

CITY OF LYNDEN



Mayor
Scott Korthuis

Council Members
Gary Bode
Ron De Valois
Gerald Kuiken
Nick H. Laninga
Brent Lenssen
Kyle Strengolt
Mark Wohlrab

Online (Microsoft Teams) City Council Meeting
City Hall Annex, 205 4th Street
July 20, 2020

Call to Order

Pledge of Allegiance

Roll Call

Oath of Office

Approval of Minutes

Items from the Audience

Scheduled

Unscheduled (20 Minutes)

Audience members may address the Council on any issue other than those scheduled for a public hearing or those on which the public hearing has been closed. Prior to commenting please state your name, address, and topic. Please keep comments under 4 minutes.

Consent Agenda

- [1.](#) Approval of Payroll and Claims
- [2.](#) 2019 Berthusen Park Annual Report
- [3.](#) Ordinance No. 1606 - Line of Credit Renewal

Public Hearing

Unfinished Business

New Business

- [4.](#) Business License Fees
- [5.](#) YMCA Supplemental Expense

- [6.](#) Conditional Use Permit 20-01 – Janstar Property
- [7.](#) Conditional Use Permit 20-02 - Darigold Processing
- [8.](#) Award Bid for Benson Road Pedestrian Improvements Project

Other Business

- [9.](#) Approval of Draft Public Safety Committee Minutes

Executive Session

Adjournment

CITY OF LYNDEN

EXECUTIVE SUMMARY



Meeting Date:	July 20, 2020	
Name of Agenda Item:	Approval of Payroll and Claims	
Section of Agenda:	Consent	
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:	None	
Summary Statement:	Approval of Payroll and Claims	
Recommended Action:	Approval of Payroll and Claims	

CITY OF LYNDEN

EXECUTIVE SUMMARY - FINANCE



Meeting Date:	July 20, 2020	
Name of Agenda Item:	2019 Berthusen Park Annual Report	
Section of Agenda:	Consent	
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:		
2019 Berthusen Park Financial Report:		
Summary Statement:		
<p>Annual Review of the Berthusen Park Financial Report:</p> <p>As stipulated in the Berthusen will granting Berthusen Park to the City of Lynden, a financial report needs to be reviewed by the City Council.</p> <p>Finance Committee reviewed this information earlier at its July 20, 2020 meeting.</p>		
Recommended Action:		
For Information Only.		

BERTHUSEN PARK - 2019 FINANCIAL REPORT

REVENUES:

Non-Operating Revenues:

Beginning Cash/Investment (Reserved)	108,361
Beginning - Cash/Investments (Unreserved):	4,417
Interest Income - Trust	2,476
Total Non-Operating Revenues:	\$ 115,254

Operating Revenues:

Real Estate Property Taxes	65,000
Interest	165
Facility Rentals	11,350
Land Leases	20,439
House Rent	2,353
Miscellaneous	220
Agency Deposit - Tax	3,571
Total Operating Revenues:	\$ 103,098

TOTAL REVENUES: \$ 218,352

EXPENDITURES:

Operating Expenditures:

Salaries/Benefits	46,179
Advertising	228
Agency Disbursements	4,430
Assessments/Taxes	0
Communications	0
Insurance	622
Public Utilities	1,790
Repairs/Maintenance	8,672
Supplies	8,393
Miscellaneous	2,664
Total Operating Expenditures:	\$ 72,978

TOTAL EXPENDITURES: \$ 72,978

TOTAL ENDING CASH/INVESTMENT \$ 145,374

ALLOCATION:

ENDING CASH/INVESTMENT - TRUST (Restricted)	\$ 72,220
ENDING CASH-WORKING CAPITAL (Unrestricted)	\$ 73,154

Prepared by: Anthony Burrows, Finance Director
Council Review: July 20, 2020
Published Lynden Tribune: July 22, 2020

CITY OF LYNDEN

EXECUTIVE SUMMARY – Finance



Finance Meeting Date:	July 20, 2020	
Name of Agenda Item:	Ordinance No. 1606 - Line of Credit Renewal	
Section of Agenda:	Consent	
Next Steps Proposed by Staff:	<input type="checkbox"/> Staff Revisions <input type="checkbox"/> Other: _____ <input type="checkbox"/> Return to Finance Committee <input checked="" type="checkbox"/> Schedule for full Council	Legal Review: <input checked="" type="checkbox"/> Yes - Reviewed <input type="checkbox"/> No - Not Reviewed <input type="checkbox"/> Review Not Required
Attachments:	Ordinance No. 1606 – Line of Credit Renewal	
Summary Statement:	<p>Ordinance No. 1231 was approved by council on May 2, 2005. It allowed the city to have a revolving line of credit. The notes have provided interim financing for capital projects such as the Water Reservoir project (for DWSRF reimbursement), Arterial Street capital improvements, Police Station Acquisition/Remodel (prior to issuance of permanent financing), and East Lynden Sewer Sub-Basin improvement projects.</p> <p>Presently, outstanding balances on the line of credit consist of several funds awaiting reimbursement money. The line of credit is available to provide interim financing for Street Capital Construction projects. These projects are secured by grant and/or other intergovernmental funding on a reimbursement basis.</p> <p>Since 2005, Ordinance No. 1231 has been amended by Ordinance No. 1261, 1295, 1319, 1355, 1376, 1400, 1420, 1444, 1467, 1485, 1510, 1534, 1558 and 1588 each authorizing an extension of the maturity date of the notes. The city received an offer from Banner Bank (formerly Skagit State Bank) to extend the maturity date of the notes from July 31, 2020 to July 31, 2021 at a rate of 3.64%, which is a 0.06% decrease from the previous rate. The closing date is anticipated to be July 31, 2020.</p> <p>The City's Bond Counsel and Finance Director have reviewed this proposal prior to its review by the Finance Committee on July 20, 2020.</p>	
Recommended Action:	That the Council approve Ordinance No. 1606 as presented and authorize the Mayor's signature.	

ORDINANCE NO. 1606

AN ORDINANCE OF THE CITY OF LYNDEN, WASHINGTON, FURTHER AMENDING ORDINANCE NO. 1231 TO EXTEND THE MATURITY OF THE CITY’S REVENUE BOND ANTICIPATION NOTE, 2005A (REVOLVING) AND ITS LIMITED GENERAL OBLIGATION BOND AND GRANT ANTICIPATION NOTE, SERIES 2005B (REVOLVING).

WHEREAS, the City of Lynden, Washington (the “City”) adopted Ordinance No. 1231 on May 2, 2005, providing for the issuance of the City’s Revenue Bond Anticipation Note, Series 2005A (Revolving) (“Note-2005A”) and its Limited Tax General Obligation Bond and Grant Anticipation Note, Series 2005B (Revolving) (“Note-2005B” and together with the Note-2005A, the “Notes”), originally issued on May 13, 2005 and both having an original date of May 13, 2006, in the aggregate principal amount of not to exceed \$5,000,000 for the purpose of making improvements to facilities of the City, in anticipation of loans and grants specified therein; and

WHEREAS, subsequent to May 13, 2005, the City passed Ordinance No. 1261 extending the maturity and changing the interest rate, Ordinance No. 1295 increasing the maximum amount, extending the maturity and changing the interest rate, Ordinance No. 1319 extending the maturity and changing the interest rate, Ordinance No. 1355 extending the maturity and changing the interest rate, Ordinance No. 1376 extending the maturity and changing the interest rate, Ordinance No. 1400 extending the maturity and changing the interest rate, Ordinance No. 1420 extending the maturity and changing the interest rate, Ordinance No. 1444 extending the maturity and changing the interest rate, Ordinance No. 1467 decreasing the maximum amount, extending the maturity and changing the interest rate; Ordinance No. 1485 extending the maturity; Ordinance No. 1510 extending the maturity and changing the interest rate, Ordinance 1534 extending the maturity and changing the interest rate, Ordinance 1558 extending the maturity and changing the interest rate, and Ordinance 1588 extending the maturity; and

WHEREAS, the Notes were reissued on July 31, 2019 to Banner Bank, Burlington, Washington, as successor to Skagit State Bank (the “Bank”); and

WHEREAS, the City has received a proposal from the Bank dated June 22, 2020 (the “Proposal”) to further extend the maturity of the Notes and increase the maximum principal amount upon certain conditions; and

WHEREAS, it is now in the best interests of the City to accept the Bank’s Proposal;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LYNDEN, WASHINGTON, DOES ORDAIN, as follows:

Section 1. Amendment to Ordinance No. 1231. Section 3 of Ordinance No. 1231 as amended by Ordinance Nos. 1261, 1295, 1319, 1355, 1376, 1400, 1420, 1444, 1467, 1485, 1510, 1534, 1558 and 1588 is hereby further amended to read as follows (additions are underscored and deletions are shown as stricken):

(c) Terms of the Note-2005A. The Note-2005A shall be designated as the “City of Lynden, Washington Revenue Bond Anticipation Note, 2005A (Revolving),” shall be dated as of the date of its original issuance, shall be issued as a single instrument, fully registered as to both principal and interest, shall be in the denomination of not to exceed ~~\$1,850,000~~ \$2,100,000; subject, however, to the further limitation that the aggregate principal amount outstanding of the Note-2005A and the Note-2005B (hereinafter authorized) may not at any time exceed the sum of ~~\$1,850,000~~ \$2,100,000, shall be numbered N-1A and shall bear interest at fixed interest rate of 2.85% to May 13, 2006 and delivery, the fixed rate of 4.16% from May 13, 2006 through May 11, 2007 and the fixed rate of 3.95% from May 12, 2007 to May 13, 2008 and the fixed rate of 2.90% from May 13, 2008 to May 13, 2009 and the fixed rate of 2.75% from May 13, 2009 to May 13, 2010 and the fixed rate of 2.75% from May 13, 2010 to June 22, 2011 and the fixed rate of 2.25% from June 23, 2011 to June 26, 2012 and the fixed rate of 2.15% from June 27, 2012 to June 23, 2013 and the fixed rate of 2.05% from June 24, 2013 to July 23, 2014 and the fixed rate of 2.15% from July 24, 2014 to July 24, 2016 and the fixed rate of 2.31% from July 25, 2016 to July 27, 2017 and the fixed rate of 2.81% from July 28, 2017 to July 30, 2018 and the fixed rate of 3.75% from July 31, 2018 to July 30, 2020 and the fixed rate of 3.64% from July 31, 2020 to final maturity (computed on the basis of the actual number of days elapsed over a year of 360 days) on the unpaid principal balance and the outstanding principal balance and all unpaid and accrued interest shall be payable in full at maturity on ~~July 31, 2020~~ July 31, 2021. The interest rate on Note-2005A is subject to adjustment as follows: if the interest on Note-2005A is subsequently determined to be no longer federally tax-exempt, then the interest rate on Note-2005A shall be adjusted to 4.64% effective as of the date of loss of tax-exempt status.

(d) Terms of the Note-2005B. The Note-2005B shall be designated as the “City of Lynden, Washington Limited General Obligation Bond and Grant Anticipation Note, 2005B (Revolving),” shall be dated as of the date of its original issuance, shall be issued as a single instrument, fully registered as to both principal and interest, shall be in the denomination of not to exceed ~~\$1,850,000~~ \$2,100,000; subject, however, to the further limitations that the aggregate principal amount outstanding of the Note-2005A and the Note-2005B may not at any time exceed the sum of ~~\$1,850,000~~ \$2,100,000 and that the aggregate principal amount outstanding of the Note-2005B may not exceed LGO Capacity as of the date of any Draw made thereunder, shall be numbered N-1B and shall bear interest at the fixed rate of 2.85% to May 13, 2006, the fixed rate of 4.16% from May 13, 2006 through May 11, 2007 and the fixed rate of 3.95% from May 12, 2007 to May 13, 2008 and the fixed rate of 2.90% from May 13, 2008 to May 13, 2009 and the fixed rate of 2.75% from May 13, 2009 to May 13, 2010 and the fixed rate of 2.75% from May 13, 2010 to June 22, 2011 and the fixed rate of 2.25% from June 23, 2011 to June 26, 2012 and the fixed rate of 2.15% from June 27, 2012 to June 23, 2013 and the fixed rate of 2.05% from June 24, 2013 to July 23, 2014 and the fixed rate of 2.15% from July 24, 2014 to July 24, 2016 and the fixed rate of 2.31% from July 25, 2016 to July 27, 2017 and the fixed rate of 2.81% from July 28, 2017 to July 30, 2018 and the fixed rate of 3.75% from July 31, 2018 to July 30, 2020 and the fixed rate of 3.64% from July 31, 2020 to final maturity (computed on the basis of the actual number of days elapsed over a year of 360 days) on the unpaid principal balance, and the outstanding principal balance and all unpaid and accrued interest shall be payable in full at maturity on ~~July 31, 2020~~ July 31, 2021.

The interest rate on Note-2005B is subject to adjustment as follows: if the interest on Note-2005B is subsequently determined to be no longer federally tax-exempt, then the interest rate on Note-2005B shall be adjusted to 4.64% effective as of the date of loss of tax-exempt status.

(e) Draws. The Notes are intended to be revolving obligations; however, the principal amount outstanding under the Notes may never exceed ~~\$1,850,000~~ \$2,100,000, and, provided, further, the aggregate principal amount of any Draw made under the Note-2005B (together with all other principal amounts then outstanding under the Note-2005B) may never exceed LGO Capacity as of the date of the Draw. The available principal of the Notes shall be disbursed as borrowings and re-borrowings from time to time by the Bank upon request from the City (each such disbursement herein referred to as a "Draw"). Draws shall be recorded on the Loan Draw Record attached to the respective Note, or in such other form as the City and the Bank may agree. Interest on each Draw shall accrue from the date of that Draw and shall be computed on the basis as described above on the principal amount of the Draw outstanding for the actual number of days the principal amount of the Draw is outstanding. The City hereby covenants that it will never request a Draw under the Note-2005B if the amount of that Draw, together with the principal balance then outstanding would exceed LGO Capacity. The LGO Capacity as of the date of this ordinance, pledged and committed to be available for the Note-2005B is \$17,181,918, and the Bank may rely upon this representation until the City delivers written notice of a change in LGO Capacity.

