,882.00 **Sale Price:**
Bedroom: **Bath:** **Year Blt:** **Bldg SqFt:** **Acres:** 2.23 Acres
Legal: LOT C STUIT FAMILY SHORT PLAT AS REC AF 2021-0803986

Owner Name: Van Beek, Leonard **Parcel ID:** 4002253764670000 **Tax ID:**
Co-Owner:
Site Addr: 219 Bay Lyn Dr Lynden WA 98264 **Use:** RES 3 BDRM
Owner Addr: 219 Bay Lyn Dr Lynden WA 98264 **Assessed Total:** \$576,320.00 **Sale Price:**
Bedroom: 3 **Bath:** 1 **Year Blt:** 1953 **Bldg SqFt:** 2,256 SqFt **Acres:** 3.54 Acres
Legal: BEAP OF INTERS OF SWLY LI OF CO RD 51-NWLY LI OF CO RD 79-TH S 51 DEG 09'00" W ALG NW LI OF CO RD 79 198.6 FT TO TR CONV HARRY VANDERYACHT ETAL REC IN VOL 57-D-31-TH N 38 DEG 51'00"W ALG NWLY LI OF SD VANDERYACHT TR TO C/L OF CREEK-TH NELY ALG C/L OF SD

Owner Name: Green Barn Properties LLC **Parcel ID:** 4002253805400000 **Tax ID:**
Co-Owner:
Site Addr: Birch Bay Lynden Rd Lynden WA 98264 **Use:** FRUITS/VEGS
Owner Addr: 211 Birch Bay Lynden Rd Lynden WA 98264 **Assessed Total:** \$182,139.00 **Sale Price:** \$330,000.00
Bedroom: **Bath:** **Year Blt:** **Bldg SqFt:** **Acres:** 0.36 Acres
Legal: THAT PTN OF NW NE DAF-BEG AT N 1/4 COR-TH S 80 DEG 47'59" E ALG N SEC LI 1072.57 FT-TH S 35 DEG 39'28" W 44.68 FT TO S R/W LI OF BIRCH BAY LYNDEN RD- TPOB-TH S 35 DEG 39'28" W 217.90 FT TAP ON NELY R/W LI OF BAY LYN DR WH IS ALSO BEG OF CURVE TO RIGHT-TH

Owner Name: Green Barn Properties LLC **Parcel ID:** 4002253855290000 **Tax ID:**
Co-Owner: **Recording Date:** 12/01/2011
Site Addr: 211 Birch Bay Lynden Rd Lynden WA 98264 **Use:** FRUITS/VEGS
Owner Addr: 211 Birch Bay Lynden Rd Lynden WA 98264 **Assessed Total:** \$568,303.00 **Sale Price:** \$330,000.00
Bedroom: 3 **Bath:** 2 **Year Blt:** 1984 **Bldg SqFt:** 6,860 SqFt **Acres:** 0.42 Acres
Legal: TR IN NW NE DAF-BEAP OF INTERS OF NELY LI OF BIRCH BAY LYNDEN RD-MOST SLY COR OF OLD SCHOOL TR-TH NELY ALG SELY LI OF OLD SCHOOL TR TO N SEC LI-TH ELY ALG N SEC LI TO C/L OF CREEK-TH SLY ALG C/L OF SD CREEK TO NELY LI OF BIRCH BAY LYNDEN RD-TH NWLY ALG

Owner Name: Bay-Lyn Properties LLC **Parcel ID:** 4002253944920000 **Tax ID:**
Co-Owner: **Recording Date:** 12/14/2010
Site Addr: 228 Bay Lyn Dr Lynden WA 98264 **Use:** AUTO REP SER
Owner Addr: 228 Bay Lyn Dr Lynden WA 98264 **Assessed Total:** \$1,093,603.00 **Sale Price:**
Bedroom: **Bath:** **Year Blt:** 1997 **Bldg SqFt:** 12,400 SqFt **Acres:** 1.60 Acres
Legal: LOT B STREMLER GRAVEL LLA AS REC BOOK 36 SHORT PLATS PG 16

Owner Name: Stremler Gravel Inc **Parcel ID:** 4002253985180000 **Tax ID:**
Co-Owner: **Recording Date:**
Site Addr: 250 Bay Lyn Dr Lynden WA 98264 **Use:** CONT CONST S
Owner Addr: PO Box 527 Lynden WA 98264 **Assessed Total:** \$1,161,953.00 **Sale Price:**
Bedroom: **Bath:** **Year Blt:** 1997 **Bldg SqFt:** 10,000 SqFt **Acres:** 2.42 Acres
Legal: LOT A STREMLER GRAVEL LLA AS REC BOOK 36 SHORT PLATS PG 16

Owner Name: Sba Monarch Towers II LLC **Parcel ID:** 4002253985180001 **Tax ID:**
Co-Owner: **Recording Date:**
Site Addr: 250 Bay Lyn Dr Lynden WA 98264 **Use:** PHONE RELAY
Owner Addr: 8051 Congress Avenue Boca Raton FL 33487 **Assessed Total:** **Sale Price:**
Bedroom: **Bath:** **Year Blt:** 2006 **Bldg SqFt:** 220 SqFt **Acres:** 2.40 Acres
Legal: LOT A STREMLER GRAVEL LLA IMPROVEMENTS ONLY-CELL TOWER WA40441-ASEE PP PARCEL 177115

Owner Name: Pangborn Holdings LLC **Parcel ID:** 4002253985380000 **Tax ID:**
Co-Owner: **Recording Date:** 11/28/2018
Site Addr: 201 Birch Bay Lynden Rd Lynden WA 98264 **Use:** OFF/RET
Owner Addr: 250 Bay Lyn Dr Lynden WA 98264 **Assessed Total:** \$687,681.00 **Sale Price:** \$412,500.00
Bedroom: **Bath:** **Year Blt:** 2017 **Bldg SqFt:** 2,480 SqFt **Acres:** 0.34 Acres
Legal: TR IN NW NE DAF-BEAP OF INTERS OF NELY LI OF BIRCH BAY LYNDEN RD-MOST SLY COR OF OLD SCHOOL TR-TH NELY ALG SELY LI OF OLD SCHOOL TR TO N SEC LI-TH ELY ALG N SEC LI 178 FT TO TPOB-TH SWLY PAR TO SELY LI OF OLD SCHOOL TR 220 FT-TH W TO C/L OF CREEK-TH NLY

Owner Name: Veenhouwer, John **Parcel ID:** 4002254034400000 **Tax ID:**
Co-Owner: Veenhouwer, Inga **Recording Date:** 07/15/2008
Site Addr: 8072 Flynn Rd Lynden WA 98264 **Use:** RES 3 BDRM
Owner Addr: 8072 Flynn Rd Lynden WA 98264 **Assessed Total:** \$123,537.00 **Sale Price:** \$302,500.00
Bedroom: 3 **Bath:** 2.5 **Year Blt:** 1988 **Bldg SqFt:** 2,046 SqFt **Acres:** 0.61 Acres
Legal: TR IN NW NE DAF-BEG AT INTERS OF S LI OF BAY LYN DR WI E LI OF NW NE-TH S 230 FT-TH W 138 FT-TH N 187 FT M/L TO SLY BNDRY OF FLYNN RD-TH ELY ALG SLY BNDRY OF FLYNN RD-BAY LYN DR TO POB

Owner Name: Broersma, Douglas W **Parcel ID:** 4002254045380000 **Tax ID:**
Co-Owner: **Recording Date:** 02/09/1989
Site Addr: 191 Birch Bay Lynden Rd Lynden WA 98264 **Use:** OTHR PER SER
Owner Addr: 191 Birch Bay Lynden Rd Lynden WA 98264 **Assessed Total:** \$532,209.00 **Sale Price:** \$40,000.00
Bedroom: **Bath:** **Year Blt:** 1993 **Bldg SqFt:** 2,496 SqFt **Acres:** 0.74 Acres
Legal: LOT 1 STRUIKSMA CLUSTER SHORT PLAT AS REC BOOK 17 SHORT PLATS PG 53

Owner Name: Vanderveen, Ricky A

Parcel ID: 4002254074350000 **Tax ID:**

Co-Owner: Vanderveen, Donna

Recording Date:

Site Addr: 197 Bay Lyn Dr Lynden WA 98264

Use: RES 4 BDRM

Owner Addr: 197 Bay Lyn Dr Lynden WA 98264

Assessed Total: \$473,395.00 **Sale Price:**

Bedroom: 4 **Bath:** 2 **Year Blt:** 1988

Bldg SqFt: 2,170 SqFt **Acres:** 0.69 Acres

Legal: W 81 FT OF TR IN NE NE DAF-BEG ON C/L OF BIRCH BAY RD 1083 FT W OF E LI OF NE NE-TH W ALG SD C/L OF BIRCH BAY RD 200 FT-TH S PAR TO E LI OF NE NE 400 FT-TH E PAR TO C/L OF BIRCH BAY RD 200 FT-TH N 400 FT TO BEG

Owner Name: Van Beek, Lee

Parcel ID: 4002254124720000 **Tax ID:**

Co-Owner: Van Beek, Shelly

Recording Date: 06/13/2007

Site Addr: 194 Bay Lyn Dr Lynden WA 98264

Use: RES 3 BDRM

Owner Addr: 194 Bay Lyn Dr Lynden WA 98264

Assessed Total: \$510,754.00 **Sale Price:** \$300,000.00

Bedroom: 3 **Bath:** 2 **Year Blt:** 1964

Bldg SqFt: 3,300 SqFt **Acres:** 0.87 Acres

Legal: BEAP 54 2/5 RODS W OF NE SEC COR-TH DUE S TO N LI OF OLD GUIDE MERIDIAN-TH W ALG N LI OF OLD GUIDE MERIDIAN 300 FT TO TPOB-TH N 200 FT-TH W PAR TO N LI OF OLD GUIDE MERIDIAN TO INTERS WI E LI OF BIRCH BAY LYNDEN RD-TH SLY ALG SD E LI OF BIRCH BAY LYNDEN

Owner Name: Vanderveen, Patricia A

Parcel ID: 4002254204350000 **Tax ID:**

Co-Owner:

Recording Date: 04/06/2009

Site Addr: 189 Bay Lyn Dr Lynden WA 98264

Use: RES 4 BDRM

Owner Addr: 189 Bay Lyn Dr Lynden WA 98264

Assessed Total: \$45,060.00 **Sale Price:**

Bedroom: 4 **Bath:** 2 **Year Blt:** 1950

Bldg SqFt: 3,720 SqFt **Acres:** 1.02 Acres

Legal: TR IN NE NE DAF-BEG ON C/L OF BIRCH BAY RD 1083 FT W OF E LINE OF NE NE-TH W ALG SD C/L OF BIRCH BAY RD 200 FT-TH S PAR TO E LI OF NE NE 400 FT-TH E PAR TO C/L OF BIRCH BAY RD 200 FT-TH N 400 FT TO BEG-LESS RD-EXC W 81 FT THEREOF

Owner Name: Butenschoen, Scott A

Parcel ID: 4002254234720000 **Tax ID:**

Co-Owner: Butenschoen, Janet J

Recording Date: 03/18/1998

Site Addr: 190 Bay Lyn Dr Lynden WA 98264

Use: RES 3 BDRM

Owner Addr: 190 Bay Lyn Dr Lynden WA 98264

Assessed Total: \$428,202.00 **Sale Price:** \$130,000.00

Bedroom: 3 **Bath:** 1 **Year Blt:** 1963

Bldg SqFt: 3,232 SqFt **Acres:** 0.46 Acres

Legal: BEAP 54 2/5 RODS W OF NE SEC COR-TH DUE S TO N LI OF OLD GUIDE MERIDIAN-TH WLY ALG N RD LI 200 FT TO POB-TH CONT W 100 FT-TH DUE N 200 FT-TH E 100 FT-TH S 200 FT TO POB

Owner Name: Mitchell, Joseph C

Parcel ID: 4002254334730000 **Tax ID:**

Co-Owner: Mitchell, Brenda K

Recording Date: 01/11/2006

Site Addr: 180 Bay Lyn Dr Lynden WA 98264

Use: RES 5 BDRM

Owner Addr: 180 Bay Lyn Dr Lynden WA 98264

Assessed Total: \$499,835.00 **Sale Price:** \$318,900.00

Bedroom: 5 **Bath:** 2.5 **Year Blt:** 1975

Bldg SqFt: 3,366 SqFt **Acres:** 0.46 Acres

Legal: TR IN NE NE DAF-BEAP 54 2/5 RODS W OF NE COR-TH DUE S TO N LI OF OLD GUIDE MERIDIAN-TH W ALG N RD LI 100 FT TO TPOB-TH W ALG N RD LI 100 FT TO SE COR OF TR CONV WM VAN DYK UNDER AF 907865-TH N ALG E LI OF SD TR 200 FT-TH E PAR TO N RD LI 100 FT TO NW COR

Owner Name: Eshuis, Larry

Parcel ID: 4002254354390000 **Tax ID:**

Co-Owner:

Recording Date: 08/31/2001

Site Addr: 181 Bay Lyn Dr Lynden WA 98264

Use: RES 2 BDRM

Owner Addr: 181 Bay Lyn Dr Lynden WA 98264

Assessed Total: \$423,635.00 **Sale Price:** \$9,550.56

Bedroom: 2 **Bath:** 1 **Year Blt:** 1950

Bldg SqFt: 2,310 SqFt **Acres:** 0.80 Acres

Legal: TR IN NE NE DAF-BEG ON C/L OF BIRCH BAY RD 983 FT W OF E LI OF NE NE-TH W ALG C/L OF BIRCH BAY RD 100 FT-TH S 380 FT PAR TO E SEC LI-TH E PAR TO C/L OF BIRCH BAY RD 100 FT-TH N 380 FT TO BEG-LESS RD

Owner Name: Norfolk, Joyce

Parcel ID: 4002264963990000 **Tax ID:**

Co-Owner:

Recording Date: 04/17/2014

Site Addr: 8020 Emery Rd Lynden WA 98264

Use: RES 3 BDRM

Owner Addr: 8020 Emery Rd Lynden WA 98264

Assessed Total: \$721,006.00 **Sale Price:**

Bedroom: 3 **Bath:** 2 **Year Blt:** 2002

Bldg SqFt: 1,710 SqFt **Acres:** 4.67 Acres

Legal: BEG AT NW COR OF NE NE-TH E ALG N SEC LI 561 FT-TH S PAR TO W LI OF NE NE 1035 FT TO TPOB-TH E ON A LI PAR WI N SEC LI 591 FT-TH S AT R/A 516 FT-TH W AT R/A 591 FT-TH N 516 FT TO TPOB-TOG WI ESMT FOR INGRESS-EGRESS OVER-ACROSS TR DAF-BEG AT NW COR OF NE

Owner Name: Reeck, Phillip

Parcel ID: 4002265025020000 **Tax ID:**

Co-Owner:

Recording Date:

Site Addr: 517 Birch Bay Lynden Rd Lynden WA 98264

Use: RES 3 BDRM

Owner Addr: 517 Birch Bay Lynden Rd Lynden WA 98264

Assessed Total: \$806,453.00 **Sale Price:**

Bedroom: 3 **Bath:** 2 **Year Blt:** 1966

Bldg SqFt: 3,670 SqFt **Acres:** 2.79 Acres

Legal: E 1/2 NE-EXC W 34 RODS THEREOF-EXC TAX 1.6-1.7-1.8-EXC E 120 FT OF N 400 FT THEREOF-LESS RDS-SUBJ TO LIFE ESTATE ON PTN RES AF 999043-SUBJ TO ESMTS REC AF 1028623-1034849-EXC PTN DESC AF 1038617-SUBJ TO-TOG WI R/W ESMTS REC AF 1038390

Owner Name: Reeck, Kenneth L

Parcel ID: 4002265083400000 **Tax ID:**

Co-Owner: Reeck, Kelsey I

Recording Date: 06/28/2022

Site Addr: 505 Birch Bay Lynden Rd Lynden WA 98264

Use: M/H RP

Owner Addr: 505 Birch Bay Lynden Rd Lynden WA 98264

Assessed Total: \$327,363.00 **Sale Price:**

Bedroom: 2 **Bath:** 1 **Year Blt:** 1974

Bldg SqFt: 984 SqFt **Acres:** 14.99 Acres

Legal: BEG AT NW COR OF NE NE-TH E ALG N SEC LI 561 FT-TH S PAR TO W LI OF NE NE 525 FT-TH E PAR WI N SEC LI 591 FT TO TPOB-TH S AT R/A 1026 FT-TH W PAR TO N SEC LI 591 FT-TH S PAR TO E SEC LI TO S LI OF NE 1/4-TH E TO SE COR OF NE 1/4-TH N ALG E LI OF NE 1/4

Owner Name: Groen, Steven J

Parcel ID: 4002265245090000 **Tax ID:**

Co-Owner:

Recording Date:

Site Addr: 509 Birch Bay Lynden Rd Lynden WA 98264

Use: RES 4 BDRM

Owner Addr: PO Box 726 Lynden WA 98264

Assessed Total: \$963,281.00 **Sale Price:**

Bedroom: 4 **Bath:** 3 **Year Blt:** 1994

Bldg SqFt: 4,626 SqFt **Acres:** 1.00 Acres

Legal: E 120 FT OF NLY 400 FT OF E 1/2 NE- LESS RD



PETITION FOR ANNEXATION TO THE CITY OF LYNDEN

To the Honorable City Council of Lynden, Washington: We, the undersigned, being the owners of the lands described below, and being the registered voters residing in the area for which the annexation is petitioned, which property is contiguous and adjacent to the incorporated City of Lynden, Washington, do hereby request that the Lynden City Council incorporate the real estate described below into the City of Lynden and annex the same thereto as part of the City of Lynden.

Legal Description: See Exhibit A for outline of property (inside shaded area) and Exhibit B for all the parcels in the outlined zone

Containing approximately 277 acres.

The request to circulate this Petition for Annexation was presented to the Lynden City Council at their regularly scheduled meeting held on September 7, 2021 and the request was favorably granted;

We further petition that the property to be annexed be designated in the City of Lynden Comprehensive Plan as **LOW DENSITY RESIDENTIAL** (typically single-family residences or duplexes) in its zoning ordinance and that the property to be annexed be required to assume the existing city indebtedness.

We, the undersigned, have subscribed our names hereto and request that the Lynden City Council annex the above described property to the City of Lynden, Whatcom County, Washington.


Warning

Every person who signs this petition with other than his or her true name, or who knowingly signs more than one of these petitions seeking an election when he or she is not a legal voter, or signs when he or she is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

Address: 351 BIRCH BAY LYNDEN ROAD _____

Parcel #: 4002252055270000 _____

Printed Name(s) BENJAMIN & ELIZABETH DE BOER _____

Signature(s)  _____ Date 9/27/2023 _____
DocuSigned by: A6387AD7329C459...



PETITION FOR ANNEXATION TO THE CITY OF LYNDEN

To the Honorable City Council of Lynden, Washington: We, the undersigned, being the owners of the lands described below, and being the registered voters residing in the area for which the annexation is petitioned, which property is contiguous and adjacent to the incorporated City of Lynden, Washington, do hereby request that the Lynden City Council incorporate the real estate described below into the City of Lynden and annex the same thereto as part of the City of Lynden.