Section 2. Bank Proposal. The City hereby approves and accepts the Bank Proposal.

Section 3. Information to be Provided to Bank. As long as the Notes are outstanding, the City will provide to the Bank the financial information of the City as the Bank from time to time may reasonably request, including the City's annual financial statements/reports, audit reports, and audited financial statements, as available.

Section 4. Confirmation of Ordinance 1231, as amended. Ordinance No. 1231, as amended by Ordinance Nos. 1261, 1295, 1319, 1355, 1376, 1400, 1420, 1444, 1467, 1485, 1510, 1534, 1558, 1588 and as further amended by this amendatory ordinance is hereby ratified and confirmed.

Section 5. Authorization of City Officials. The proper City officials are authorized to deliver new Notes to the Bank reflecting the terms of this amendatory ordinance.

Section 6. Effective Date. This ordinance shall be in effect five days after its publication as provided by law.

PASSED BY THE CITY COUNCIL BY AN AFFIRMATIVE VOTE, _____ IN FAVOR, _____ AGAINST AND SIGNED BY THE MAYOR THIS _____ DAY OF JULY, 2020.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

CITY OF LYNDEN

EXECUTIVE SUMMARY – Finance



Finance Meeting Date:	July 20, 2020	
Name of Agenda Item:	Business License Fees	
Section of Agenda:	New Business	
Next Steps Proposed by Staff:	Legal Review:	
<input type="checkbox"/> Staff Revisions <input type="checkbox"/> Other: _____	<input checked="" type="checkbox"/> Yes - Reviewed	
<input type="checkbox"/> Return to Finance Committee	<input type="checkbox"/> No - Not Reviewed	
<input checked="" type="checkbox"/> Schedule for full Council	<input type="checkbox"/> Review Not Required	
Attachments:		
Resolution No. 1024 – Business License Fees		
Summary Statement:		
<p>The City of Lynden adopted an ordinance amending Lynden Municipal Code Chapter 5.02 regarding business license issuance and exemptions (Ordinance No.1564). This modification to city code coincided with the required conversion to Washington State’s Business License System.</p> <p>Ordinance No.1564 requires the fees to be set by Resolution.</p> <p>Resolution No.1024 sets the required fees at the following:</p> <ol style="list-style-type: none"> 1. Licensing fees for General Business Licenses shall be set as follows: <ol style="list-style-type: none"> a. Fifty Dollars (\$50.00) for License Origination Fee; b. Twenty-Five Dollars (\$25.00) for License Renewal Fee. 2. Licensing fees for Non-Resident Business Licenses shall be set as follows: <ol style="list-style-type: none"> a. Fifty Dollars (\$50.00) for License Origination Fee; b. Twenty-Five Dollars (\$25.00) for License Renewal Fee. 3. Licensing fees for Home Occupation Business Licenses shall be set as follows: <ol style="list-style-type: none"> a. One Hundred Twenty-Five Dollars (\$125.00) for License Origination Fee; b. Fifty Dollars (\$50.00) for Renewal Fee. <p>The Finance Committee has reviewed the Resolution and given approval for review and consideration by the full Council.</p>		
Recommended Action:		
Approve Resolution No.1024 as written and authorize the Mayor’s signature.		

RESOLUTION NO. 1024

A RESOLUTION ESTABLISHING BUSINESS LICENSE FEES PURSUANT TO
LYNDEN MUNICIPAL CODE CHAPTER 5.02

WHEREAS, the City of Lynden adopted an ordinance amending Lynden Municipal Code Chapter 5.02 regarding business license issuance and exemptions (Ordinance No. 1564); and

WHEREAS, this modification to city code coincided with the required conversion to Washington State’s Business License System; and

WHEREAS, Ordinance No. 1564 requires the fees to be set by resolution;

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

- 1. Licensing fees for General Business Licenses shall be set as follows:
 - a. Fifty Dollars (\$50.00) for License Origination Fee;
 - b. Twenty-Five Dollars (\$25.00) for License Renewal Fee.
- 2. Licensing fees for Non-Resident Business Licenses shall be set as follows:
 - a. Fifty Dollars (\$50.00) for License Origination Fee;
 - b. Twenty-Five Dollars (\$25.00) for License Renewal Fee.
- 3. Licensing fees for Home Occupation Business Licenses shall be set as follows:
 - a. One Hundred Twenty-Five Dollars (\$125.00) for License Origination Fee;
 - b. Fifty Dollars (\$50.00) for Renewal Fee.

PASSED BY THE CITY COUNCIL BY AN AFFIRMATIVE VOTE OF _____ IN FAVOR,
_____ AGAINST, SIGNED THIS _____ DAY OF JULY, 2020.

MAYOR

Scott Korthuis

ATTEST:

Pam Brown
City Clerk

APPROVED AS TO FORM:

Robert Carmichael
City Attorney

CITY OF LYNDEN

EXECUTIVE SUMMARY – Finance



Finance Meeting Date:	July 20, 2020	
Name of Agenda Item:	YMCA Supplemental Expense	
Section of Agenda:	New Business	
Next Steps Proposed by Staff:	<input type="checkbox"/> Staff Revisions <input type="checkbox"/> Other: _____ <input type="checkbox"/> Return to Finance Committee <input checked="" type="checkbox"/> Schedule for full Council	Legal Review: <input type="checkbox"/> Yes - Reviewed <input type="checkbox"/> No - Not Reviewed <input checked="" type="checkbox"/> Review Not Required
Attachments:	None	
Summary Statement:	<p>It has been brought to the attention of the City’s Administration, that the YMCA like many other businesses during this time is encountering difficulty meeting its operational expenses and might be forced to close its Lynden location.</p> <p>The City recognizes the importance the YMCA has in Lynden and the surrounding community. The City’s Administration has been in direct contact with the YMCA and has reached an agreement where the City would provide \$60,000 from the General Fund to aid the YMCA with its expenses, helping it to remain operational for the remainder of 2020. It is recognized that this is only a short-term remedy, but one that would buy time for the City and YMCA to seek a more permanent long-term solution.</p> <p>The Finance Committee reviewed this information and approved it for review by the full Council.</p> <p>The City Council is being asked to approve the \$60,000 expenditure for the YMCA out of the 2020 Budget.</p>	
Recommended Action:	That the City Council approve the \$60,000 expense out of the General Fund to supplement the YMCA.	

CITY OF LYNDEN



EXECUTIVE SUMMARY

Meeting Date:	July 20, 2020	
Name of Agenda Item:	Conditional Use Permit 20-01 – Janstar Property	
Section of Agenda:	Public Hearing	
Department:	Planning 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:		
PC Minutes of July 9, 2020, PC Resolution 20-04, Janstar Property CUP Application Packet, Proposed Findings of Fact		
Summary Statement:		
<p>Janstar Properties, represented by Blake and Jody Starkenburg, have requested a Conditional Use Permit for their property located at 409 Judson Alley for agricultural production and sales - an entity they are calling Vonstar Farms.</p> <p>The Commercial -Local Services (CSL) zoning on the subject property allows for a wide variety of uses but requires that agricultural production and sales seek a conditional use permit. As such, the request for a Conditional Use Permit is to allow the growing and associated sale of the produce. Traffic related to the proposed CUP is expected to be minimal, but staff has recommended that general access to the site occur only from Riverview Road.</p> <p>In 2007 the City Council approved a long-range planning strategy for the South Historic Business District. The subject property is part of this sub-area. Staff has concluded that the proposed agricultural production is consistent with the agricultural theme of the Comprehensive Plan and elements of the Sub-Area plan. Also, it does not prevent future development of the area which would include additional elements of the Sub-Area plan such as a mix of commercial and residential uses and a connecting pedestrian / vehicular network.</p> <p>On July 9, 2020 a virtual public hearing was held before the Planning Commission to consider the request. Consistent with staff recommendation, the Planning Commission subsequently voted to recommend the approval of Conditional Use Permit 20-01. This authorizes agricultural production and sales on the property as described in the application and consistent with the details outlined in the Technical Review Committee Report.</p>		
Recommended Action:		
Motion to approve CUP 20-01 as recommended and authorized the Mayor's signature on the associated Findings of Fact and Conclusions of Law.		

ORIGINAL

CITY OF LYNDEN
PLANNING COMMISSION RESOLUTION #20-04

**A resolution of recommendation for the approval of
Conditional Use Permit 20-01, Vonstar Farms**

WHEREAS, Blake and Jody Starkenburg, hereinafter called the "Proponent," submitted a complete application to the City of Lynden, hereinafter called "the City," for a conditional use permit to allow the growing of produce and associated sales within the CSL zoning designation.

WHEREAS, the application was determined to be complete on June 11, 2020, and the notice of application was published in the Lynden Tribune on June 24, 2020; and

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

WHEREAS, the Lynden Planning Commission held a virtual public hearing on July 9, 2020, through Microsoft Teams, to accept public testimony on the proposed conditional use permit request, and that meeting was duly recorded;

WHEREAS, the City's Technical Review Committee has reviewed the request for the conditional use permit and has provided comments and recommendations to the Planning Commission in a report dated June 30, 2020,

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

NOW THEREFORE, BE IT RESOLVED by the Lynden Planning Commission to recommend approval by a vote of 6-0, to the Lynden City Council, of Conditional Use Permit #20-01, Blake and Jody Starkenburg, subject to conditions of the Technical Review Committee Report dated June 30, 2020.

PASSED by the Planning Commission of the City of Lynden, Whatcom County, by a vote of 6-0, at their regular meeting held on the 9th day of July 2020.



Diane Veltkamp, Chair
Lynden Planning Commission



Heidi Gudde
Planning Director

CITY OF LYNDEN



TECHNICAL REVIEW COMMITTEE Development Project Report

Date Issued:	June 30, 2020
Project Name:	CUP #20-01, Janstar Holdings
Applicant:	Blake and Jody Starkenburg
Property Owner:	Blake and Jody Starkenburg
Site Address:	409 Judson Street Alley
Parcel Number	400320-329234
Zoning Designation:	CSL
Application Type:	Conditional Use Permit
Parcel Size:	N/A
Hearing Type:	Quasi-Judicial
Hearing Objective:	The objective of this public hearing is to determine whether the proposed Conditional Use Permit meets the criteria found within Section 19.49.020 of the Lynden Municipal Code.
Date application determined complete:	June 11, 2020
Date of Publication:	June 24, 2020
SEPA Determination:	N/A
Project Description:	The applicant is requesting a conditional use permit to allow the growing of produce and associated sales within the CSL zoning designation.

Background and Notification Requirements:

In accordance with Chapter 17.15 LMC, the proposed action was reviewed for concurrency and should the conditions listed within this report be met, a finding of concurrency will be made in accordance with Section 17.15.060(C)(3).

The Commercial -Local Services zoning on the subject property allows for a wide variety of uses but requires that agricultural production and sale requires a conditional use permit. As such, the request for a Conditional Use Permit is to allow the growing of produce along with the associated sales of the produce component of the business. Future uses may be mentioned in the application package/drawings but are not currently proposed.

The applicant has met the minimum submittal requirements and the application was determined to be complete on June 11, 2020. The notice of application was published on June 24, 2020.

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

Applicant – Please provide written responses the following staff comments. Advisory comments should be noted as acknowledged or understood.

Planning Department Comments:

1. *Screening:* Landscape screening is required on all commercial zones adjacent to residential and public use zones per LMC 19.61.090. Staff recommends that constructed elements such as equipment storage sheds and mechanical areas be screened per the code, however the screening of the remaining property be reviewed and required at the time of Design Review Application in conjunction with a proposal for a primary structure on the property.

LMC 19.61.090. Adjacent to Residential Zones: This includes the eastern property line of the subject property. Per LMC 19.61 this must be a Type II planting strip, ten feet in width. A Type II planting strip consists of one row of trees spaced a maximum of ten feet on center. The remainder of the planting strip shall be planted with plantings that will result in an attractive ground cover within two years.

LMC 19.61.090. Adjacent to Public Use Zones: On portions of the western property line adjacent to Public Use zones property the property must provide a Type III planting strip, ten feet in width. TYPE III planting strips are composed of a sight screening evergreen hedge meant to provide a sight, sound and psychological barrier between zones with some degree of incompatibility. The spacing of evergreen plants shall be such that they form a dense hedge within three years. The minimum height, at the time of planting, shall be four feet, except where the hedge would interrupt the clear vision triangle

2. *Designated Parking:* Be advised that the applicant will be required to meet all on-site parking requirements for the proposed property uses. Chapter 19.51.040 requires 4.5 parking stalls per 1000 feet of gross floor area for *retail uses* and 3 stalls per 1000 square feet (minimum of 5) for *business office use*.
 - a. Be advised, minimum parking stall requirements are 9 feet wide by 21 feet deep. These dimensions must be shown on building permit plans.
 - b. *Handicapped Parking:* Handicapped parking shall be installed in accordance with the "Regulations for Barrier-Free Facilities" as adopted by

the Washington State Building Code Advisory Council or 2% of the required parking stalls, whichever is greater.

c. All parking must be paved.

3. *Access:* Primary access to the property will be from Riverview Road. All access and parking generated by the general public must occur off of Riverview Road and not off of Judson Street Alley due to its substandard condition. Consistent with Public Works comments, staff recommends that any existing access points that exist off of Judson Alley be gated or otherwise blocked to prevent general access.
4. *Advisory Regulations:* Chapter 19.49.020 (C) states that a Conditional Use Permit will be granted only if the proposed use complies with the standards and criteria listed in that section of code. Staff acknowledges that the applicant has responded to each of the criteria. These responses will be included in the application package.
5. *South Historic Business District Sub-Area Plan:* In 2006 the City Council approved a long-range planning strategy for the South Historic Business District. The subject property is part of this sub-area. Staff has concluded that the proposed agricultural production is consistent with the agricultural theme of the Comprehensive Plan and elements of the Sub-Area plan. Also, it does not prevent future development of the area which would include additional elements of the Sub-Area plan such as a mix of commercial and residential uses and a connecting pedestrian / vehicular network. Be advised, additional development in this area is expected to meet the intent of the sub-area plan including associated infrastructure improvements.
6. *Street / Trail Construction:* Be advised, future development on this property may require the construction and dedication of public access ways consistent with the South Historic Business District Sub-Area Plan.
7. *ROW Dedication:* Be advised, future development on this property may require right-of-way dedication along Judson Street Alley.
8. *Business License Required:* Be advised, upon approval and commencement of the conditional use, the establishment must revise the existing business license from the City of Lynden to include agricultural production and seek / modify any associated State of Washington permits.

Fire and Life Safety

9. The Fire Department has reviewed the conditional use permit application and has no comment.

Parks and Recreation

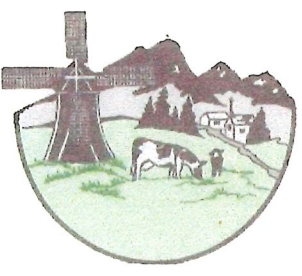
10. The Parks Department has reviewed the application and has no comment.

Public Works

- 11. Street Access: Only existing accesses points can be used. No new access points (curb cuts) will be permitted onto Riverview.
- 12. Street Access: Be advised, no vehicle access to Judson Street Alley.
- 13. Street Access: Although parcels may have common ownership, if access is created which crossing adjacent parcels, appropriate easements shall be granted and recorded.
- 14. Parking: Be advised, all parking areas must be paved.
- 15. Drainage: Be advised, all development must meet City and Department of Ecology standards. Location in Nooksack drainage basin allows for treatment only.
- 16. Floodplain: Be advised, no new/additional fill can occur in the floodplain.
- 17. Water Infrastructure: Be advised, depending on use, water backflow protection device(s) will be required.
- 18. Sewer Infrastructure: Be advised, depending on use, grease trap(s) may be required.
- 19. Infrastructure Improvements: Be advised, future permits may require utility extensions, easements and, corridor establishments consistent with the City’s adopted Comprehensive and Sub-Area plans.

We have read and understood Comments 1-19

Blake & Jody Starkenburg



City of Lynden

Conditional Use Permit Application

General Information:

Property Owner

Name: Blake + Jody Starckenburg (Janstar Holdings)

Address: Po Box 801 - 409 Judson St Alley

Telephone Number: 360.303.7610 Fax Number: _____

E-mail Address: bstarckenburg@gmail.com + jodystarckenburg@gmail.com

Applicant (Agent, Land Surveyor or Engineer)

Name: Jody + Blake Starckenburg

Address: _____ " " _____

Telephone Number: _____ Fax Number: _____

E-mail Address: _____

Who is the primary contact for this project? This person will receive all official correspondence for the project. Property owner Applicant

Property Information

Project Location (street address / block range): 409 Judson St Alley

Legal Description (attach if necessary): _____

Assessor's Parcel Number: 400320329234 Zoning Designation: CSL

Parcel Square Footage: 184,693 Property Dimensions: _____

Applicable Sub-Area: _____ Building/Structure Size: _____

Height of Structure: _____ Addition Size: _____

Please describe request in detail: CUP Criteria must be attached

Requesting permission to grow and/or sell produce / agricultural products.

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

SUBMITTED BY: Blake Starckenburg DATE: April 15, 2020

PROPERTY OWNER SIGNATURE: _____ DATE: April 15, 2020

PROPERTY OWNER PRINTED NAME: BLAKE STARCKENBURG DATE: April 15, 2020

Proposed Use:

Vonstar Farms is a Responsible local Farm & Garden Operation owned by Blake & Jody Starkenburg, doing business as Vonstar Farms. We would like to offer Premium, organic produce for local downtown eateries with fresh daily deliveries of salad greens and seasonal produce, along with a Farmstand/Market for extra and other additional agricultural products. Products would/can be grown in the field nursery but we would also have the ability to partner with other local farms to offer more agricultural products that can be sold and distributed to the community. The field nursery/garden operation is located in the CSL zone of the South Historic HBD zone, while just a portion will be used for growing produce/agricultural products.

1.) The proposed use in the proposed location will not be detrimental to the surrounding uses legally existing or permitted outright within the zoning district.

The proposed use is located South of Downtown Lynden between 3rd and 5th streets and North of Riverview Dr. This area of Downtown Lynden which is most often referred to the "Backside" of town, has seen little effort made by property owners to capitalize on the uniqueness and charm of its location, currently the property is neighboring to warehouse businesses & metal structures, which are lacking in maintenance & appeal. The garden/agricultural portion serves as a unique and beautiful Green Space in the center of a town that will in time become more dense in Housing and Business as well as a draw for tourism. The proposed use will not be a detriment to any adjacent land or building owners.

2.) The proposed use, together with proposed mitigation, will not be detrimental to Public Health or Safety and will be compatible with the surrounding area and land uses with respect to the following:

- a.) The delivery of fresh produce to local restaurants (Market Garden). Will have minimum impact to traffic or pedestrian circulation. Most Deliveries will be in earlier morning hours and can be made in standard vehicle or via pedestrian methods.
- b.) We do not anticipate offensive smells, noises or glares outside of a typical small Agricultural operation. Our tractor and equipment are quieter than the service & delivery trucks that frequent the Alley with daily deliveries to and from the many businesses and warehouses to the north of the property.
- c.) The Farmstead sits on a slight slope facing South with views of Mt. Baker and the Twin Sisters. South of Riverview Rd is a large Floodplain & Floodway, future building South of Riverview Rd. is not likely, thus maintaining a view of the Farming Valley. The site is mostly devoid of trees and structures.

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

We plan to follow all codes, rules and regulations, and the property is also located within several feet of a Public Restroom located at the corner of 4th and Front St.

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

We do not envision any deterioration within the traffic circulation based on our growing/selling of Agricultural products. The primary traffic circulation being Riverview Rd. has adequate capacity.

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

All current Lynden City Codes will be reviewed and complied with.

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

We do not envision any adverse effects to adjacent property owners, However we are moving in a direction of landscape to protect us from the adverse effects of adjacent property owners NOT maintaining land and buildings.

7.) The proposed use will not destroy or substantially damage any natural, scenic, or historic features.

We have not found any Natural, Scenic or Historical features which would be impacted, in fact we would be bringing it back to its previous historical use as a Farmstead.

8.) The proposed use is generally consistent with the purposes and objectives of the City Comprehensive Plan and Applicable Sub Area.

We believe the proposed growing/selling of produce/agricultural products would be a great asset to Downtown Lynden and the Historic CSL property, with the reduced demand for Commercial Retail space our proposal would offer a unique, long lasting viable business opportunity that could bring in people to eat at our downtown eateries and enjoy the beauty and tranquility for pedestrians & tourists to walk through and enjoy the seasons.

NAMES AND ADDRESSES OF ALL PERSONS HOLDING INTEREST IN THE PROPERTY

BLAKE STARKENBURG - 816 E FRONT ST, LYNDEN, WA 98264

JODY STARKENBURG - 816 E FRONT ST, LYNDEN, WA 98264

Abbreviated Legal Description:

LOTS A-B-C OF B.D.C. LLA AS REC AF 2070304692-EXC TR DAF-ALL THAT PTN LOTS
A-B-C OF B.D.C. LLA AS REC AF 2070304692 LY SLY OF FOLL DESC LI-COM AT A 5/8
INCH REBAR WI COMPASS PT LS 32430 CAP MARKING MOST NLY COR OF PARCEL F
AS SHOWN IN RIVERVIEW LLA AS REC



City of Lynden

Critical Areas Checklist

Section: 20 Township: 40 Range: 03 Parcel Number: 400320329234

Site Address: 409 Jackson

Proposed Uses: Garden, nightly rentals & Event Venue

Please answer the following questions concerning Critical Area indicators *located on or within 200-feet of the project area:*

- a. Are you aware of any environmental documentation that has been prepared related to critical areas that includes the subject area? (If yes, please attach a list of document titles).
 Yes No Unknown
- b. Are there any surface waters (including year-round and seasonal streams, lakes, ponds, swamps)?
 Yes No Unknown
- c. Is there vegetation that is associated with wetlands?
 Yes No Unknown
- d. Have any wetlands been identified?
 Yes No Unknown FloodWay
- e. Are there areas where the ground is consistently inundated or saturated with water?
 Yes No Unknown
- f. Are there any State or Federally listed sensitive, endangered, or threatened species and habitats?
 Yes No Unknown
- g. Are there slopes of 15% or greater?
 Yes No Unknown
- h. Is the project located within a Flood Hazard Zone?
 Yes No Unknown
- i. Do you know of any landslide hazard areas?
 Yes No Unknown

I grant permission to the field inspector to enter the building site to determine the presence or absence of critical areas.

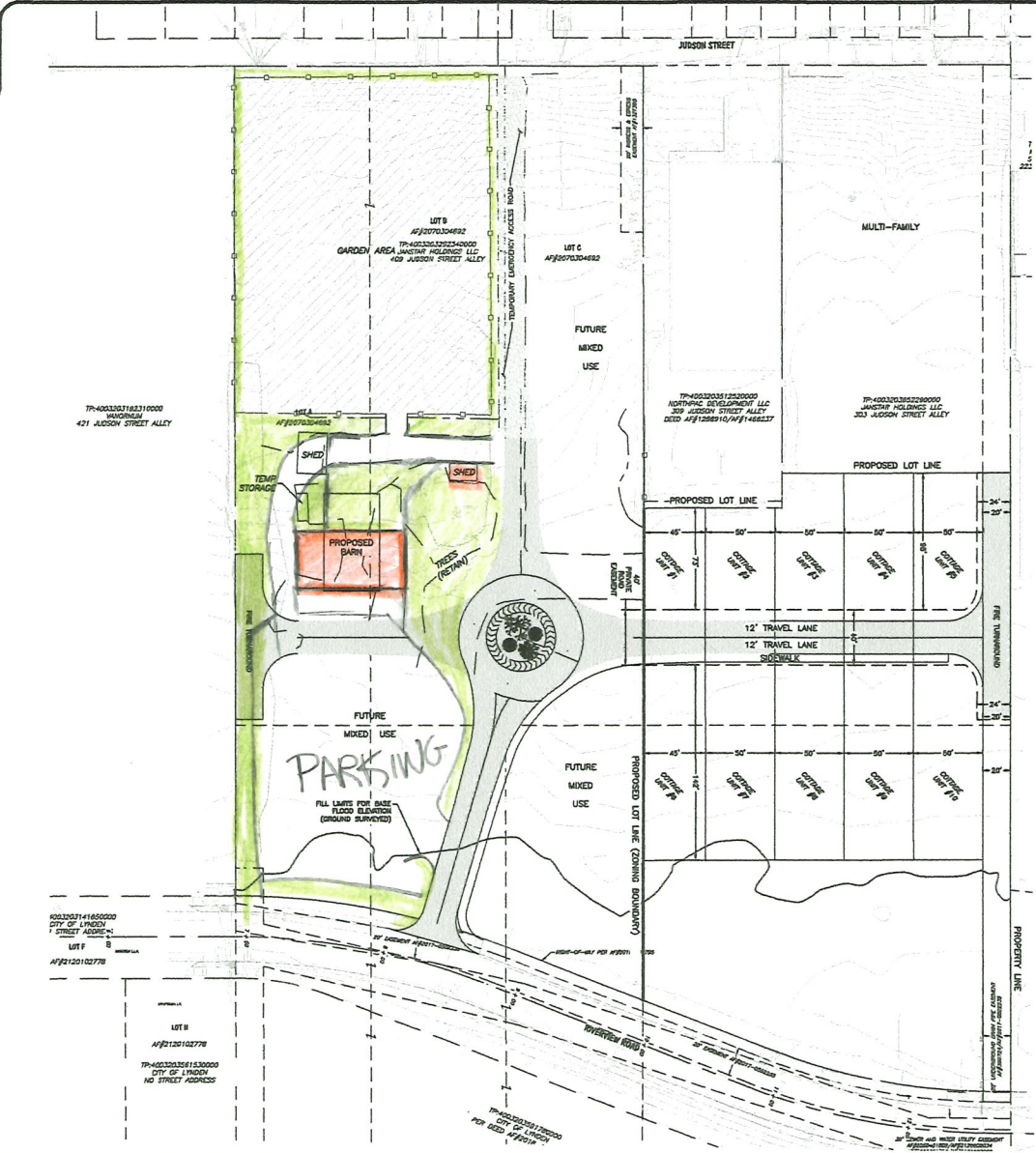
I understand that if the information on this form is later determined to be incorrect, the project or activity may be subject to conditions or denial as necessary to meet the requirements of Chapter 16.16 of the Lynden Critical Areas Ordinance.