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Address: Unaddressed City-owned property – Flynn Road

Parcel #: 4002252073350000

Printed Name(s) Scott Korthuis; Mayor, City of Lynden

Signature(s) *Scott Korthuis*

Date 10/15/2023



PETITION FOR ANNEXATION TO THE CITY OF LYNDEN

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Address: 237 BAY LYN DR. LYNDEN W.A. 98264

Parcel #: 400225374491

Printed Name(s) BRANDON VAVRA, Holly M Vavra, Craig Seutz

Signature(s)

Date 9/26/2023



PETITION FOR ANNEXATION TO THE CITY OF LYNDEN

To the Honorable City Council of Lynden, Washington: We, the undersigned, being the owners of the lands described below, and being the registered voters residing in the area for which the annexation is petitioned, which property is contiguous and adjacent to the incorporated City of Lynden, Washington, do hereby request that the Lynden City Council incorporate the real estate described below into the City of Lynden and annex the same thereto as part of the City of Lynden.

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Address: 219 Bay Lyn Dr. Lynden, WA, 98264

Parcel #: _____

Printed Name(s) Leonard & Marjorie "Jayn" VanBeek

Signature(s) *[Handwritten Signature]*

Date 9/27, '23

Marjorie "Jayn" VanBeek



PETITION FOR ANNEXATION TO THE CITY OF LYNDEN

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Address: 8045 FLYNN Rd Lynden, wa. 98264

Parcel #: 400 225 341 453 000 0

Printed Name(s) Peter J. De Bruin / Bonita De Bruin

Signature(s) Peter J. De Bruin Date 9-26-23
Bonita De Bruin



PETITION FOR ANNEXATION TO THE CITY OF LYNDEN

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Address: 8053 Flynn Road

Parcel #: 4002253444720000

Printed Name(s) John + Shona Doornbos

Signature(s) [Handwritten Signature] Date 9/25/23



PETITION FOR ANNEXATION TO THE CITY OF LYNDEN

To the Honorable City Council of Lynden, Washington: We, the undersigned, being the owners of the lands described below, and being the registered voters residing in the area for which the annexation is petitioned, which property is contiguous and adjacent to the incorporated City of Lynden, Washington, do hereby request that the Lynden City Council incorporate the real estate described below into the City of Lynden and annex the same thereto as part of the City of Lynden.

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Address: 293 Birch Bay Lynden Rd. Lynden WA 98264

Parcel #: 4002252875210000

Printed Name(s) Paul & Carissa Hiemstra

Signature(s) *Paul Hiemstra*

Date 10/6/2023

Carissa Hiemstra



PETITION FOR ANNEXATION TO THE CITY OF LYNDEN

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Containing approximately 277 acres.

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We further petition that the property to be annexed be designated in the City of Lynden Comprehensive Plan as **INDUSTRIAL** in its zoning ordinance and that the property to be annexed be required to assume the existing city indebtedness.

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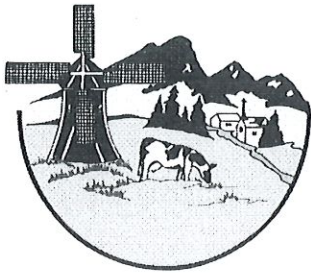
Address: 417 Birch Bay Lynden Rd

Parcel #: 400 225 113 522 0000

Printed Name(s) Lee A. Kornelis

Signature(s) Lee A. Kornelis

Date 11/13/23



PETITION FOR ANNEXATION TO THE CITY OF LYNDEN

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Address: 321 Birch Bay Ly Rd,

Parcel #: 125938-4002252574790000

Printed Name(s) Arlene Scholten

Signature(s) Arlene Scholten

Date 11-16-2023



PETITION FOR ANNEXATION TO THE CITY OF LYNDEN

To the Honorable City Council of Lynden, Washington: We, the undersigned, being the owners of the lands described below, and being the registered voters residing in the area for which the annexation is petitioned, which property is contiguous and adjacent to the incorporated City of Lynden, Washington, do hereby request that the Lynden City Council incorporate the real estate described below into the City of Lynden and annex the same thereto as part of the City of Lynden.

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Address: 339 Birch Bay Lynden Rd. Lynden, WA 98264

Parcel #: 125930-4002252415410000

Printed Name(s) Bruce Allen Isom and Teresa L. Isom

Signature(s) Bruce A. Isom

Date 11-16-2023



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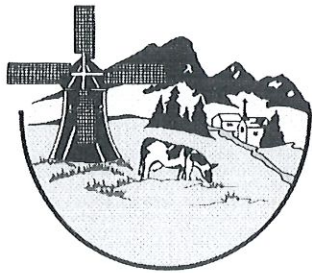
Address: 387 Birch Bay Lynden Rd Lynden WA 98264

Parcel #: 400225165504 0000 + 400225166528000

Printed Name(s) Ferry Bosman

Signature(s) Ferry Bosman

Date 10-30-23



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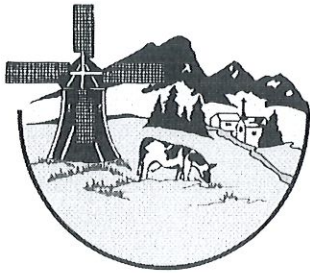
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Address: 315 BIRCH BAY LYNDEN RD, LYNDEN WA 98264

Parcel #: 4002252605410000

Printed Name(s) MICHAEL KOENEN, DEVIN KOENEN

Signature(s) Michael Koenen, Devin Koenen Date 11/16/23



PETITION FOR ANNEXATION TO THE CITY OF LYNDEN

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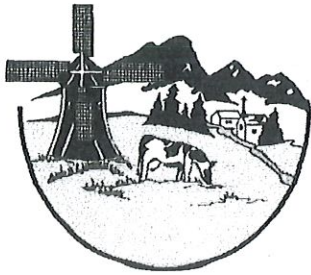
Address: 331 Birch Bay Lynden Rd

Parcel #: 125929 - 400 225 239 467 000 0

Printed Name(s) GARTH KOOY

Signature(s) Garth Kooy Andrea Kooy

Date ~~3-16-23~~
11-16-23



PETITION FOR ANNEXATION TO THE CITY OF LYNDEN

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Address: 337 Birch Bay Lynden Rd

Parcel #: 125932 - 400 225 242 528 0000

Printed Name(s) GARTH KOOY

Signature(s) [Handwritten Signatures] Date 11-16-23



PETITION FOR ANNEXATION TO THE CITY OF LYNDEN

MCV

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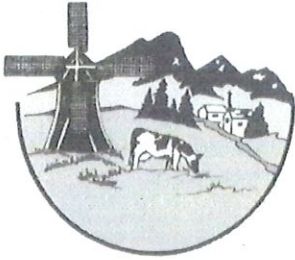
Address: 301 Birch Bag Lynden Rd

Parcel #: 4002253134890000 & 4002252845420000

Printed Name(s) Mortgage Mortgage Ventures

Signature(s) Maura C. Vander Mey
Maura C. Vander Mey

Date 12-2-23



PETITION FOR ANNEXATION TO THE CITY OF LYNDEN

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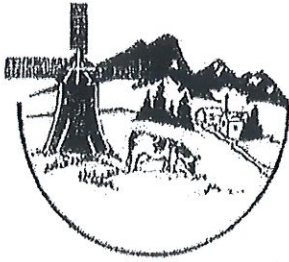
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Address: 8057 Flynn Rd, Lynden, WA 98264

Parcel #: 2100 225 3684550000

Printed Name(s) K. Reid Partlow & Lynn M. Partlow (Gustafson)

Signature(s) [Signature], Lynn Partlow (owner/legal) Date 12/2/2023
(Lynn Gustafson)



PETITION FOR ANNEXATION TO THE CITY OF LYNDEN

statement, shall be guilty of a misdemeanor.

Address: 8188 Berthusen Rd, Lynden, WA 98264

Parcel#: 4002240401240000

Printed Name(s) Vellema Family LLC

Signature(s) Kristi A. Vellema, Manager

Date 11-17-23

Karen L Heys, Manager

11-17-23

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LegalQ,,e-9GJpLIQLLSee Exhibit A for outline of property (inside shaded area) and Exhibit B for all the parcels in the outlined zone

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Parcel#: 4002240850990000

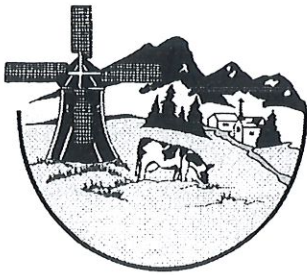
Printed Name(s) Vellema Family LLC

Signature(s) Kristi A. Vellema, Manager

Date 11-17-23

Karen L. Heys, Manager

11-17-23



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Address: 405 Birch Bay Lynden Rd

Parcel #: 400225137525 0000

Printed Name(s) William J. Vandenhage

Signature(s) Will Vandenhage

Date 11/29/23



PETITION FOR ANNEXATION TO THE CITY OF LYNDEN

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Address: 423 Birch Bay Lynden Rd
Parcel #: 400 225 119 485 0000
Printed Name(s) William J. Vanderhage
Signature(s) Will Vanderhage Date 11/29/23



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Address: 439 Birch Bay Lynden RD

Parcel #: 400225 078346

Printed Name(s) Derek Dekoster

Signature(s) Derek Dekoster

Date Nov 16 23

SW Lynden Annexation (Annex App 2024-01) – Approximate Floodplain Line (shown in blue)



CITY OF LYNDEN



COMMUNITY DEVELOPMENT DEPARTMENT
Heidi Gudde, Director
360-354-5532

PLANNING COMMISSION MEETING MINUTES

7:00 PM April 25, 2024
City Hall Annex

1. CALL TO ORDER

2. ROLL CALL

Present:, Tim Faber, Darren Johnson, Jim Kaemingk, and Blair Scott

Absent: Khush Brar and Hollie Lyons with notice

Staff Present: Gudde, Planning Director, Timmer, Planner and Samec, Planner, Mark Sandal, Public Works

3. APPROVAL OF MINUTES

A. February 22, 2024 Scott motion / 2nd Kaemingk 4-0

4. PUBLIC HEARING

A. Annexation #24-01 – SW Lynden Annexation

Gudde addressed the Commission and gave an overview of the proposed annexation. Annexation process – petition granted by City Council, then can collect signatures from landowners within the requested area. Signatures must be collected from 60% of assessed value of the properties within that area. Then an application can be submitted to the city. Application is deemed complete and goes to a public hearing with the Planning Commission. They give a recommendation for accept, reject or modify the proposal. It then would go to Council for a resolution of intent.

Questions for the PC tonight is zoning designations, indebtedness.

The subject properties include approximately 279 acres located within Lynden’s urban growth area (UGA). This area has been slated for future residential and industrial development.

The proposed annexation action would encompass the remainder of the unincorporated UGA located at the southwestern edge of the City. If added, this would extend the City limits to the intersection of Birch Bay Lynden Road and Berthusen Road. The City’s Comprehensive Plan assigns land use within UGA areas while specific zoning categories are typically designated at the time of annexation. If annexed, the area would include properties that will accommodate Industrial and Medium-density Residential land uses to

the City. The annexation area also includes the City-owned parcel that contains the West Lynden Regional Stormwater Pond which would be zoned Public Use (PU).

The west Lynden area represents opportunities for both residential and business growth near the commerce and transportation corridor of the Guide Meridian. The annexation area south of Birch Bay Lynden Road currently contains large-parcel single family lots and easterly properties in this area remain low density residential – accommodating single-family homes and possibly duplex housing types. Approximately 40 acres on the south of Birch Bay Lynden Road but at the western edge of the UGA is slated to become industrially zoned. This area, along with the new low-density residential would become part of the West Lynden Gateway Subarea. The large parcels north of Birch Bay Lynden Road will be zoned for Industrial uses but will be part of the West Lynden Commercial Sub-Area. Annexation at this scale facilitates a comprehensive and proactive planning approach for infrastructure and stormwater facilities that may be needed as this area develops or redevelops.

The Community Development Department can report that across the city there are, or are slated to be, approximately 224 single family residential lots available and approximately 477 multi-family units, which include the recent projects of Lions Gate PRD, Towns Edge Apartments, City Gate Mixed Use proposal, and the Riverwalk condominium development. There are a number of small subdivisions representing infill projects throughout the city that will also supply additional single family home lots.

Together, these numbers represent about three years' worth of residential construction as the city has seen an annual average of 72 single-family units and 82 attached multi-family units.

The TRC Report highlights the following:

This annexation does not include a development proposal and any future development of the site will require a new application and review process.

Policy 2E of the Comprehensive Plan reads as follows: “The City of Lynden will maintain a lot inventory, or land supply, sufficient for five years of growth, at the densities designated through the Comprehensive Plan. The City will also focus on the Boundary Review Board criteria for the recommendation of future annexations as well the issues of capital improvements and financing. Where the establishment of a logical boundary may cause the City to exceed the necessary acreage for the adopted land supply, the City will phase the zoning for development in order to maintain the five year supply of land zoned appropriately for development.

The TRC has concluded its review and suggests the following zoning assignments:

1. Residential Mixed Density (RMD) to the low-density residential property as it offers flexibility in lot sizes and may include duplex housing types; and

2. TRC recommends the industrially zoned properties south of Birch Bay Lynden Road be assigned Industrial Business Zone (IBZ) which is the industrial zone with lower impacts; and
3. The industrially zoned property north of Birch Bay Lynden Road be assigned Industrial District (ID) to accommodate the greatest number of industrial uses and to be consistent with nearby zoning.
4. The city-owned parcel be zoned Public Use (PU).

Speaking in Favor:

Heather Mussard, 407 5th Street, Lynden - Representative

Mussard, NW Survey agent for property owners. Followed the process to be able to submit the application. As the application shows, the numbers are there.

Speak in Favor:

John Doornbos, resident of Lynden. 805 Flynn Road. Personal reason for doing so, property already has city water. Septic (1.35 acres) cannot handle additional development or new home. Annexation would provide opportunity for development and connecting to City services. Would rather work with the City than the county in pursuing permits. Property value would increase. City fire and police would be responding units. For other properties, no one would be forced to develop or change right away, but offers opportunity for development if so choose.

Will Vander Hage: Whatcom Manufacturing. Water in the area is not good. Would benefit from being able to connect to city services.

Speaking in Opposition:

Steve Schyluman, 371 Birch Bay Lynden Road - doesn't want City oversight. Won't be able to raise livestock, chickens, etc.

Dave Esper: 357 Birch Bay Lynden Road. Doesn't want to connect to services, or see any benefit to being in the city.

Nelva Bouma: Doesn't want the stormwater pond to be negatively impacted (bird habitat) by future construction or potential expansions.

- Gudde describes some of aspects of stormwater detention at the pond. Capacity changes to the existing pond, may be possible but would be difficult. It may be possible for additional capacity on the property or nearby.

Will VH: Question regarding animals: number of animals per acre. Types of animals which are allowed size of property.

Commissioner Scott asks about non-conforming uses at this time. Could the existing uses be documented so there is no question about pre-existing allowances when annexation occurs.

Janelle Schyluman – farming. Possible to zone or include language in the ordinance that would allow them to remain farming.

John Doornbus – Encourage city to be clear on those existing uses to remain. Suitability of development per specific lot. Development must meet standards that already exist.

Dave Esper - currently rents space for RVs.

Joe King 8049 Flynn Road – Several questions on the proposal. Can a signed petition be retracted? Is it possible to stop this at this time? Improvements – when do those happen? Existing easements? Made clear that he is against the annexation proposal.

Katie Esper 357 Birch Bay Lynden Road – Can I submit written comments? Water rights? What happens with adjudication?

- Yes, the city would transfer those water rights at time of development. In some cases, wells can remain for irrigation purposes.

Public Hearing closed.

Questions from the Commissioners:

Darren Johnson – Can we clarify existing uses and protect those uses in some way?

Animal uses, right to farm clause, city council, pace of development – extending services, roads, etc. size of annexation – long term growth.

Decision process: Code questions – 6 points regarding findings for the Planning Commission.

Scott motioned to close the public hearing. Seconded by Johnson and the motion passed, 4-0.

The Commission reviewed the analysis for annexation:

1. Whether the City shall accept, reject or geographically modify the proposed annexation area; and

- 2. Whether the City shall require simultaneous adoption of a proposed zoning regulation consistent with the City Comprehensive Plan and applicable sub-area plan; and
- 3. If such a proposal has been prepared and filed in the area to be annexed as provided for in RCW 35A.14.330 and RCW 35A.14.340; and
- 4. Whether it shall require the assumption of indebtedness by the area to be annexed.

The Commission also reviewed the 6 criteria listed under 17.09.040 (C).

- 1. The development is consistent with the comprehensive plan and meets the applicable requirements and intent of this code. **Yes, this area is included in the UGA for future growth.**
- 2. The development makes adequate provisions for open space, drainage ways, streets and other public ways, transit stops, water supply, sanitary wastes, parks and recreation facilities, playgrounds, sites for schools and school grounds. **N/A**
- 3. The development adequately mitigates impacts identified under Titles 16 through 19. **Yes.**
- 4. The development is beneficial to the public health, safety and welfare and is in the public interest. **Yes.**
- 5. The development does not lower the level of service of transportation and/or neighborhood park facilities below the minimum standards established within the comprehensive plan, and fully complies with Chapter 17.15 of the city code. **N/A.**
- 6. The area, location and features of land proposed for dedication are a direct result of the development proposal, are reasonably needed to mitigate the effects of the development and are proportional to the impacts created by the development. **N/A.**

No further comments from the Commission.

Johnson motioned to recommend the Southwest Lynden Annexation #24-01, to the City Council subject to the Technical Review Committee Report dated April 4, 2024, and if determined to be prudent, assess Whatcom County’s infrastructure improvement costs to the benefitting properties. In addition, the following zoning assignments are recommended:

- 1. **Low density residential properties be zoned as RMD**
- 2. **Industrial property south of Birch Bay Lynden Road be zoned as _____IBZ_____.**
- 3. **Industrial property north of Birch Bay Lynden Road be zoned as ___ID_____ .**

4. The city-owned parcel used for the West Lynden Regional Stormwater Pond be zoned _PU___

Scott proposed a friendly amendment as a recommendation to property owners to document existing uses via zoning verification letter with City Hall so it is clear at this time.

Seconded by Kaemingk, and the motion passed 4-0.

Next meeting will be on May 9, 2023, topic will be LMC 19.33, Lynden Sign Code.

- Comp Plan update underway. Consultants on board - just getting started. Vision, public participation.
- Permitting software transition is beginning. Smartgov – by end of the year.

5. ADJOURNMENT

Scott motioned to adjourn the meeting at 9:10. Seconded by Kaemingk and the motion passed, 4-0.