Jo deJStarkenburg
Applicant's Signature

4/15/20
Date



PACIFIC SURVEY & ENGINEERING INC
 909 SQUALICUM WAY · SUITE 111 · BELLINGHAM, WA 98225 PHONE: 360.671.7387 FAX: 360.671.4685 EMAIL: info@pseurvey.com



FIELD BOOK	TBM. NO.	LOCATION	ELEV.	DATA	SCALE	REV.	DATE	REVISION DESCRIPTION	BY	No.	ISSUE DESCRIPTION	DATE											
DESIGN:				DATE:						1	ISSUE 2018 08 2018	08 20 2018											
STATION:				BY:						2	PL & CIVIL PRINT	08 20 2018											
ASBUILT:				PREP:																			
DWC: P:\New Project\201808\18081201\18081201_Plan.dwg																							
SURVEY REFERENCE				VERTICAL DATUM				PLAN CHECK				REVISIONS				ISSUE				FER			

BLAKE STARKENBURG
 NORTHWOODS PROPERTIES
 PO BOX 801
 LYNDEN, WA 98264



JUDSON VILLAGE
 LYNDEN, WASHINGTON
 SITE DEVELOPMENT

SITE PLAN

JOB No: 2018228
 SHEET
01
 OF
05

Google Maps 409 Judson St



Imagery ©2020 Google, Imagery ©2020 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2020 200 ft



409 Judson St

Lynden, WA 98264



Directions



Save



Nearby



Send to your phone



Share



WGRX+FP Lynden, Washington

Google Maps 409 Judson St



Map data ©2020 200 ft



409 Judson St

Lynden, WA 98264



Directions



Save



Nearby



Send to your phone



Share



WGRX+FP Lynden, Washington

CITY OF LYNDEN

PLANNING DEPARTMENT
360-354-5532



PLANNING COMMISSION MEETING MINUTES

7:30 PM July 9, 2020
Microsoft Teams Meeting

1. CALL TO ORDER

2. ROLL CALL

Present: Tim Faber, Lynn Templeton, Blair Scott and Nikki Turner, Diane Veltkamp, Bryan Korthuis and

Absent with notice: Gerald Veltkamp

Staff Present: Gudde, Planning Director, Samec, City Planner

3. APPROVAL OF MINUTES

A. June 11, 2020

Faber motioned to approve the June 11, 2020, Planning Commission Minutes as submitted. Seconded by Korthuis and the motion passed 6-0.

4. DECLARATION OF CONFLICT

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

5. PUBLIC HEARINGS - Quasi-Judicial Item

A. CUP #20-01, Vonstar Farms, 409 Judson Street Alley

D. Veltkamp opened the public hearing.

Gudde stated that no comments were received from the public regarding this request. Janstar Properties, represented by Blake and Jody Starkenburg, have requested a Conditional Use Permit for their property located at 409 Judson Alley for agricultural production and sales.

The Commercial -Local Services (CSL) zoning on the subject property allows for a wide variety of uses but requires that agricultural production and sales seek a conditional use permit. As such, the request for a Conditional Use Permit is to allow the growing of produce and the associated sales of the produce. Future uses may be mentioned in the application package/drawings but are not currently proposed. Traffic related to the proposed CUP is expected to be minimal. General access to the site will occur from Riverview Road.

In 2007 the City Council approved a long-range planning strategy for the South Historic Business District. The subject property is part of this sub-area. Staff has concluded that the proposed agricultural production is consistent with the agricultural theme of the Comprehensive Plan and elements of the Sub-Area plan. Also, it does not prevent future development of the area which would include additional elements of the Sub-Area plan such as a mix of commercial and residential uses and a connecting pedestrian / vehicular network. Future development in this area is expected to meet the intent of the sub-area plan including associated infrastructure improvements.

Speaking in Favor:

Blake Starkenburg, 409 Judson Street Alley, Lynden

Starkenburg stated that they acquired the property a few years ago. Started hobby farming which grew into a business venture that they wanted to pursue. The Starkenburgs are excited about supplying downtown restaurants and local residents with fresh greens and produce. This all falls in-line with our passion.

Speaking in Opposition: None

Faber asked if the current operation of the farm is in that same area? How do you mitigate the dust that may be generated? Starkenburg replied, yes the current operation will be operated within the same area as shown on the plan. The mitigation methods that we have been employing for the farm has generated minimal dust. No large tractors are used, just a small BS walk behind tiller. We are hoping to employ no till methods as well, and in that environment, there will be no dust transmission to the surrounding area. Faber was satisfied with the response.

Veltkamp asked, looking at the map in the packet there appears to be two sheds and a barn proposed. Blake replied, yes, however, the only structure currently there is a 10x12 garden shed. In time, we would like to add the other structures to the site.

Veltkamp asked about the round-about shown on the map. Starkenburg stated, that is one option of many. We are still in the design process.

There was also brief discussion regarding access. Primary access to the property will be from Riverview Road. All access and parking generated by the general public must occur off of Riverview Road and not off of Judson Street Alley due to its substandard condition. Gudde stated that any existing access points that exist off of Judson Alley should be gated or otherwise blocked to prevent general access.

The Commission had no further questions.

Scott motioned to close the public hearing. Seconded by Faber and the motion passed, 6-0.

Per code, the Planning Commission and Council shall enter findings to support any recommendation or decision on a CUP application. A CUP will be granted only if the proposed use complies with the standards and criteria listed below:

- 1. The proposed use in the proposed location will not be detrimental to surrounding uses legally existing or permitted outright within the zoning district; **Commission agreed**
- 2. The proposed use, together with proposed mitigation, will not be detrimental to public health or safety and will be compatible with the surrounding area and land uses with respect to the following:
 - i) traffic and pedestrian circulation,
 - ii) noise, smoke, fumes, glare or odors generated by the proposed use,
 - iii) building and site design,
 - iv) the physical characteristics of the subject property

Commission agreed.

- 3. The proposed use is supported by adequate public facilities and services unless conditions can be established to mitigate adverse impacts to those facilities or services; **Commission agreed.**
- 4. The traffic generated by the proposed use will not cause the traffic circulation system in the vicinity to deteriorate below the adopted level of service. **Commission agreed.**
- 5. The proposed use complies with the performance standards, parking requirements, height, setback and lot coverage requirements, landscaping standards and other provisions of the Lynden Municipal Code. **Commission agreed.**
- 6. There are adequate buffering devices, as specified in the landscape standards, or other topographic characteristics, to protect the adjacent properties from adverse impacts of the proposed use. **Commission agreed.**
- 7. The proposed use will not destroy or substantially damage any natural, scenic or historic feature of major importance. **Commission agreed.**
- 8. The proposed use is generally consistent with the purposes and objectives of the City Comprehensive Plan and applicable Sub-Area Plan. **Commission agreed.**

Planning Commission Discussion:

Templeton asked Gudde if there was any information or plans for improvements to Judson Alley. Gudde replied, future development will likely require right-of-way dedication along Judson Street Alley. In addition, development in this area is expected to meet the intent of the sub-area plan including associated infrastructure improvements.

Faber motioned to recommend to the Council the approval of Conditional Use Permit #20-01, Vonstar Farms / Janstar Properties, subject to the conditions of the Technical Review Committee Report dated June 30, 2020. Seconded by Scott, and the motion passed 6-0.

B. CUP #20-02, Darigold Processing, 8455 Depot Road, Lynden

D. Veltkamp opened the public hearing.

Gudde stated that there were no comments from the public regarding this request. Gudde noted that Darigold sent out a photo to the surrounding property owners which was very helpful for clarification of the proposed project.

Gudde addressed the executive summary regarding the above noted project. Darigold Processing, through their agent John Kay, has applied for a Conditional Use Permit to request building height which exceeds what is outright permitted by 10'-6". The industrial zoning district in which the project is located allows for additional height requests to be made via conditional use permits.

The project represents an upgrade to Darigold processing equipment which is used to make dried milk products. The scope of work includes the removal of the 42-year-old chrome dryer and the construction of a concrete tower which will house a new dryer. The chrome dryer which is being removed is approximately 85 feet tall. The tallest structure on the site, a concrete tower that tops out at 140 feet tall, will remain as is. Appearance of the new tower will resemble the existing painted concrete tower. The applicant indicates that the new dryer, being enclosed, in a tower will provide mitigation for some of the industrial noise created in this area.

Speaking in Favor:

David Clemens, Darigold Processing, 8424 Depot Road, Lynden

Clemens stated if you were in the area over the last day or two, you would have noticed that the demolition of the red domed tower was underway and as of today, we have completely removed the equipment from the site. That domed tower, 42 years old, was shut down 2 ½ years ago. The new tower is needed to house the new evaporator equipment.

Speaking in Opposition: None

Faber asked, it seems as though you have identified in your application a 0.4 increase in truck traffic per day? Is that one additional truck a result of increased productivity? Clemens replied yes, with the new equipment, Darigold is able to be a bit more efficient and tweak a bit more milk through the plant. It is a minor increase, not enough to generate a notable increase in truck traffic. Faber asked if and how far out does this particular Darigold plant gather milk from? Clemens replied, we only process milk from Whatcom County. There is more milk in Whatcom County than we can process here on site. The other bit of milk that Darigold cannot handle goes south.

Clemens stated that the tower will match the color of the base of the large tower. Gudde stated that the material will be compatible with the buildings on site.

The Commission agreed that the remodel will make the appearance better.

Scott motioned to close the public hearing. Seconded by Templeton and the motion passed, 6-0.

The Planning Commission and Council shall enter findings to support any recommendation or decision on a CUP application. A conditional use permit will be granted only if the proposed use complies with the standards and criteria listed below:

1. The proposed use in the proposed location will not be detrimental to surrounding uses legally existing or permitted outright within the zoning district; **Commission had no concern.**
2. The proposed use, together with proposed mitigation, will not be detrimental to public health or safety and will be compatible with the surrounding area and land uses with respect to the following:
 - ii) traffic and pedestrian circulation,
 - iii) noise, smoke, fumes, glare or odors generated by the proposed use,
 - iv) building and site design,
 - v) the physical characteristics of the subject property**Commission had no concern.**
3. The proposed use is supported by adequate public facilities and services unless conditions can be established to mitigate adverse impacts to those facilities or services; **Commission had no concern.**
4. The traffic generated by the proposed use will not cause the traffic circulation system in the vicinity to deteriorate below the adopted level of service. **Commission had no concern.**
5. The proposed use complies with the performance standards, parking requirements, height, setback and lot coverage requirements, landscaping standards and other provisions of the Lynden Municipal Code. **Commission had no concern.**
6. There are adequate buffering devices, as specified in the landscape standards, or other topographic characteristics, to protect the adjacent properties from adverse impacts of the proposed use. **Commission had no concern.**
7. The proposed use will not destroy or substantially damage any natural, scenic or historic feature of major importance. **Commission had no concern.**
8. The proposed use is generally consistent with the purposes and objectives of the City Comprehensive Plan and applicable Sub-Area Plan. **Commission had no concern.**

Planning Commission Discussion: No additional questions.

Faber motioned to recommend to the Council the approval of Conditional Use Permit #20-02, Darigold, subject to the conditions of the Technical Review Committee Report dated June 30, 2020. Seconded by Scott, and the motion passed 6-0.

6. COMMISSIONERS CORNER

Gudde stated that the next Planning Commission meeting will take place on July 22nd at 4:00 and will be a joint meeting with the Community Development Committee and Bob Carmichael regarding the Hearing Examiner (HE) process.

Hearing examiner: Veltkamp stated that the Planning Commission has briefly talked about this idea with regards to a Hearings Examiner reviewing Appeals and the items that would go to the Board of Adjustment. Is Bob Carmichael’s version be more far reaching. Gudde, replied, yes, it is more comprehensive. The draft Ordinance includes the Board of Adjustments, some variances, appeals of the Building Official, potentially some decisions that have specific criteria such as CUP’s, and site specific rezones. There are many different options/directions that the HE process could go. The way it is drafted currently, is that the record would be established with the HE and then if it was appealed it would come back to the City Council for the appeal.

Cedarbrook: PRD Veltkamp asked for information regarding the Legal Counsel that will represent the City Staff, PC and Council for the upcoming Cedarbrook PRD hearings. Gudde stated that there are two attorneys assigned to Staff, another attorney has been assigned to the Commission and then Bob Carmichael will represent the Council. The final dates of the hearings have not yet been confirmed.

Veltkamp asked if there was a conflict of interest to have the same legal firm represent all groups of the City? Gudde replied, no.

COVID 19: Gudde addressed the current state of online meetings and stated that City Administration is planning on carrying on in a similar fashion until there is a vaccine for COVID 19. We will likely have many more virtual meetings.

7. ADJOURNMENT

Motion to adjourn by Scott / Second by Faber. Meeting adjourned at 8:35 pm.

CITY OF LYNDEN
LYNDEN CITY COUNCIL

IN RE THE CONDITIONAL USE
PERMIT REQUEST OF Blake and
Jody Starkenburg, Petitioner

NO. 20-01

FINDINGS OF FACT AND
CONCLUSIONS OF LAW

Owners of the premises known as:

LOTS A-B-C OF B.D.C. LLA AS RECORDED UNDER AF NO. 2070304692 EXC TR DAF ALL THAT PTN LOTS A-B-C OF D.B.C. LLA AS RECORDED IN AUDITORS NO. 2070304692 LY SLY OF FOLL DESC LI-COM AT 5/8 INCH REBAR WI COMPASS PT LS 32430 CAP MARKING MOST NLY COR OF PARCEL F AS SHOWN IN THE RIVERVIEW LLA AS RECORDED UNDER AF NO. 2120102778 RECORDS OF WHATCOM COUNTY, WASHINGTON. SITUATE IN WHATCOM COUNTY, WASHINGTON.

COMMONLY DESCRIBED AS: 409 Judson Street Alley, Lynden

Having made application for a Conditional Use Permit to allow the growing of produce and associated sales at the above noted address located within the CSL zone.

The Lynden Planning Commission held a public hearing on July 9, 2020 and considered the consistency of the application under LMC 19.49.020 and has determined that the application meets the criteria for granting a conditional use permit according to the findings, conditions and recommendations of the Technical Review Committee Report dated June 30, 2020.

Said request having come before the Lynden City Council on July 20, 2020, and the Lynden City Council having fully and duly considered the conditional use permit request, hereby makes the following:

I. FINDINGS OF FACT AND CONCLUSIONS OF LAW

1.01 Application. Blake and Jody Starkenburg, (“Applicant”) filed a conditional use application which was accepted by the City as complete on June 11, 2020.

1.02 Location. The Property is located 409 Judson Street Alley in Lynden, Whatcom Co., Washington as described above.

1.03 Ownership. Blake and Jody Starkenburg are the Property Owners.

1.04 Reason for Request. To allow the growing of produce and associated sales within the CSL zoning designation.

1.05 Compliance with Criteria for Granting a Conditional Use Permit. The application as presented during the public hearing complies with the criteria listed within Section 19.49.020 of the Lynden Municipal Code.

1.06 Compliance with Project Manual for Engineering Design and Development Standards. The application complies with the development standards and requirements set forth in the Project Manual for Engineering Design and Development Standards, as applicable.

1.07 Appropriate Provisions for Promoting Health, Safety and General Welfare. The application makes appropriate provisions for public health, safety and general welfare.

1.08 Open Spaces, Streets, Roads, Sidewalks and Alleys. The application makes appropriate provisions for public open spaces, roads, streets, sidewalks and alleys.

1.09 Potable Water Supplies, Sanitary Wastes and Drainage Ways. The application makes appropriate provisions for public drainage ways, potable water supplies and sanitary wastes.

1.10 Public Interest. The application is consistent with the City's comprehensive plan and the Growth Management Act. The public interest will be served by the approval of the application.

1.12 SEPA Determination. Environmental review of the proposal is not required.

The foregoing Findings of Fact and Conclusions of Law are not labeled. Those sections which are most properly considered Findings of Fact are hereby designated as such. Those sections which are most properly considered Conclusions of Law are also designated as such. From the foregoing Findings of Fact and Conclusions of Law, the Director establishes the following conditions:

II. CONDITIONS

Planning Department Comments:

1. *Screening:* Landscape screening is required on all commercial zones adjacent to residential and public use zones per LMC 19.61.090. Staff recommends that constructed elements such as equipment storage sheds and mechanical areas be screened per the code, however the screening of the remaining property be reviewed and required at the time of Design Review Application in conjunction with a proposal for a primary structure on the property.

LMC 19.61.090. Adjacent to Residential Zones: This includes the eastern property line of the subject property. Per LMC 19.61 this must be a Type II planting strip, ten feet in width. A Type II planting strip consists of one row of trees spaced a maximum of ten feet on center. The remainder of the planting strip shall be planted with plantings that will result in an attractive ground cover within two years.

LMC 19.61.090. Adjacent to Public Use Zones: On portions of the western property line adjacent to Public Use zones property the property must provide a Type III planting strip, ten feet in width. TYPE III planting strips are composed of a sight screening evergreen hedge meant to provide a sight, sound and psychological barrier between zones with some degree of incompatibility. The spacing of evergreen plants shall be such that they form a dense hedge within three years. The minimum height, at the time of planting, shall be four feet, except where the hedge would interrupt the clear vision triangle

2. *Designated Parking:* Be advised that the applicant will be required to meet all on-site parking requirements for the proposed property uses. Chapter 19.51.040 requires 4.5 parking stalls per 1000 feet of gross floor area for *retail uses* and 3 stalls per 1000 square feet (minimum of 5) for *business office use*.
 - a. Be advised, minimum parking stall requirements are 9 feet wide by 21 feet deep. These dimensions must be shown on building permit plans.
 - b. *Handicapped Parking:* Handicapped parking shall be installed in accordance with the "Regulations for Barrier-Free Facilities" as adopted by the Washington State Building Code Advisory Council or 2% of the required parking stalls, whichever is greater.
 - c. All parking must be paved.
3. *Access:* Primary access to the property will be from Riverview Road. All access and parking generated by the general public must occur off of Riverview Road and not off of Judson Street Alley due to its substandard condition. Consistent with Public Works comments, staff recommends that any existing access points that exist off of Judson Alley be gated or otherwise blocked to prevent general access.
4. *Advisory Regulations:* Chapter 19.49.020 (C) states that a Conditional Use Permit will be granted only if the proposed use complies with the standards and criteria listed in that section of code. Staff acknowledges that the applicant has responded to each of the criteria. These responses will be included in the application package.

5. *South Historic Business District Sub-Area Plan:* In 2006 the City Council approved a long-range planning strategy for the South Historic Business District. The subject property is part of this sub-area. Staff has concluded that the proposed agricultural production is consistent with the agricultural theme of the Comprehensive Plan and elements of the Sub-Area plan. Also, it does not prevent future development of the area which would include additional elements of the Sub-Area plan such as a mix of commercial and residential uses and a connecting pedestrian / vehicular network. Be advised, additional development in this area is expected to meet the intent of the sub-area plan including associated infrastructure improvements.
6. *Street / Trail Construction:* Be advised, future development on this property may require the construction and dedication of public access ways consistent with the South Historic Business District Sub-Area Plan.
7. *ROW Dedication:* Be advised, future development on this property may require right-of-way dedication along Judson Street Alley.
8. *Business License Required:* Be advised, upon approval and commencement of the conditional use, the establishment must revise the existing business license from the City of Lynden to include agricultural production and seek / modify any associated State of Washington permits.

Public Works

9. *Street Access:* Only existing accesses points can be used. No new access points (curb cuts) will be permitted onto Riverview.
10. *Street Access:* Be advised, no vehicle access to Judson Street Alley.
11. *Street Access:* Although parcels may have common ownership, if access is created which crossing adjacent parcels, appropriate easements shall be granted and recorded.
12. *Parking:* Be advised, all parking areas must be paved.
13. *Drainage:* Be advised, all development must meet City and Department of Ecology standards. Location in Nooksack drainage basin allows for treatment only.
14. *Floodplain:* Be advised, no new/additional fill can occur in the floodplain.
15. *Water Infrastructure:* Be advised, depending on use, water backflow protection device(s) will be required.
16. *Sewer Infrastructure:* Be advised, depending on use, grease trap(s) may be required.

- 17. *Infrastructure Improvements:* Be advised, future permits may require utility extensions, easements and, corridor establishments consistent with the City's adopted Comprehensive and Sub-Area plans.

Fire and Life Safety

- 18. The Fire Department has reviewed the conditional use permit application and has no comment.

Parks and Recreation

- 19. The Parks Department has reviewed the application and has no comment.

III. DECISION

Petitioner's application to allow the growing of produce and associated sales within the CSL zoning designation, on the property described herein is hereby **Approved.**

DATED: _____

Scott Korthuis
Mayor

CITY OF LYNDEN

EXECUTIVE SUMMARY



Meeting Date:	July 20, 2020	
Name of Agenda Item:	Conditional Use Permit 20-02 - Darigold Processing	
Section of Agenda:	New Business	
Department:	Planning 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:		
PC Resolution 20-05, Minutes of the July 9 PC meeting, Application packet for CUP 20-02, Findings of Fact and Conclusions of Law		
Summary Statement:		
<p>Darigold Processing, through their agent John Kay, have applied for a Conditional Use Permit to request a building height which exceeds what is outright permitted by 10'-6". The industrial zoning district in which the project is located allows for additional height requests to be made via conditional use permits (LMC 19.25.060). The new structure is proposed at a height of 70'-6" which exceeds the 60' height limitation permitted outright.</p> <p>The project represents an upgrade to Darigold processing equipment which is used to make dried milk product. The full scope of work includes the removal of the 42-year-old chrome dryer and the construction of a concrete tower which will house updated equipment to support existing production. The chrome dryer which was recently removed from the site was approximately 85 feet tall. The tallest structure on the site, a concrete tower that tops out at 140 feet tall, will remain as is.</p> <p>Appearance of the new structure will resemble the concrete portion of the existing tower. The applicant indicates that the enclosed equipment is not anticipated to add increase noise levels coming from the site.</p> <p>On July 9 the Planning Commission held a public hearing on the application. The result of the hearing was a recommendation for approval subject to the conditions outlined in the Technical Review Committee report.</p>		
Recommended Action:		
Motion to approve Conditional Use Permit 20-02 as recommended by the Planning Commission and authorize the Mayor's signature on the associated Findings of Fact and Conclusions of Law.		

CITY OF LYNDEN
PLANNING COMMISSION RESOLUTION #20-05

**A resolution of recommendation for the approval of
Conditional Use Permit 20-02, Darigold**

WHEREAS, Darigold, hereinafter called the "Proponent," submitted a complete application to the City of Lynden, hereinafter called "the City," for a conditional use permit to allow an exception to the height limitation of 60-feet to 70-feet 6 inches tall to contain milk processing equipment within the ID zoning designation.

WHEREAS, the application was determined to be complete on June 11, 2020, and the notice of application was published in the Lynden Tribune on June 24, 2020; and

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

WHEREAS, the City issued a Mitigated Determination of Non-Significance on June 19, 2020, for the proposed conditional use request, and

WHEREAS, the Lynden Planning Commission held a virtual public hearing on July 9, 2020, through Microsoft Teams, to accept public testimony on the proposed conditional use permit request, and that meeting was duly recorded;

WHEREAS, the City's Technical Review Committee has reviewed the request for the conditional use permit and has provided comments and recommendations to the Planning Commission in a report dated June 30, 2020,


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

NOW THEREFORE, BE IT RESOLVED by the Lynden Planning Commission to recommend approval by a vote of 6-0, to the Lynden City Council, of Conditional Use Permit #20-02, for Darigold, subject to conditions of the Technical Review Committee Report dated June 30, 2020.

PASSED by the Planning Commission of the City of Lynden, Whatcom County, by a vote of 6-0, at their regular meeting held on the 9th day of July 2020.



Diane Veltkamp, Chair
Lynden Planning Commission



Heidi Gudde
Planning Director

CITY OF LYNDEN

PLANNING DEPARTMENT
360-354-5532



PLANNING COMMISSION MEETING MINUTES

7:30 PM July 9, 2020
Microsoft Teams Meeting

1. CALL TO ORDER

2. ROLL CALL

Present: Tim Faber, Lynn Templeton, Blair Scott and Nikki Turner, Diane Veltkamp, Bryan Korthuis and

Absent with notice: Gerald Veltkamp

Staff Present: Gudde, Planning Director, Samec, City Planner

3. APPROVAL OF MINUTES

A. June 11, 2020

Faber motioned to approve the June 11, 2020, Planning Commission Minutes as submitted. Seconded by Korthuis and the motion passed 6-0.

4. DECLARATION OF CONFLICT

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

5. PUBLIC HEARINGS - Quasi-Judicial Item

A. CUP #20-01, Vonstar Farms, 409 Judson Street Alley

D. Veltkamp opened the public hearing.

Gudde stated that no comments were received from the public regarding this request. Janstar Properties, represented by Blake and Jody Starkenburg, have requested a Conditional Use Permit for their property located at 409 Judson Alley for agricultural production and sales.

The Commercial -Local Services (CSL) zoning on the subject property allows for a wide variety of uses but requires that agricultural production and sales seek a conditional use permit. As such, the request for a Conditional Use Permit is to allow the growing of produce and the associated sales of the produce. Future uses may be mentioned in the application package/drawings but are not currently proposed. Traffic related to the proposed CUP is expected to be minimal. General access to the site will occur from Riverview Road.

In 2007 the City Council approved a long-range planning strategy for the South Historic Business District. The subject property is part of this sub-area. Staff has concluded that the proposed agricultural production is consistent with the agricultural theme of the Comprehensive Plan and elements of the Sub-Area plan. Also, it does not prevent future development of the area which would include additional elements of the Sub-Area plan such as a mix of commercial and residential uses and a connecting pedestrian / vehicular network. Future development in this area is expected to meet the intent of the sub-area plan including associated infrastructure improvements.

Speaking in Favor:

Blake Starkenburg, 409 Judson Street Alley, Lynden

Starkenburg stated that they acquired the property a few years ago. Started hobby farming which grew into a business venture that they wanted to pursue. The Starkenburgs are excited about supplying downtown restaurants and local residents with fresh greens and produce. This all falls in-line with our passion.

Speaking in Opposition: None

Faber asked if the current operation of the farm is in that same area? How do you mitigate the dust that may be generated? Starkenburg replied, yes the current operation will be operated within the same area as shown on the plan. The mitigation methods that we have been employing for the farm has generated minimal dust. No large tractors are used, just a small BS walk behind tiller. We are hoping to employ no till methods as well, and in that environment, there will be no dust transmission to the surrounding area. Faber was satisfied with the response.

Veltkamp asked, looking at the map in the packet there appears to be two sheds and a barn proposed. Blake replied, yes, however, the only structure currently there is a 10x12 garden shed. In time, we would like to add the other structures to the site.

Veltkamp asked about the round-about shown on the map. Starkenburg stated, that is one option of many. We are still in the design process.

There was also brief discussion regarding access. Primary access to the property will be from Riverview Road. All access and parking generated by the general public must occur off of Riverview Road and not off of Judson Street Alley due to its substandard condition. Gudde stated that any existing access points that exist off of Judson Alley should be gated or otherwise blocked to prevent general access.

The Commission had no further questions.

Scott motioned to close the public hearing. Seconded by Faber and the motion passed, 6-0.

Per code, the Planning Commission and Council shall enter findings to support any recommendation or decision on a CUP application. A CUP will be granted only if the proposed use complies with the standards and criteria listed below:

- 1. The proposed use in the proposed location will not be detrimental to surrounding uses legally existing or permitted outright within the zoning district; **Commission agreed**
- 2. The proposed use, together with proposed mitigation, will not be detrimental to public health or safety and will be compatible with the surrounding area and land uses with respect to the following:
 - i) traffic and pedestrian circulation,
 - ii) noise, smoke, fumes, glare or odors generated by the proposed use,
 - iii) building and site design,
 - iv) the physical characteristics of the subject property

Commission agreed.