CITY OF LYNDEN

EXECUTIVE SUMMARY



Meeting Date:	May 6, 2024	
Name of Agenda Item:	Ord 24-1685 Amending LMC 5 and 9 regarding Special Event Regulations	
Section of Agenda:	Public Hearing	
Department:	Community Development	
Council Committee Review:	<input checked="" type="checkbox"/> Community Development <input type="checkbox"/> Finance <input type="checkbox"/> Parks	<input checked="" 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:	Draft Ord 24-1685 Amending LMC 5 and 9 regarding Special Event regulations.	
Summary Statement:	<p>The City Council is asked to hear and consider a proposed amendment to the Lynden Municipal Code affecting LMC 5 and 9. The amendment would shift language regarding Parades and Special Events from the “Criminal Code” in Title 9 to Title 5 – “Business Licenses and Regulation”. The amended language clarifies regulations, permit process, and approval authority for events that may have an impact on a neighborhood and/or on public services. The revised code includes three tiers of events depending on the impact created by each event.</p> <p>The code will continue to regulate the activities associated with private “Dance Permits” but would categorize them as Tier 1 or Tier 2 Special Events depending on their characteristics. The revised code does <u>not</u> modify LMC 5.04 which prohibits dancing and the sale of intoxicating beverages at commercial establishments. The amendment also recognizes that some facilities, such as the Northwest Washington Fairgrounds, are designed to accommodate special events and therefore permits are not required unless events include the service of alcohol and an expectation of more than 500 attendees.</p> <p>Simultaneous to the code amendment staff have also updated the permit application to ensure that proposals include all the necessary information such as insurance and site maps or routes. The application will also include detailed instructions and resources for securing insurance for private events.</p>	
Recommended Action:	Motion to approve Ord 24-1685 and authorize the Mayor’s signature on the document amending LMC 5 and 9 as presented on the condition that the effectiveness of the revised Special Event regulations be reviewed by the City Council in June of 2025.	

CITY OF LYNDEN
ORDINANCE NO. 24-1685

AN ORDINANCE OF THE CITY OF LYNDEN WHICH REPEALS LYNDEN MUNICIPAL CODE TITLE 9.32 “PARADES AND SPECIAL EVENTS” AND AMENDS TITLE 5.30 TO THEN INCLUDE UPDATED REGULATIONS ON PARADES AND SPECIAL EVENTS

WHEREAS, the Lynden City Council recognizes that local parades and events are important for building community and shaping the City’s unique identity; and

WHEREAS, the Council affirms that special events provide the Lynden community and its citizens with substantial public benefits, including cultural enrichment, neighborly connections, economic vitality, tourism, and enhanced local pride; and

WHEREAS, the Council’s goal is to encourage, support, and accommodate these events in a fair and equitable manner and fulfill the City’s responsibility to protect public health and safety; and

WHEREAS, the Council recognizes that parades and special events have the potential to negatively impact the community, business owners, or property owners in the proximity of the special event; and

WHEREAS, it is important that the City not assume liability for accidents or injuries which occur because of events that occur on public property; and

WHEREAS, the City Council also recognizes that LMC Title 9 regulates criminal activity in the city of which special events and parades do not coincide, thereby desiring to shift the code language regulating these events to a more appropriate location in LMC Title 5 regarding business licenses and regulations; and

WHEREAS, the City Council desires to update the existing language regulating these events to ensure that the administrative review and permit approval process for Special Events is efficient, clear and predictable for City staff and event organizers, and is protective of resident’s first amendment rights;

NOW, THEREFORE, LET IT BE ORDAINED BY THE CITY COUNCIL OF LYNDEN AS FOLLOWS:

SECTION 1: Chapter 9.32 of the Lynden Municipal Code, as adopted by Ordinance 1142, is hereby repealed from Title 9 in its entirety.

SECTION 2: Lynden Municipal Code Title 5 is amended to include Chapter 5.30 to read as follows:

Chapter 5.30 PARADES AND SPECIAL EVENTS

Sections:

5.30.010 Definitions.

In this chapter, unless a different meaning plainly is required, the following definitions shall apply:

- A. "Chief of police" means the chief of police of the city of Lynden.
- B. "City" means the city of Lynden.
- C. "Parade" means a large group of persons with or without animals or vehicles moving in a public procession or march in or upon any street, sidewalk, park, or other public place. A large group means a group of more than fifteen persons.
- D. "Special events permit" means a permit as required by this chapter.
- E. "Special event" means an event organized by any person or which will generate or invite considerable public participation and/or spectators, for a particular and limited purpose and time, including, but not limited to concerts, fun runs, fundraising walks, bike-a-thons, carnivals, shows, exhibitions, festivals, block parties, and certain community events. Special events are not limited to those events conducted on the public streets but may occur on private property.
- F. "Person" means any person, firm, partnership, association, corporation, company, or organization of any kind.
- G. "Street" or "Streets" means any public highway, sidewalk, alley, or portions thereof in the city of Lynden dedicated to public use.
- H. "Substantial impact" means creating an increase in the amount, scope, or level of need for city-provided emergency or protective services such as police, fire or medical aid and/or necessitating special traffic control measures such as barricades, traffic direction by police, or similar measures above those that would normally be required without the event and that results in actual, documented costs to the city due to the event.

5.30.020 Permit—Required—Exceptions.

- A. Permit Required: No person shall engage in, participate in, aid, form or start a special event or parade unless a permit has been obtained. Applications for permits must be obtained from city hall or the city website, be completed by the applicant, and returned electronically or to the city office designated on the permit application. For Tier 2 and Tier 3 permits, the applicant must file an "Indemnification Agreement"

in order for the permit to be issued. The “Indemnification Agreement” must be signed by the applicant and countersigned by the administrator or their designee.

B. Special Event Permit Tiers:

1. Tier 1: Permit required, application fee waived, no insurance documentation or indemnification agreement required. This permit is administratively approved.
 - a. A private event held entirely on private property, more than 75 participants, with no substantial impact on public property, public streets, public services, neighbors, or other community members.
 - b. Political or religious activity primarily intended for the communication or expression of ideas presumed to be protected by the First and Fourteenth Amendments of the United States Constitution.
2. Tier 2: Permit required, application fee required, public services fee may be determined. This permit is administratively approved.
 - a. A private or public event, of any size that includes the exclusive use of a public space or the closure of a neighborhood or non-arterial street. In addition to neighborhood streets a Tier 2 Permit may administratively approve the closure of neighborhood streets and the following portions of the downtown street network:
 - i. The portion of 4th Street between Judson Street Alley and Grover Street.
 - ii. The portion of 5th Street between Judson Street Alley and the alley north of Front Street on the condition that access to the alley remain open until typical close of business hours.
 - iii. The portion of 6th Street between Front Street and Judson Street Alley.
 - b. A private or public event that includes more than 75 participants, does not involve street closures, but does have a determined substantial impact on local traffic, noise, the neighborhood, or public services (Police, Public Works, etc).
 - c. An event at a facility designed for such purposes (theaters, fairgrounds, event centers, auditoriums, places of worship, etc.) that will have more than 500 participants and involve the serving or consumption of alcohol.
3. Tier 3: Permit required, application fee required, public services fee may be determined. This permit requires City Council approval.
 - a. A private or public event that uses private and/or public property, regardless of the number of participants, that includes arterial street closures and the HBD street sections not listed above in 2a (Tier 2 Events). Arterial street closures require City Council approval.

C. Permit Exemptions: The permit requirement does not apply to the following:

1. Funeral and wedding processions.

2. A private event on private property, involving less than 75 participants, and which has no substantial impact on the neighborhood or on public services.
3. Groups of students involved in a school sponsored, school supervised event.
4. Events conducted in a facility designed for that purpose such as theaters, fairgrounds, event centers, auditoriums, places of worship, etc. are exempt unless the event will have more than 500 participants and involve the serving or consumption of alcohol.
5. The annual Northwest Washington Fair.
6. Events separately approved by the Lynden Parks Department for use at a park property.

D. Indemnification Agreement:

The applicant must file an "Indemnification Agreement" in order to obtain a permit. An "Indemnification Agreement" section is included on the Special Event Permit Application. This section must be completed, with the appropriate signatures, prior to issuance of the permit.

E. Insurance Requirements:

1. The following insurance shall be required for special event permit approval:
\$2,000,000 commercial general liability insurance per occurrence combined single limits.
\$5,000,000 aggregate unless waived by City Administrator.
2. A Certificate of Insurance, listing the City as an endorsement, shall be submitted with the Special Event Application.

F. Permit requirements for recurring annual events:

Annual events are required to submit an application every year the event occurs. The application shall be submitted no less than 60 days prior to the event. Any changes to the event, and ongoing requests for public services shall be indicated in the application.

G. Fees for Public Services Required:

1. Upon approval of an application for a permit for a special event, the City Administrator or designated city office, should provide the applicant with a statement of the estimated cost of providing public services (personnel and equipment) to support the event. The applicant/sponsor of the event shall be required to prepay these estimated costs for city services and equipment ten (10) days prior to the special events. City services and equipment may include the use of police officers and public employees for traffic and crowd control, pickup and delivery of traffic control devices, picnic tables, extraordinary street sweeping, and any other needed, requested or required city service and the cost of operating the equipment to provide such services.

2. If the actual cost for city services and equipment on the date(s) of the event is less than the estimated cost, the applicant/sponsor will be refunded the difference by the city in a timely manner. If the actual cost for city services and equipment on the date(s) of the event is greater than the estimated cost, the applicant/sponsor will be billed for the difference.
3. Permit fees and fees for the use of public services and equipment may be waived in part or in full by the City if in review of the application it is found that the event is of sufficient public benefit to warrant the expenditure of city funds without reimbursement by the applicant/sponsor and would not result in the private financial gain of any individual or "for profit" entity.