- 3. The proposed use is supported by adequate public facilities and services unless conditions can be established to mitigate adverse impacts to those facilities or services; **Commission agreed.**
- 4. The traffic generated by the proposed use will not cause the traffic circulation system in the vicinity to deteriorate below the adopted level of service. **Commission agreed.**
- 5. The proposed use complies with the performance standards, parking requirements, height, setback and lot coverage requirements, landscaping standards and other provisions of the Lynden Municipal Code. **Commission agreed.**
- 6. There are adequate buffering devices, as specified in the landscape standards, or other topographic characteristics, to protect the adjacent properties from adverse impacts of the proposed use. **Commission agreed.**
- 7. The proposed use will not destroy or substantially damage any natural, scenic or historic feature of major importance. **Commission agreed.**
- 8. The proposed use is generally consistent with the purposes and objectives of the City Comprehensive Plan and applicable Sub-Area Plan. **Commission agreed.**

Planning Commission Discussion:

Templeton asked Gudde if there was any information or plans for improvements to Judson Alley. Gudde replied, future development will likely require right-of-way dedication along Judson Street Alley. In addition, development in this area is expected to meet the intent of the sub-area plan including associated infrastructure improvements.

Faber motioned to recommend to the Council the approval of Conditional Use Permit #20-01, Vonstar Farms / Janstar Properties, subject to the conditions of the Technical Review Committee Report dated June 30, 2020. Seconded by Scott, and the motion passed 6-0.

B. CUP #20-02, Darigold Processing, 8455 Depot Road, Lynden

D. Veltkamp opened the public hearing.

Gudde stated that there were no comments from the public regarding this request. Gudde noted that Darigold sent out a photo to the surrounding property owners which was very helpful for clarification of the proposed project.

Gudde addressed the executive summary regarding the above noted project. Darigold Processing, through their agent John Kay, has applied for a Conditional Use Permit to request building height which exceeds what is outright permitted by 10'-6". The industrial zoning district in which the project is located allows for additional height requests to be made via conditional use permits.

The project represents an upgrade to Darigold processing equipment which is used to make dried milk products. The scope of work includes the removal of the 42-year-old chrome dryer and the construction of a concrete tower which will house a new dryer. The chrome dryer which is being removed is approximately 85 feet tall. The tallest structure on the site, a concrete tower that tops out at 140 feet tall, will remain as is. Appearance of the new tower will resemble the existing painted concrete tower. The applicant indicates that the new dryer, being enclosed, in a tower will provide mitigation for some of the industrial noise created in this area.

Speaking in Favor:

David Clemens, Darigold Processing, 8424 Depot Road, Lynden

Clemens stated if you were in the area over the last day or two, you would have noticed that the demolition of the red domed tower was underway and as of today, we have completely removed the equipment from the site. That domed tower, 42 years old, was shut down 2 ½ years ago. The new tower is needed to house the new evaporator equipment.

Speaking in Opposition: None

Faber asked, it seems as though you have identified in your application a 0.4 increase in truck traffic per day? Is that one additional truck a result of increased productivity? Clemens replied yes, with the new equipment, Darigold is able to be a bit more efficient and tweak a bit more milk through the plant. It is a minor increase, not enough to generate a notable increase in truck traffic. Faber asked if and how far out does this particular Darigold plant gather milk from? Clemens replied, we only process milk from Whatcom County. There is more milk in Whatcom County than we can process here on site. The other bit of milk that Darigold cannot handle goes south.

Clemens stated that the tower will match the color of the base of the large tower. Gudde stated that the material will be compatible with the buildings on site.

The Commission agreed that the remodel will make the appearance better.

Scott motioned to close the public hearing. Seconded by Templeton and the motion passed, 6-0.

The Planning Commission and Council shall enter findings to support any recommendation or decision on a CUP application. A conditional use permit will be granted only if the proposed use complies with the standards and criteria listed below:

1. The proposed use in the proposed location will not be detrimental to surrounding uses legally existing or permitted outright within the zoning district; **Commission had no concern.**
2. The proposed use, together with proposed mitigation, will not be detrimental to public health or safety and will be compatible with the surrounding area and land uses with respect to the following:
 - ii) traffic and pedestrian circulation,
 - iii) noise, smoke, fumes, glare or odors generated by the proposed use,
 - iv) building and site design,
 - v) the physical characteristics of the subject property**Commission had no concern.**
3. The proposed use is supported by adequate public facilities and services unless conditions can be established to mitigate adverse impacts to those facilities or services; **Commission had no concern.**
4. The traffic generated by the proposed use will not cause the traffic circulation system in the vicinity to deteriorate below the adopted level of service. **Commission had no concern.**
5. The proposed use complies with the performance standards, parking requirements, height, setback and lot coverage requirements, landscaping standards and other provisions of the Lynden Municipal Code. **Commission had no concern.**
6. There are adequate buffering devices, as specified in the landscape standards, or other topographic characteristics, to protect the adjacent properties from adverse impacts of the proposed use. **Commission had no concern.**
7. The proposed use will not destroy or substantially damage any natural, scenic or historic feature of major importance. **Commission had no concern.**
8. The proposed use is generally consistent with the purposes and objectives of the City Comprehensive Plan and applicable Sub-Area Plan. **Commission had no concern.**

Planning Commission Discussion: No additional questions.

Faber motioned to recommend to the Council the approval of Conditional Use Permit #20-02, Darigold, subject to the conditions of the Technical Review Committee Report dated June 30, 2020. Seconded by Scott, and the motion passed 6-0.

6. COMMISSIONERS CORNER

Gudde stated that the next Planning Commission meeting will take place on July 22nd at 4:00 and will be a joint meeting with the Community Development Committee and Bob Carmichael regarding the Hearing Examiner (HE) process.

Hearing examiner: Veltkamp stated that the Planning Commission has briefly talked about this idea with regards to a Hearings Examiner reviewing Appeals and the items that would go to the Board of Adjustment. Is Bob Carmichael’s version be more far reaching. Gudde, replied, yes, it is more comprehensive. The draft Ordinance includes the Board of Adjustments, some variances, appeals of the Building Official, potentially some decisions that have specific criteria such as CUP’s, and site specific rezones. There are many different options/directions that the HE process could go. The way it is drafted currently, is that the record would be established with the HE and then if it was appealed it would come back to the City Council for the appeal.

Cedarbrook: PRD Veltkamp asked for information regarding the Legal Counsel that will represent the City Staff, PC and Council for the upcoming Cedarbrook PRD hearings. Gudde stated that there are two attorneys assigned to Staff, another attorney has been assigned to the Commission and then Bob Carmichael will represent the Council. The final dates of the hearings have not yet been confirmed.

Veltkamp asked if there was a conflict of interest to have the same legal firm represent all groups of the City? Gudde replied, no.

COVID 19: Gudde addressed the current state of online meetings and stated that City Administration is planning on carrying on in a similar fashion until there is a vaccine for COVID 19. We will likely have many more virtual meetings.

7. ADJOURNMENT

Motion to adjourn by Scott / Second by Faber. Meeting adjourned at 8:35 pm.

CITY OF LYNDEN
LYNDEN CITY COUNCIL

IN RE THE CONDITIONAL USE
PERMIT REQUEST OF Darigold
Processing, Petitioner

NO. 20-02

FINDINGS OF FACT AND
CONCLUSIONS OF LAW

Owners of the premises known as:

HAWLEY'S ADD TO LYNDEN-E 10 FT OF LOT 6-LOTS 7 THRU 12 BLK 21-
TOG WI VAC ALLEY ABTG SD LOTS ON N-N 1/2 ALLEY ABTG W 40 FT LOT
6-TOG WI VAC N 1/2 PINE ST ABTG ON S AS VAC ORD 1422 AF
2120701934-SUBJ TO ESMT TO CITY OF LYNDEN REC AF 1160514-THAT
PTN BEAP IN. ALL SITUATE IN WHATCOM COUNTY, WASHINGTON.

COMMONLY DESCRIBED AS: 8455 Depot Road, Lynden.

Having made application for a Conditional Use Permit to exceed the height limitation of 60-feet to 70-feet 6 inches tall to contain milk processing equipment.

The Lynden Planning Commission held a public hearing on July 9, 2020 and considered the consistency of the application under LMC 19.49.020 and has determined that the application meets the criteria for granting a conditional use permit according to the findings, conditions and recommendations of the Technical Review Committee Report dated June 30, 2020.

Said request having come before the Lynden City Council on July 20, 2020, and the Lynden City Council having fully and duly considered the conditional use permit request, hereby makes the following:

I. FINDINGS OF FACT AND CONCLUSIONS OF LAW

1.01 Application. Darigold Processing, ("Applicant") filed a conditional use application which was accepted by the City as complete on June 11, 2020.

1.02 Location. The Property is located 8455 Depot Road in Lynden, Whatcom Co., Washington as described above.

1.03 Ownership. Darigold are the Property Owners.

1.04 Reason for Request. To allow a conditional use permit to exceed the height limitation of 60-feet to 70-feet 6 inches tall to contain milk processing equipment. This property is located within the ID zone.

1.05 Compliance with Criteria for Granting a Conditional Use Permit. The application as presented during the public hearing complies with the criteria listed within Section 19.49.020 of the Lynden Municipal Code.

1.06 Compliance with Project Manual for Engineering Design and Development Standards. The application complies with the development standards and requirements set forth in the Project Manual for Engineering Design and Development Standards, as applicable.

1.07 Appropriate Provisions for Promoting Health, Safety and General Welfare. The application makes appropriate provisions for public health, safety and general welfare.

1.08 Open Spaces, Streets, Roads, Sidewalks and Alleys. The application makes appropriate provisions for public open spaces, roads, streets, sidewalks and alleys.

1.09 Potable Water Supplies, Sanitary Wastes and Drainage Ways. The application makes appropriate provisions for public drainage ways, potable water supplies and sanitary wastes.

1.10 Public Interest. The application is consistent with the City’s comprehensive plan and the Growth Management Act. The public interest will be served by the approval of the application.

1.12 SEPA Determination. Environmental review of the proposal was performed and a Mitigated Determination of Non-Significance was issued on June 19, 2020.

The foregoing Findings of Fact and Conclusions of Law are not labeled. Those sections which are most properly considered Findings of Fact are hereby designated as such. Those sections which are most properly considered Conclusions of Law are also designated as such. From the foregoing Findings of Fact and Conclusions of Law, the Director establishes the following conditions:

II. CONDITIONS

Planning Department Comments:

1. *Application Type:* For clarification please note, although the applicant, at one point, refers to the request as a “variance”, the Lynden Municipal Code allows the request to be made as a Conditional Use. Criteria for a variance request are held to a different standard than conditional use requests.
2. *CUP Criteria:* Staff acknowledges that the applicant has provided responses to the CUP criteria. These will be included in the application package that moves forward to public hearing.
3. *Architecture:* Staff recommends that the Permit be conditioned to include a requirement that the color and materials of the new tower be compatible with

that of the existing concrete tower to create a consistent, unobtrusive appearance.

4. *Environmental Review:* Staff acknowledges that the applicant has filed a SEPA checklist and supporting information for the project. The additional 10.5' of requested building height was not found to impose detrimental impacts to the environment. The public comment period will continue through July 8, 2020.
5. *Screening:* As the base of the tower will be located within an existing building, no residential property is adjacent to the subject site, and the height of the tower exceeds what can be practically screened, staff is not proposing additional screening requirements associated with this CUP request.
6. *Performance Standards:* Be advised, like other industrial properties, Darigold Processing is subject to the performance standards listed in LMC 19.25.040 and 19.25.050. These standards relate to acceptable levels of air emissions, vibrations, heat, glare, and noise levels.

Public Works Department

7. *Stormwater Infrastructure:* Be advised, future construction of tower and associated structure must meet City and Department of Ecology standards.
8. *Utilities - Water:* Be advised, if future structure increases/changes demand for water, studies may be required to see if impacts to the City system require remediation.
9. *Utilities - Sanitary Sewer:* Be advised, if future structure increases/changes sewer discharge quantity and/or concentration studies may be required to see if impacts to the City system require remediation.
10. *Industrial Discharge:* If future construction increases/changes volume and/or concentrations of condensate of whey (COW water), studies may be required to determine impacts to the City system.

Fire and Life Safety

11. *No Comments:* The Fire Department has reviewed the Conditional Use application and has no comment. Complete Fire review will occur at the time of building permit.

Parks and Recreation

12. *No Comments:* The Parks Department has reviewed the application and has no comment.

III. DECISION

Petitioner's application for a conditional use permit to exceed the height limitation of 60-feet to 70-feet 6 inches tall to contain milk processing equipment, on the property described herein is hereby **Approved**.

DATED: _____

Scott Korthuis
Mayor

CITY OF LYNDEN



TECHNICAL REVIEW COMMITTEE Development Project Report

Date Issued:	June 30, 2020
Project Name:	CUP #20-02, Darigold
Applicant:	John Kay, Agent, Magellan Architects
Property Owner:	Darigold
Site Address:	8455 Depot Road, Lynden
Parcel Number	400320-249485
Zoning Designation:	ID
Application Type:	Conditional Use Permit (CUP)
Parcel Size:	N/A
Hearing Type:	Quasi-Judicial
Hearing Objective:	The objective of this public hearing is to determine whether the proposed Conditional Use Permit meets the criteria found within Section 19.49.020 of the Lynden Municipal Code.
Date application determined complete:	June 11, 2020
Date of Publication:	June 24, 2020
SEPA Determination:	June 19, 2020
Project Description:	The applicant is requesting a conditional use permit to exceed the height limitation of 60-feet to 70-feet 6 inches tall to contain milk processing equipment.

Notification Requirements:

Staff acknowledges that the applicant submitted a complete Conditional Use Permit application on June 11, 2020 which was subsequently reviewed by staff. The City also received proof of public notices via certified mailing and the affidavit of posting in accordance with the City's requirements.

Project Summary:

The subject property is zoned Industrial District (ID) which has a building height limitation of 60 feet. However, the district allows for additional height to be sought through a Conditional Use Permit (CUP).

Staff understands that Darigold Processing, through their agent John Kay, is seeking a CUP to construct a new processing tower to a height of 70.5-feet - exceeding the height limitation by 10'-6". Tower construction will occur in conjunction with the removal an 85-foot existing metal milk drying structure on the same site.

The application states that the new tower will rise out of an existing building on the Darigold site. The new tower will offer containment of noise and odors that the current milk processing equipment is not able to provide. It will be similar in appearance to the tallest structure on site – an existing concrete tower which reaches 140 feet in height.

In accordance with Chapter 17.15 LMC, the proposed action was reviewed for concurrency and should the conditions listed within this report be met, a finding of concurrency will be made in accordance with Section 17.15.060(C)(3).

Applicant – Please provide written responses the following staff comments. Advisory comments should be noted as acknowledged or understood.

Planning Department Comments:

1. *Application Type:* For clarification please note, although the applicant, at one point, refers to the request as a “variance”, the Lynden Municipal Code allows the request to be made as a Conditional Use. Criteria for a variance request are held to a different standard than conditional use requests.
2. *CUP Criteria:* Staff acknowledges that the applicant has provided responses to the CUP criteria. These will be included in the application package that moves forward to public hearing.
3. *Architecture:* Staff recommends that the Permit be conditioned to include a requirement that the color and materials of the new tower be compatible with that of the existing concrete tower to create a consistent, unobtrusive appearance.
4. *Environmental Review:* Staff acknowledges that the applicant has filed a SEPA checklist and supporting information for the project. The additional 10.5’ of requested building height was not found to impose detrimental impacts to the environment. The public comment period will continue through July 8, 2020.
5. *Screening:* As the base of the tower will be located within an existing building, no residential property is adjacent to the subject site, and the height of the tower exceeds what can be practically screened, staff is not proposing additional screening requirements associated with this CUP request.

- 6. *Performance Standards:* Be advised, like other industrial properties, Darigold Processing is subject to the performance standards listed in LMC 19.25.040 and 19.25.050. These standards relate to acceptable levels of air emissions, vibrations, heat, glare, and noise levels.

Fire and Life Safety

- 7. *No Comments:* The Fire Department has reviewed the Conditional Use application and has no comment. Complete Fire review will occur at the time of building permit.

Parks and Recreation

- 8. *No Comments:* The Parks Department has reviewed the application and has no comment.

Public Works Department

- 9. *Stormwater Infrastructure:* Be advised, future construction of tower and associated structure must meet City and Department of Ecology standards.
- 10. *Utilities - Water:* Be advised, if future structure increases/changes demand for water, studies may be required to see if impacts to the City system require remediation.
- 11. *Utilities - Sanitary Sewer:* Be advised, if future structure increases/changes sewer discharge quantity and/or concentration studies may be required to see if impacts to the City system require remediation.
- 12. *Industrial Discharge:* If future construction increases/changes volume and/or concentrations of condensate of whey (COW water), studies may be required to determine impacts to the City system.



City of Lynden

Conditional Use Permit Application

General Information:

Property Owner

Name: DARIGOLD PROCESSING

Address: 8424 DEPOT RD, LYNDEN, WA 98264

Telephone Number: 360-354-2151 Fax Number: _____

E-mail Address: DAVID.CLEMENS@DARIGOLD.COM

Applicant (Agent, Land Surveyor or Engineer)

Name: JOHN KAY

Address: 8383 158TH AVE NE, #280, REDMOND, WA 98052

Telephone Number: 425-885-4300 Fax Number: _____

E-mail Address: JOHN@MAGELLANARCHITECTS.COM

Who is the primary contact for this project? This person will receive all official correspondence for the project. Property owner Applicant

Property Information

Project Location (street address / block range): 8455 DEPOT RD, LYNDEN, WA 98264

Legal Description (attach if necessary): HAWLEY'S ADD TO LYNDEN-E 10 FT OF LOT 6-LOTS 7 THRU 12 BLK 21-TOG WI VAC ALLEY ABTG SD LOTS ON N-N 1/2 ALLEY ABTG W 40 FT LOT 6-TOG WI VAC N 1/2 PINE ST ABTG ON S AS VAC ORD 1422 AF 2120701934-SUBJ TO ESMT TO CITY OF LYNDEN REC AF 1160514-THAT PTN BEAP IN

Assessor's Parcel Number: 4003202494850000 Zoning Designation: ID (INDUSTRIAL DISTRICT)

Parcel Square Footage: 113,520 S.F. Property Dimensions: _____

Applicable Sub-Area: N/A Building/Structure Size: 215,720 S.F.

Height of Structure: 70'-6" Addition Size: 1,150 S.F.

Please describe request in detail: X CUP Criteria must be attached
Please see included document for addresses within 300ft of this parcel's property line.

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

Applicant's Signature: *John E. Kay* Date: 05-18-2020

PRE-APPLICATION MEETING DATE: _____ HEARING DATE: _____
(APPLICATIONS WILL NOT BE ACCEPTED WITHOUT A PRE-APPLICATION MEETING)

FEE'S (CONDITIONAL USE PERMIT \$400.00 BASE FEE OR FINAL REVIEW COST) DATE PAID: _____ RECEIPT # _____

June 24th, 2020

Dear Neighbor,

We are writing to notify you of a renovation project to take place at the Darigold Processing Plant in the near future. We have planned for the demolition of the existing and outdated 85'-0" tall chrome milk dryer currently visible on site, which will be replaced by a new concrete tower of 70'-6". This new tower does exceed the height limit by 10'-6" but will remain shorter than both the milk dryer and the existing concrete/metal panel tower. This renovation will generate little to no operational impact to the facility both during and after construction. Please see the image below.

There is a public hearing (for CUP #20-02 and SEPA #20-07) with the Lynden Planning Commission tentatively scheduled for July 9th, 2020 at 7:30 P.M. at the City of Lynden City Hall Annex, 205 4th Street. There is an open comment period between the date of this letter and the date of the hearing.

Sincerely,



John Kay
Architect
Magellan Architects



May 18th, 2020

City of Lynden
300 4th St
Lynden, WA 98264

To whom it may concern,

We would like a variance to the height limitation for this project at the Darigold Processing Plant. We are proposing the construction of a tower that is 70'-6" tall to contain the milk processing equipment. This new tower will be constructed of concrete and will offer containment of noise and odors that the current milk processing equipment is not able to provide. The operation of this new tower will not impact traffic in the surrounding area. This new tower will exceed the height limitation of 60'-0" by 10'-6". Currently on this site there is a tower that is 140'-0". The tower we are proposing will be adjacent to the large tower.

Sincerely,



John Kay
Senior Project Manager
Magellan Architects

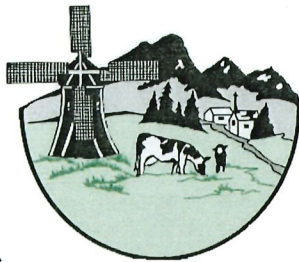
I trust that the above responses will be enough to complete the review of this project. Should there be further questions or clarifications needed please do not hesitate to contact me directly at 425-885-4300 or via email at john@magellanarchitects.com.

Sincerely,



John Kay

Sr. Project Manager
Magellan Architects



City of Lynden

Critical Areas Checklist

e

Section: 20 Township: T40N Range: R03E Parcel Number: 4003202494850000

Site Address: 8455 DEPOT RD, LYNDEN, WA 98264

Proposed Uses: ID (INDUSTRIAL DISTRICT)

Please answer the following questions concerning Critical Area indicators *located on or within 200-feet of the project area*:

- a. Are you aware of any environmental documentation that has been prepared related to critical areas that includes the subject area? (If yes, please attach a list of document titles).
 Yes No Unknown
- b. Are there any surface waters (including year-round and seasonal streams, lakes, ponds, swamps)?
 Yes No Unknown
- c. Is there vegetation that is associated with wetlands?
 Yes No Unknown
- d. Have any wetlands been identified?
 Yes No Unknown
- e. Are there areas where the ground is consistently inundated or saturated with water?
 Yes No Unknown
- f. Are there any State or Federally listed sensitive, endangered, or threatened species and habitats?
 Yes No Unknown
- g. Are there slopes of 15% or greater?
 Yes No Unknown
- h. Is the project located within a Flood Hazard Zone?
 Yes No Unknown
- i. Do you know of any landslide hazard areas?
 Yes No Unknown

I grant permission to the field inspector to enter the building site to determine the presence or absence of critical areas.

I understand that if the information on this form is later determined to be incorrect, the project or activity may be subject to conditions or denial as necessary to meet the requirements of Chapter 16.16 of the Lynden Critical Areas Ordinance.


Applicant's Signature

05-15-2020
Date



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

19.49.020 Standards and criteria for granting a CUP

- A. Certain uses may be allowed by a CUP granted by the City Council, after it receives the recommendation of the Planning Commission. The Planning Commission shall issue its recommendation after a public hearing on the CUP application. In the application and during the hearing process, it shall be clearly shown by the applicant that the proposed use is not detrimental to the surrounding area or a liability to adjacent uses. For the purpose of this ordinance, the surrounding area, or neighborhood, means those parcels that are in close proximity to the subject parcel.
- B. An application for a CUP may be made only for those uses specified under the conditional use section of the appropriate zoning district.
- C. The Planning Commission and Council shall enter findings to support any recommendation or decision on a CUP application. Conditions may be attached to CUP approvals to mitigate any adverse impacts, protect surrounding properties and to promote the general welfare of the public. A CUP will be granted only if the proposed use complies with the standards and criteria listed below. The applicant shall bear the burden of proof in all CUP proceedings:

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

- 1. The proposed use in the proposed location will not be detrimental to surrounding uses legally existing or permitted outright within the zoning district.

PROPOSAL IS TO REMOVE EXISITING DEHYDRATING MILK EQUIPMENT AT 80'-0"-TO-85'-0" HIGH AND REPLACE WITH AN APPROXIMATELY 70'-6" TALL PAINTED CONCRETE TOWER COVERING 1,150 SQUARE FEET. ALSO 8,514 SQUARE FEET OF ROOFING TO BE REPLACED FOR THE NEW ROOF DRAINAGE IMPACTED BY THE NEW TOWER. PROPOSED TOWER IS INTERNAL TO THE EXISTING BUILDING. IT IS PROPOSED THAT THIS NEW TOWER WILL NOT PRODUCE ANY NEW CONCERNS OF NOISE OR SMELL. PROPOSED USES ALIGN WITH THE ZONING OF INDUSTRIAL DISTRICT, WHICH IS CONSISTENT WITH SURROUNDING PROPERTIES ALONG DEPOT RD AND THE NOTRTH SIDE OF MAIN STREET.

- 2. The proposed use, together with proposed mitigation, will not be detrimental to public health or safety and will be compatible with the surrounding area and land uses with respect to the following:

- a. Traffic and pedestrian circulation;

ADDITIONAL DAILY TRUCK TRAFFIC WILL CONSIST OF 0.4 ADDITIONAL TRIPS PER DAY. NO CHANGE TO EXISTING CIRCULATION AROUND THE SITE PERIMETER.

b. Noise, smoke, fumes, glare or odors generated by the proposed use;

NONE, THIS PROPOSAL REPLACES AN EXISTING 80'-0"-TO-85'-0" REFLECTIVE EQUIPEMENT STRUCTURE WITH A 70'-6" PAINTED CONCRETE TOWER THAT ENCLOSSES PROCESSING EQUIPMENT AND RELATED OPERATIONAL NOISES. NO KNOWN LIGHT OR GLARE WILL BE PRODUCED FOR THIS PROPOSED PROJECT.

c. Building and site design; and

PROPOSED PROJECT BUILDING AND SITE DESIGN WILL BE INTERNAL TO EXISTING BUILDINGS. PROPOSED BUILDING WILL BE APPROXIMATELY 70'-6" IN HEIGHT. EXTERIOR BUILDING MATERIALS PROPOSED ARE CONCRETE AND TPO ROOF.

d. The physical characteristics of the subject property.

SUBJECT PROPERTY CONSISTS OF AN INDUSTRIAL BUILDING WITH AN EXISTING PAINTED CONCRETE TOWER OF APPROXIMATELY 140'-0".

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

CORRECT, IT HAS ADEQUATE SERVICES AND FACILITIES.

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

EXISTING PEAK-HOUR COUNTS FOR TRUCK TRAFFIC ARE CURRENTLY AVERAGING 2.4 TRIPS PER DAY. CURRENTLY, TURNING MOVEMENTS ARE DONE RARELY ON ADJACENT STREETS AND PRIMARILY OCCUR WITHIN PROPERTY LIMITS. ESTIMATED PEAK-HOUR COUNTS WILL CONSIST OF 0.4 ADDITIONAL TRIPS PER DAY. TURNING MOVEMENTS WILL BE DONE RARELY ON ADJACENT STREETS AND PRIMARILY OCCUR WITHIN PROPERTY LIMITS.

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

THE PROPOSED USE COMPLIES WITH ALL ITEMS ABOVE, ASIDE FROM THE HEIGHT REQUIREMENT OF THE LYNDEN MUNICIPAL CODE OF 60'-0". THERE IS AN EXISTING 140'-0" TOWER ON THE SITE AND WE ARE REQUESTING A VARIANCE TO THE HEIGHT LIMITATION FOR THE NEW PROPOSED TOWER HEIGHT OF 70'-6".

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

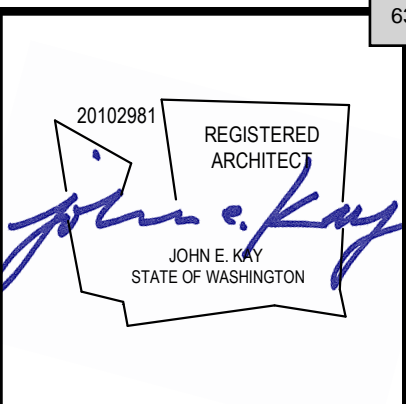
NO CHANGE TO EXISTING. PROPOSED PROJECT BUILDING WILL BE INTERNAL TO EXISTING BUILDINGS ONSITE.