5.30.030 Permit—Application and contents.

- A. A person seeking issuance of a special event permit shall file a complete Special Events Permit Application electronically or to the city office designated on the application form provided by the city.
- B. Filing period. An application for a special event permit shall be filed not less than sixty days before the date on which it is proposed to conduct the parade or special event.
- C. Contents. The application for a parade or special event permit shall set forth the following information:
 1. The name, address and telephone number of the contact person seeking to conduct such special event;
 2. If the special event is proposed to be conducted for, on behalf of or by an organization, the name, address and telephone number of the headquarters of the organization and of the authorized and responsible heads of such organization;
 3. The date when the event is to be conducted, the hours when the event will begin and finish, and a detailed description of the event to be held;
 4. The location event will be held or (for parades) the route to be traveled, the starting point and the termination point;
 5. The number of persons who it is anticipated will participate in said event and the numbers and types of animals and vehicles that will be used in said event;
 - a. For any requested street closures, a description of which streets, how much of the street will be used, a plan for any necessary traffic control, street barricades requested, any officer presence needed, and a plan for cleanup and reopening after the event. A description of any temporary street assembly areas shall be included in this request.
 6. A detailed request for Public Services needed to support the event:
 - a. Equipment such as street barricades, utility needs, street sweeper, etc.

- b. Staffing such as Public Works staff, Police and/or Fire personnel and equipment.
- 7. Detailed description and the proposed location of any private support services, such as waste management, portable toilets, food vendors, etc. that may be placed to support the special event.
- 8. Indemnification Agreement
- 9. Insurance requirements as indicated in LMC 5.30.020(5)
- 10. Agent authorization. If the special event is designed to be held by and on behalf of or for any person other than the applicant, the applicant for such permit shall file with the city administration office a communication in writing from the person proposing to hold the event, authorizing the applicant to apply for the permit on his or her behalf.

5.30.040 Permit—Issuance standards.

The city administrator, or their designee, shall issue a permit as provided for under this chapter, when, from a consideration of the application and from such other information as may otherwise be obtained, they find that the following conditions exist:

- A. The conduct of the special event will not substantially interrupt the safe and orderly movement of other traffic contiguous to its location;
- B. The conduct of the special event will not require the diversion of so great a number of police officers of the city to properly police the line of movement and the areas contiguous thereto as to prevent normal police protection to the city;
- C. The conduct of such parade will not require the diversion of so great a number of ambulances as to prevent normal ambulance service to portions of the city other than that to be occupied by the proposed line of march and areas contiguous thereto;
- D. The concentration of persons, animals and vehicles at assembly points of the event will not unduly interfere with proper fire and police protection of or ambulance service to areas contiguous to such assembly areas;
- E. The conduct of such special event will not interfere with the movement of fire fighting equipment en route to a fire;
- F. The special event or parade is scheduled to move from its point of origin to a point of termination expeditiously and without unreasonable delays en route;
- G. The special event is not to be held for the sole purpose of advertising any product, goods or other event, and is not designed to be held purely for private profit;
- H. That the indemnification agreement required to have been submitted with the application for a permit is in proper order and has been countersigned by the administrator or their designee as required in LMC 5.32.020(A).

5.30.050 Permit—Rejection—Notice.

The city administrator, or their designee, shall act upon the application for a special event permit as promptly as is administratively feasible and shall notify the applicant of their decision no later than twenty-five days prior to the date upon which the event is proposed to be held. If the permit application is rejected, the applicant shall be notified of the reasons for denial.

5.30.060 Permit—Rejection—Appeal.

Any person aggrieved shall have the right to appeal the denial of the permit to the city council. The appeal shall be taken within three days after notice. The city council shall act upon the appeal at its next regular or special meeting after receiving notice of appeal.

5.30.070 Permit—Alternate.

The city administrator, or their designee, in denying an application for a special event permit, shall be empowered to authorize the conduct of the event on a date, at a time, at a location or over a route different from that named by the applicant. An applicant desiring to accept an alternate permit shall, within three days after notice, file a written notice of acceptance with the city administrator or their designee. An alternate permit shall conform to the requirements of and shall have the effect of a special event permit under this chapter.

5.30.080 Permit—Notice to officials—Contents.

- A. Immediately upon receiving a completed application for a special event permit, the city administrator, or their designee, shall forward the application to the following personnel, or their designee, for their review prior to issuing the permit:
 - 1. The chief of police;
 - 2. The fire chief;
 - 3. The public works director;
 - 4. If the application proposes to use city park facilities, the parks director.
- B. Any requirements determined by the reviewing personnel shall be indicated on the permit approval documents. If the applicant is not able to meet the requirements, the application shall be denied.

5.30.085 Animal prohibition.

- A. General Authority. At the request of the chief of police, the parks director if the special event will use city park facilities, or on their own initiative, the city administrator may condition the approval of a special event permit on the limitation or prohibition of animals from the event area during the hours of the special event. Such a condition on a special event permit approval shall require a written finding by the city administrator that the presence of animals would present an undue risk to the health and safety of persons or animals attending the event.
- B. Specific Special Event Prohibitions. Animals are prohibited from all event areas of the following event in the city: annual Raspberry Festival.
- C. Signage. Permittees for any special event for which animals are restricted or prohibited pursuant to subsections (A) or (B) herein shall post conspicuous signage in and around the event area. Said signage must clearly describe the event area

from which animals are restricted or prohibited. Sign locations and content shall be approved in advance by the city administrator or their designee.

D. Exemptions. This section does not apply to:

1. Service animals as defined in the Americans with Disabilities Act, 42 USC § 12101 et seq. or the Washington Law Against Discrimination, Chapter 49.60 RCW; or
2. Animals being used by a public officer in the performance of official duties.

5.30.090 Permit—Compliance with directions—Display.

- A. A permittee under this chapter shall comply with all permit directions and conditions and with all applicable laws and ordinances.
- B. The chair of the event, or other person heading or leading such activity shall carry the special event permit upon their person throughout the entire duration of the event.
- C. The chair of the event, or other person heading or leading such activity shall be responsible for dissemination to every person responsible for each component of a special event and/or any entry in a parade, of the pertinent law and safety regulations for participation in such activity as set forth in the special event permit.
- D. Any violations of the requirements set forth in the special event permit will be grounds for immediate revocation of the permit and termination of the event.

5.30.100 Public conduct.

- A. No person shall unreasonably hamper, obstruct, impede or interfere with any parade or event assembly or with any person, vehicle or animal participating or used in an event.
- B. No driver of a vehicle shall drive between the vehicle or persons comprising a special event or parade when such vehicles or persons are in motion.
- C. The chief of police shall have the authority, when reasonably necessary, to prohibit or restrict the parking of vehicles along a highway or part thereof constituting a part of the route of a special event or parade. The city shall post signs to such effect, and it is unlawful for any person to park or leave unattended any vehicle in violation thereof and the same may be impounded for safekeeping by the city police. No person shall be liable for parking on an unposted street.
- D. Whenever animals have been limited or prohibited from an event area pursuant to Section 5.30.085(A) or (B), no person having custody of an animal may knowingly cause or allow the animal to be in the area designated for the event during event hours, except as specified in Section 5.30.085(D).

5.30.110 Violation—Penalty.

Any person found guilty of a violation of the provisions of 5.30.100 shall be deemed guilty of a misdemeanor.

SECTION 3: If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The Council hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause, and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases has been declared invalid or unconstitutional, and if, for any reason, this ordinance should be declared invalid or unconstitutional, then the original ordinance or ordinances shall be in full force and effect.

SECTION 4: Any ordinance or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5: This ordinance shall be in full force and effect five (5) days after its passage, approval and publication as provided by law.

AFFIRMATIVE VOTE _____ IN FAVOR, AND _____ AGAINST, AND SIGNED BY THE MAYOR THIS _____ DAY OF JUNE 2024.

Scott Korthuis, Mayor

ATTEST:

Pamela Brown, City Clerk

APPROVED AS TO FORM:

Robert Carmichael, City Attorney

CITY OF LYNDEN

EXECUTIVE SUMMARY



Meeting Date:	June 3, 2024	
Name of Agenda Item:	Fluoride Discussion	
Section of Agenda:	Unfinished Business	
Department:	Administration	
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 checked="" type="checkbox"/> Other: None
		Legal Review: <input type="checkbox"/> Yes - Reviewed <input type="checkbox"/> No - Not Reviewed <input checked="" type="checkbox"/> Review Not Required
Attachments:	None	
Summary Statement:	N/A	
Recommended Action:	For discussion only.	

CITY OF LYNDEN

EXECUTIVE SUMMARY



Meeting Date:	June 3, 2024	
Name of Agenda Item:	Approval of Payroll and Claims	
Section of Agenda:	Reports	
Department:	Finance	
Council Committee Review:	<input type="checkbox"/> Community Development <input checked="" 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:	Payroll and Claims	
Summary Statement:	Approval of Payroll and Claims through May 20, 2024	
Recommended Action:	None	

CITY OF LYNDEN

FINANCE DEPARTMENT
(360) 354 - 2829



City of Lynden Payroll Liability for April 21 thru May 4, 2024

Document No		Current Pay Period Apr 21-May 4, 2024	Adjustments	Monthly Total
Vendor payments generated by the City of Lynden				
Check No	Checks			
30091	General Teamster	1,172.50	\$	1,172.50
30088	Forge Fitness	18.31		18.31
30090	NFOP-Labor Service	741.50		741.50
30089	Homestead Fitness	561.41		561.41
	Total Checks	2,493.72	\$	2,493.72
Reference No	EFT Payments			
240510115	Dept of Retirement (DRS) LEOFF	25,046.25	\$	25,046.25
240510115	Dept of Retirement (DRS) PERS	31,412.21		31,412.21
240510113	TASC FSA	1,778.78		1,778.78
240510115	Dept of Retirement (DCP)	7,205.21		7,205.21
240510112	Nationwide - ACH by City of Lynden	5,798.98		5,798.98
240510108	LEAF (EE Activity Cont)	257.00		257.00
240510114	Garnishment - ACH & Ready Chex	693.56		693.56
240510107	IRS- ACH	80,361.30		80,361.30
240510111	Mission Square Homestead Fitness	7,371.07		7,371.07
240510109	Local 106 Lynden Fire House Fund	32.50		32.50
240510104	AFLAC	1,252.06		1,252.06
240510106	IAFF Local 106	1,070.94		1,070.94
240510110	LPO Association	297.00		297.00
240510105	AWC Employee Benefits Trust	173,948.94		173,948.94
	Total EFT Payments	336,525.80	\$	336,525.80
	Total Vendor payments generated by the City of Lynden	339,019.52	\$	339,019.52
Reference No	Other vendor payments			
	Quarterly			
	Employment Security	1,538.98	\$	1,538.98
	PFML Wa Disability	5,848.92		5,848.92
	WA L&I	20,982.23		20,982.23
	Total Quarterly	28,370.13	\$	28,370.13
	Total Other vendor payments	28,370.13	\$	28,370.13
	TOTAL Vendor Payments	367,389.65	\$	367,389.65
Employee payroll				
Net Pay Direct Deposit	240510000-240510103	265,288.87	\$	604,308.39
Checks				
Net Pay Direct Deposit - Settlement		-	\$	604,308.39
City of Lynden Manual Checks				
Total Employee payroll		265,288.87	\$	604,308.39
Council Approval				
Payroll Liability May 10, 2024		632,678.52	\$	28,370.13
Vendor check adjustments				
EFT Vendor Adjustment				
Employment Security Adjustments				
Employment Security FML/PFL Adjustments				
Labor & Industries Adjustments				
Total Council Approval		632,678.52	\$	632,678.52
		BALANCE FORWARD \$		4,767,276.67
		Y. T. D. \$		5,399,955.19

I, the undersigned, do hereby certify under penalty of perjury, that the materials have been furnished, the services rendered or the labor performed as described herein, and that the claim is a just, due and unpaid obligation against the City of Lynden, and that I am authorized to authenticate and certify said claim.

Approved for payment
5/23/24

Christy Fowler, Accounting Manager

Finance Director

Gina Impero, Accounting Lead Payroll

Auditing and Finance Committee

CITY OF LYNDEN

FINANCE DEPARTMENT
Christy Fowler, Interim Finance Director
(360) 354 - 2829



CLAIMS CLEARING CERTIFICATION

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered, or the labor performed as described herein, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due, and unpaid obligation against the City of Lynden, and that I am authorized to authenticate and certify to said claim.

DATED: 5/14/2024

SIGNED: 
CHRISTY FOWLER, INTERIM FINANCE DIRECTOR

As of this date 5/14/2024, the following vouchers and checks have been reviewed and recommended for Council payment approval:

Manual Checks No. _____ through _____	Amount \$ _____
EFT Payment Pre-pays	Amount \$ _____
	Sub Total Prepays \$ <u>0.00</u>
Checks No. <u>30094</u> through <u>30120</u>	Amount \$ <u>143,648.43</u>
EFT Payments	Amount \$ <u>8,944.33</u>
	Sub Total \$ <u>152,592.76</u>
	Total Accounts Payable \$ <u>152,592.76</u>

Paid By Affidavit of Lost Check No. _____ Amount \$ _____

Voided Checks: 30121-30147 The printer froze, and I hit print twice. After the printer restarted, two sets of checks printed.

CITY OF LYNDEN

EXECUTIVE SUMMARY



Meeting Date:	June 3, 2024	
Name of Agenda Item:	Finance Committee Minutes for May 20, 2024	
Section of Agenda:	Reports	
Department:	Finance	
Council Committee Review:	<input type="checkbox"/> Community Development <input checked="" 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:		
Finance Committee Minutes for May 20, 2024		
Summary Statement:		
Finance Committee Minutes for May 20, 2024		
Recommended Action:		
None		

CITY OF LYNDEN

FINANCE DEPARTMENT
360-354-2829



FINANCE COMMITTEE MINUTES

3:00 PM May 20, 2024
City Hall – 300 4th Street

Present:

Mayor Scott Korthuis
City Administrator John Williams
Interim Finance Director Christy Fowler

Councilmembers:

Kyle Strengholt (Chair)
Nick Laninga
Lee Beld

1. The Finance Committee reviewed and approved the April 2024 minutes.

2. The Committee reviewed and approved the Payroll for the month of April 2024.

The committee discussed the process of Council review of Payroll and Claims to be changed to submission as report to Council the meeting following Finance Committee review.

3. The April 2024 Overtime numbers were reviewed.

The committee reviewed the payroll overtime impacts. The Police Department had a total of 329 hours, which was an decrease from last month's 331 hours. Shift coverage, and some hold over was the majority of the time. For the Fire Department, there was a total of 485 hours of overtime, which was an increase from the prior month's 223 hours. Shift coverage and other items accounted for the bulk of the overtime.

4. Sales Tax - YTD Review and Source Breakdown.

Sales Tax revenues year to date show budget to actuals indicated that sales tax receipts were 4.4% or \$52,552 over the projected budget. When year to date 2024 is compared with year-to-date 2023 collections, sales tax revenue reflects a 4.7% overall increase of \$55,920.

5. Council Packet items presented:

- A. Consent: Approval of Payroll and Claims. Approved for review by the full Council.
- B. Consent: Approval of 2023 Berthusen Park Annual Report. Approved for review by the full Council.
- C. Consent: RES-24-1097 Request to Cancel Checks. Approved for review by the full Council.
- D. None.

6. Finance Department Informational or Added Items

- A. The Monthly Financial Reports reviewed.
- B. Councilor Laninga provided information from the City of Granite Falls regarding their processing of passports. Revenue collected, times available and services provided were researched and a brief summary given. More information to be collected.
- C. None.

The meeting was adjourned at 3:45 pm. The next Finance Committee meeting is on June 17, 2024.

CITY OF LYNDEN

EXECUTIVE SUMMARY



Meeting Date:	June 3, 2024	
Name of Agenda Item:	Community Development Committee Minutes of 5-22-24	
Section of Agenda:	Reports	
Department:	Community Development Department	
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:	Draft CDC Minutes of 5-22-24	
Summary Statement:	Draft CDC minutes attached for review.	
Recommended Action:	Council review.	

CITY OF LYNDEN

COMMUNITY DEVELOPMENT DEPARTMENT
Heidi Gudde, Director
(360) 354 - 5532



COMMUNITY DEVELOPMENT COMMITTEE

MINUTES

4:00 PM May 22, 2024
2nd Floor Conference Room, City Hall

1. ROLL CALL

Council Members: Gary Bode, Kyle Strengholt, Brent Lenssen, Scott Korthuis

Staff: Dave Timmer, Heidi Gudde, John Williams

Community Members: Teri Treat, Blake Starkenburg

2. APPROVAL OF MINUTES

Approved the Community Development Committee Meeting Minutes of 4/17/24 as presented.

3. DISCUSSION ITEMS

- a. Downtown Parking. Teri Treat joined the CDC to give an update from the Downtown Business Association (DBA) regarding parking management downtown and self-governance re employee parking locations off the street to free up on-street space for customer parking. She indicated that the members of the DBA want to be proactive so that they can provide as convenient customer parking to the greatest extent possible.

She also reported that she was researching electric charging stations in the downtown area. The group discussed if this was a benefit specifically to a private entity or to the community as a whole. Treat reported that that she would see the charging stations as a convenience to her lodging customers at The Inn at Lynden but also available to the general public as well.

Teri reported that she would approach the Public Works department about coordinating. The group discussed different vendors for charging stations and John Williams offered to give Treat the contact he had for PSE as they have a program for car charging station installation and management.

- b. 2025 Comprehensive Plan: Population and Employment Projections

Planning staff gave a brief overview of the population and employment report as well as the housing statistics that will be used as a starting point for Comp Plan updates throughout the county. Discussion noted that both Lynden and Ferndale seemed to take a disproportional amount of growth as compared to Bellingham. This is part of an ongoing discussion regarding the availability of single-family housing types – which are much more difficult to find in Bellingham.

The group discussed the options for selecting a population target. The last comp plan update, 6 years ago, underestimated how much growth the city would see. Although the Committee would like to see growth evenly distributed throughout the County, they concluded that it was better to plan for a higher number in order to be as prepared as possible rather than underestimate it again. Staff reported that Ferndale is taking a similar approach.

Conclusions: CDC indicated support for the OFM adjusted high.

- c. **Unscheduled item: Forge Fitness Roof and HVAC.** The mayor asked the Committee to indicate their support for roof replacement above the swimming pool at the city facility rented by Forge Fitness. It appears that the project may reach costs of up to \$775,000 – 800,000. The group discussed the cost of facility replacement. Bode noted that the roof cannot continue in its current condition and that other options the city would not consider, would be demolition.

Conclusions: CDC indicated support for continued efforts in securing a contract for repair / replacement of the roof above the swimming pool.

- d. **Unscheduled item: Potential City Council resolution to support the Lynden School Bond.** The Committee indicated that they would like to see alternate plans for the School District growth including efforts to reduce costs of the construction project.

Conclusions: CDC discussed a potential resolution and decided not to issue an official resolution of support.

- e. **Amendment to the Special Events Code.** Lenssen suggested that 4th, 5th, and 6th Street south of Front Street to Judson Alley be included in the administrative approvals for Special Events. in addition to 4th street between Grover and Front Street.

Bode suggested that the south end of 4th Street (between Front and Judson Alley) not be closed administratively because of impacts to on-street parking and the neighboring businesses. It was also noted that the slope of the south end of these streets could hinder use. KS supported admin approval of the south end of 4th street noting that it could be valuable as a staging / storage area during events. The committee noted that other portions closed administratively also have public parking and businesses fronting – usually the sides of businesses. Bode agreed that these areas could be considered as part of an application.

North side of 5th street up to the alley. Access to the alley must remain open until COB.

BL asked that whatever the Council approves should be reviewed in a year’s time to see how the code functions and if revisions should be made.

Use the person count of 500 and the service of alcohol for triggering a permit requirement at facilities that are designed for special events such as the fairgrounds.

Conclusions: Staff asked to confirm the revisions discussed and to bring forward to the planned public hearing at the June 3rd Council meeting including the requirement to review.

- f. CDC June Meeting Date: Request to revise the June CDC meeting date from June 19th.

Discussed by the group. BL and Gudde both will be missing on the 19th. Gudde noted that there are currently no major issues slated for the June meeting. Dave Timmer prepared to sit in for Com Dev staff representative.

Conclusions: The June meeting will remain on the calendar but may be cancelled unless items come up that need to be addressed.

4. INFORMATIONAL ITEMS

- a. Status Update on the Amendment to the Sign Code (LMC 19.33)

Gudde gave the CDC an update on the sign code amendment process. This amendment was drafted by Korene Samec and Luke Phifer with Carmichael Clark’s office. The draft amendment included in the CDC package showed summarized changes to the code. Portions of the code have been rearranged to be in a more logical order, definitions have been

updated, substantial changes have been made to temporary signs and some regulations added regarding sign illumination and electronic reader board signs.

This amendment has been slated to go to Council on August 5th after the Department of Commerce has completed its comment period.

Next Meeting Date: June 19, 2024

DRAFT

CITY OF LYNDEN

EXECUTIVE SUMMARY



Meeting Date:	June 3, 2024	
Name of Agenda Item:	Draft Public Works Committee Meeting Minutes – May 15, 2024	
Section of Agenda:	Reports	
Department:	Reports	
Council Committee Review:	<input type="checkbox"/> Community Development <input type="checkbox"/> Finance <input type="checkbox"/> Parks	<input type="checkbox"/> Public Safety <input checked="" 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:	Public Works Committee Draft Meeting Minutes – May 15, 2024	
Summary Statement:	Public Works Committee Draft Meeting Minutes – May 15, 2024	
Recommended Action:	None.	



PUBLIC WORKS COMMITTEE MINUTES

4:00 PM May 15, 2024

City Hall 2nd Floor Conference Room

CALL TO ORDER

Members Present: Councilors Gary Bode, Gary Vis, and Brent Lenssen

Staff Present: Mayor Scott Korthuis, City Administrator John Williams, Public Works Director Jon Hutchings, Programs Manager Mark Sandal, and Senior Admin. Assistant Jennifer Bell

Public Present: Alysha Ritter, Scott Hansen, Ian Hinton, Lance McLean, Kaiden Wubben

1. Approve Minutes from April 3, 2024

Action

The minutes from April 3, 2024, were recognized and accepted by the Committee.

ACTION ITEMS

2. Six Year Transportation Improvement Plan (STIP 2025-2030)

Hutchings introduced the Six-year Transportation Improvement Plan which was reviewed by the Committee at two previous meetings and is now ready for presentation at City Council. The Committee discussed that the project list is a wish list and acknowledged not all projects can be completed unless funding is obtained. There was also discussion about holding a Council retreat soon to discuss goal planning and prioritizing City-wide projects. This was supported by Mayor Korthuis.

Action

The Public Works Committee concurred to forward the Six-year Transportation Improvement Plan to City Council on May 20th to set a public hearing for June 3, 2024.

3. Energy Services Contract for Necessary WWTP Early Equipment Procurement

Hutchings presented the Trane Early Procurement Energy Services Contract portion of the Wastewater Treatment Plan Expansion Project. This contract approval is necessary as the purchase of electrical control equipment for the full plant expansion project has an 18-month ordering lead time for delivery. Ordered now, this equipment will arrive in time for the scheduled installation during the full expansion project. The City will need to carry these costs until the Ecology construction funds are approved. The Committee reviewed projected costs, were informed of a grant being pursued to cover the expense in the interim and were told that additional funding for this project is also being pursued.

Action

The Public Works Committee concurred to present the Trane Energy Services Contract to City Council for approval, along with the use of City funds for the interim payment of this equipment, on May 20, 2024.

4. Jim Kaemingk Sr. Trail – Depot to 8th – Phase 3 – Bid Award

Hutchings informed the Committee of an irregular bid received for the Jim Kaemingk Trail – Phase 3 project. In summary, the City received two bids for the project. The apparent low bid was received from Ritter Dirt & Asphalt read at the bid opening; however, irregularities in the bid were noted during the bid review and the City Engineer recommended awarding the bid to the next lowest bidder. The City also received a protest filed by Western Refinery Services, the second bidder. Public Works researched the irregularities and consulted the City Attorney. It was determined the errors were substantive and warranted the bid being rejected. The engineer of record’s recommendation remains to award the bid to the next lowest bidder, Western Refinery Services. The City Attorney supported this.

Alysha Ritter, with Ritter Dirt & Asphalt, spoke to the Committee. She questioned the City’s bid process and stated her understanding of the situation and her disagreement with the City’s decision.

Sandal provided information regarding the City’s bid review process.

Bode gave examples of historical bid rejections and the necessity for the City to remain consistent with the bid rules even when they may seem minor or if it may cost the City more money for the project.

Scott Hansen, with Ritter Dirt & Asphalt, also commented asking if the City has rejected bids for the same reason in the past and commented that the City could also decide to re-bid the project.

Bode and Vis were in support of the recommendation to award the project to the next lowest bidder, Western Refinery Services. Lenssen abstained. It was noted that the Parks Committee also discussed the topic at their recent meeting and were in support of this decision as well.

Action

The Public Works Committee recommended forwarding the Jim Kaemingk Sr. Trail, Depot to 8th - Phase 3 project to City Council for award to Western Refinery Services on May 20, 2024.

INFORMATION ITEMS

5. Sidewalk Construction on Meadow Lane and Garden Drive

Hutchings introduced two future waterline upgrade projects, one in the Meadow Lane area and the second in the Garden Drive area, and how those upgrades could be coordinated with sidewalk improvements in those neighborhoods. Ian Hinton, with Pacific Survey & Engineering, the engineer for these projects, presented preliminary project maps showing locations of upgrades and sidewalk options. He presented a general idea of the cost for each project. Mayor Korthuis recommended holding neighborhood meetings and discussed the possibility of creating Local Improvement

Districts (LID) to help fund the cost of sidewalk improvements. The Committee suggested prioritizing the Meadow Lane project first, especially the section on the Guide Meridian between Arco north to the Guide Meridian ditch crossing.

6. Ziplly Fiber Infrastructure Improvements

Hutchings notified the Committee of planned infrastructure improvements scheduled for Ziplly Fiber in Lynden. The status of Ziplly Fiber’s franchise agreement was questioned. Hutchings agreed to provide an update to Committee members.

7. Puget Sound Energy Electricity Demand Projections for Lynden and Surrounding Areas

Vis briefly addressed this topic saying it’s important to monitor for future possible needs.

8. Projects Update

The Committee briefly reviewed current projects and received progress information for:

- Cedar Drive Reconstruction – construction starting June 3rd.
- Community Center Renovations – funding contract signed, and scope of work being confirmed.
- Maintenance Building – advertised 5/1/24. Bids due May 30th at 3pm.
- RFQ for Utility Rate Study – Sewer – advertised 4/24/24. SOQs due 5/22/24 at 2pm.
- Hampton Road Pavement Rehab (Whatcom County Project) – Starting June 3rd. Estimated 7-week project schedule.
- Asphalt Repair/Maintenance Program – Hutchings informed the Committee that approximately 10 areas around town will have asphalt repairs this year for about \$110,000. Public works is focusing on repairing the worst sections first. The Committee voiced their support for initiating a repair program like this.

NEW BUSINESS:

9. Whiskey Walk Event

Mayor Korthis informed the Committee that event organizers are requesting 5th Street, north of Front Street to the house north of the alley, and 5th Street, south of Front Street to Judson Street, to be blocked off for the event.

10. New Street Sweeper – Budget Reallocation

Hutchings informed the Committee about the cost of the new street sweeper. An Ecology grant was expected to cover 3/4 of the purchase price but since then the sweeper cost has significantly risen and now the grant is closer to covering only half the expense. The recommended solution is to reallocate Transportation Benefit District (TBD) surplus funds budgeted for the 1st Street Overlay project. This project has since benefited from a Transportation Improvement Board grant, and bids for the project came in under the estimate. The additional amount needed for the sweeper is about \$150,000. The Committee supported this decision and recommended providing a memo to City Council to inform them of the reallocation. [Note: After further budget review, and due to less work being performed on certain capital projects, there is adequate budget capacity without utilizing TBD.]

11. Homestead Properties

Bode brought up concerns about the Homestead properties not being maintained. He recommended the City take care of the portions in City right of way that were under Homestead's responsibility to maintain and lien the property to cover the expense. Hutchings informed the Committee that the official process to do that takes weeks. There is agreement about the urgency of the concern and Public Works will investigate options.

12. Parkview Apartments

Vis asked how the Parkview Apartment project was allowed to paint the curb yellow on Aaron Drive and add the parking bulbs and loading zone. He recalled those requests were denied during the project approval phase. He requested the City investigate.

ADJOURNMENT: The meeting was adjourned at 6:03 pm.

NEXT MEETING: June 5, 2024

DRAFT