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

CORRECT.

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

CORRECT.



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DARIGOLD PROCESSING

1977 DRYER STRUCTURE

8455 DEPOT RD
LYNDEN, WA 98264



DEFERRED SUBMITTALS PROJECT TEAM SCOPE OF WORK GENERAL NOTES PROJECT DATA SHEET INDEX

THE GENERAL CONTRACTOR (GC) SHALL BE RESPONSIBLE FOR VERIFYING EXISTING FIELD CONDITIONS AND COORDINATING ALL DEFERRED SUBMITTALS. THE GC'S SUBCONTRACTOR(S) SHALL BE RESPONSIBLE FOR VERIFYING COMPLIANCE WITH LOCAL AUTHORITIES AND ALL CURRENT CODES, REGULATIONS AND REQUIREMENTS.

DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER TO INCLUDE 8 OUNCES OF DILETTANTE MILK CHOCOLATE TRUFFLES OR AN APPROVED EQUAL PER 5 PAGES OF SUBMITTAL. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

GC AND/OR SUBCONTRACTORS TO COORDINATE PRE-CONSTRUCTION MEETING WITH FIRE MARSHAL SERVICES STAFF AND APPLY FOR AND OBTAIN APPROPRIATE ANCILLARY PERMITS PRIOR TO COMMENCING CONSTRUCTION.

MECHANICAL & PLUMBING:

1. THE MECHANICAL & PLUMBING WORK FOR THE PROJECT SHALL BE PERFORMED AS DESIGN-BUILD. THE GC SHALL SUBMIT WITH THE BID A PROPOSED HVAC AND PLUMBING DRAWING THAT COORDINATES WITH THE ARCHITECTURAL DRAWINGS AND COMPLES WILL ALL CODES, REGULATIONS AND REQUIREMENTS.
2. THE GC'S MECHANICAL SUBCONTRACTOR WILL BE RESPONSIBLE FOR APPLYING FOR AND SECURING ALL NECESSARY MECHANICAL PERMITS.
3. THE GC'S PLUMBING SUBCONTRACTOR WILL BE RESPONSIBLE FOR APPLYING FOR AND SECURING ALL NECESSARY PLUMBING PERMITS.

ELECTRICAL:

1. THE ELECTRICAL WORK FOR THE PROJECT SHALL BE PERFORMED AS DESIGN-BUILD. THE GC SHALL SUBMIT WITH THE BID A PROPOSED ELECTRICAL DRAWING THAT COORDINATES WITH THE ARCHITECTURAL DRAWINGS AND COMPLES WILL ALL CODES, REGULATIONS AND REQUIREMENTS.
2. THE GC'S ELECTRICAL SUBCONTRACTOR WILL BE RESPONSIBLE FOR APPLYING FOR AND SECURING ALL NECESSARY ELECTRICAL PERMITS.

FIRE PROTECTION/FIRE ALARM:

1. THE FIRE PROTECTION & FIRE ALARM WORK FOR THE PROJECT SHALL BE PERFORMED AS DESIGN-BUILD. THE GC SHALL SUBMIT WITH THE BID A PROPOSED FIRE PROTECTION DRAWING THAT COORDINATES WITH THE ARCHITECTURAL DRAWINGS AND COMPLES WILL ALL CODES, REGULATIONS AND REQUIREMENTS.
2. THE GC'S FIRE PROTECTION SUBCONTRACTOR WILL BE RESPONSIBLE FOR APPLYING FOR AND SECURING ALL NECESSARY FIRE PROTECTION PERMITS.

MANUFACTURED STAIRS:

1. THE INTERIOR STAIR DESIGN AND ENGINEERING FOR THE PROJECT SHALL BE PERFORMED AS DESIGN-BUILD. THE GC SHALL SUBMIT WITH THE BID PROPOSED MANUFACTURED STAIR DESIGN DRAWINGS AND ENGINEERING THAT COORDINATE WITH THE ARCHITECTURAL DRAWINGS.
2. THE GC'S STAIR SUBCONTRACTOR WILL BE RESPONSIBLE FOR APPLYING FOR AND SECURING ALL ASSOCIATED AND NECESSARY PERMITS.

EMERGENCY RESPONDER RADIO COVERAGE (900 MHZ RADIO COVERAGE)

1. THE EMERGENCY RESPONDER RADIO COVERAGE (ERRC) SYSTEM WORK FOR THE PROJECT SHALL BE PERFORMED AS-DESIGN BUILD. THE GC SHALL SUBMIT WITH THE BID A PROPOSED EMERGENCY RESPONDER RADIO COVERAGE SYSTEM DRAWING THAT COORDINATES WITH THE ARCHITECTURAL DRAWINGS AND COMPLES WITH ALL CODES, REGULATIONS AND REQUIREMENTS.
2. THE GC'S ERRC SUBCONTRACTOR WILL BE RESPONSIBLE FOR APPLYING FOR AND SECURING ALL NECESSARY PERMITS.

CONCRETE:

1. ALL CONCRETE MIX DESIGNS SHALL CONFORM TO THE STRUCTURAL REQUIREMENTS AND DRAWINGS.
2. THE GENERAL CONTRACTOR SHALL PROVIDE CONCRETE MIX DESIGN SUBMITTALS FOR ARCHITECT'S AND DESIGNER'S REVIEW AND APPROVAL.
3. ALLOW MINIMUM FIVE (5) WORKING DAYS FOR SUBMITTAL REVIEW AND RESPONSE.

APPLICANT:
DARIGOLD PROCESSING
8424 DEPOT RD
LYNDEN, WA 98264
TEL: 360-354-2151
CONTACT: DAVID CLEMENS
DAVID.C.LEMENS@DARIGOLD.COM

ARCHITECT:
MAGELLAN ARCHITECTS
8393 158th AVENUE NE, #200
REDMOND, WA 98052
TEL: 425-885-4300
ARCH. OF RECORD: PEDRO CASTRO
CONTACT: JOHN KAY
JOHN@MAGELLANARCHITECTS.COM

STRUCTURAL ENGINEER:
PSM ENGINEERS
2200 56TH AVE, SUITE 601
SEATTLE, WA 98121
TEL: 206
CONTACT: DAVID STUBBS
MOST@PSM-ENGINEERS.COM

GENERAL CONTRACTOR:
HANSON-RICE, INC.
1717 E CHISHOLM DR
NAPAVA, ID 83687
TEL: 208-442-4287
CONTACT: LATE HERRICK
LHERRICK@HANSON-RICE.COM

JURISDICTION CONTACTS:
CITY OF LYNDEN - PUBLIC WORKS DEPARTMENT
300 4TH STREET
LYNDEN, WA 98264
PLANNING: XX
BUILDING: XX
FIRE: XX

THE PROJECT SHALL BE TO DEMO THE 1977 DRYER STRUCTURE AT THE WEST BAY, DARIGOLD PLANT IN LYNDEN, WA AND DESIGN A NEW TOWER WITH A MINIMUM HEIGHT OF 30 FT ABOVE EXISTING STRUCTURE TO ACCOMMODATE DARIGOLD EQUIPMENT. NEW HEIGHT OF TOWER IS 70'-0".

DESIGN CODES

DESIGN CODES:

- 2015 INTERNATIONAL BUILDING CODE
- 2015 INTERNATIONAL FIRE CODE
- 2015 INTERNATIONAL MECHANICAL CODE
- 2015 UNIFORM PLUMBING CODE
- 2015 WASHINGTON STATE ENERGY CODE
- 2017 NATIONAL ELECTRICAL CODE
- 2009 ANSI A117.1-2009 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

A. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL GOVERNING BUILDING CODES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK THAT HAS BEEN PERFORMED WHICH DOES NOT MEET THESE CODES AND REGULATIONS.

B. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE TO THE ARCHITECT'S CONSTRUCTION DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR REPORTING IMMEDIATELY TO THE ARCHITECT ANY DISCREPANCIES OR DETAILS WHICH DO NOT MEET BUILDING CODES AND CONSTRUCTION STANDARDS.

C. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. IN THE EVENT OF CONFLICTS OR CHANGES BETWEEN DETAILS, OR BETWEEN THE PLANS AND SPECIFICATIONS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.

D. THE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES AND PIPING BEFORE BEGINNING WORK.

E. THE GC SHALL COORDINATE ALL OPERATIONS WITH THE OWNER, INCLUDING AREA FOR WORK, MATERIALS STORAGE, AND ACCESS TO AND FROM THE WORK. SPECIAL CONDITIONS OR NOISY WORK, TRUCKING OF WORK AND INTERRUPTION OF MECHANICAL AND ELECTRICAL SERVICES, NOISY OR DISRUPTIVE WORK SHALL BE SCHEDULED AT LEAST ONE (1) WEEK IN ADVANCE OF THE TIME WORK IS TO COMMENCE.

F. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HIGHEST STANDARD OF WORKMANSHIP IN GENERAL AND WITH SUCH STANDARDS AS ARE SPECIFIED.

G. GC SHALL SUBMIT SAMPLES OF ALL FINISHES OF SUCH SIZE AND NUMBER THAT THEY REPRESENT A REASONABLE DISTRIBUTION OF COLOR RANGES AND PATTERN PRIOR TO INSTALLATION FOR ARCHITECT'S APPROVAL. GC SHALL PROVIDE SHOP DWGS AND PRODUCT DATA FOR ARCHITECT'S APPROVAL ON ALL SPECIAL ITEMS REQUIRING CUSTOM FABRICATION (SHALL INCLUDE RATED FIRE DOORS AND HARDWARE).

H. EXISTING WORK DAMAGED AS A RESULT OF WORK DONE UNDER THIS CONTRACT SHALL BE REPAIRED TO ORIGINAL CONDITION AND FINISHED TO MATCH ADJACENT FINISHES. SUBJECT TO ARCHITECT'S APPROVAL, AND AT NO ADDITIONAL COST TO THE OWNER, ALL REPLACEMENT MATERIALS REQUIRED TO MATCH EXISTING MATERIALS SHALL DO SO WITH RESPECT TO TYPE, PATTERN, TEXTURE, SIZE, SHAPE, COLOR AND METHOD OF INSTALLATION INsofar AS PRACTICABLE, AND SHALL BE APPROVED BY THE ARCHITECT AND OWNER PRIOR TO INSTALLATION.

I. MATERIALS, ARTICLES, DEVICES AND PRODUCTS ARE SPECIFIED IN THE DOCUMENTS BY LISTING ACCEPTABLE MANUFACTURERS OR PRODUCTS, BY REQUIRING COMPLIANCE WITH REFERENCED STANDARDS, OR BY PERFORMANCE SPECIFICATIONS. FOR ITEMS SPECIFIED BY NAME, SELECT ANY PRODUCT NAMED. FOR THOSE SPECIFIED BY REFERENCE STANDARDS OR BY PERFORMANCE SPECIFICATIONS SELECT ANY PRODUCT MEETING OR EXCEEDING SPECIFIED CRITERIA. FOR APPROVAL OF AN ITEM NOT SPECIFIED, SUBMIT REQUIRED SUBMITTALS, PROVIDING COMPLETE BACK-UP INFORMATION FOR PURPOSES OF EVALUATION. WHERE BUILDING STANDARD ITEMS ARE CALLED FOR, NO SUBSTITUTE WILL BE ACCEPTED.

SITE ADDRESS: 8455 DEPOT RD
LYNDEN, WA 98264

PARCEL NUMBER: 400320249485000
134086

LEGAL DESCRIPTION:
HAWLEY'S ADD TO LYNDEN-E 10 FT OF LOT 6-LOTS 7 THRU 12 BLK 21-106 W VAC ALLEY ABTO SD LOTS ON N-N 1/2 ALLEY ABTO W 40 FT LOT 6-106 W VAC N 1/2 PINE ST ABTO ON S AS VAC ORD 1422 AF 2120701934-SUBJ TO ESMT TO CITY OF LYNDEN REC AF 1160514-THAT PTN BEAP IN

JURISDICTION: WHATCOM COUNTY
PROPERTY ZONING: ID (INDUSTRIAL DISTRICT)
FIRE DISTRICT: CITY OF LYNDEN FIRE DEPARTMENT
SANITATION DISTRICT: CITY OF LYNDEN PUBLIC WORKS
WATER DISTRICT: CITY OF LYNDEN PUBLIC WORKS
SOLID WASTE PROVIDER: T.B.D.

SITE AREA CALCULATIONS AND CONDITIONS:
SITE AREA (ORIGINAL): 113520.00 S.F. (2.6061 ACRES)

PARKING REQUIREMENTS & CALCULATIONS:
NO CHANGE

BUILDING SETBACKS:
MINIMUM SETBACKS IN THE 'D' ZONE ARE:

	REQUIRED	PROPOSED
FRONT	15'	NO CHANGE
REAR	0' (EXISTING 3')	NO CHANGE
SIDE	0' (EXISTING 2')	NO CHANGE
	30' (STREET LINE)	NO CHANGE

FLOOR AREA RATIO:
N/A

BUILDING HEIGHT PER 'D' ZONING:
MAX. ALLOWED BUILDING HEIGHT: 60'
PROPOSED BUILDING HEIGHT: 70'-6"

BUILDING CONSTRUCTION DATA:
OCCUPANCY TYPE F-1
CONSTRUCTION TYPE II B
SPRINKLERED

SHEET INDEX

ARCHITECTURAL

- A0.10 COVER SHEET & PROJECT DATA
- A0.21 BUILDING CODE SUMMARY NOTES
- A1.0 SITE ZONING MAP
- A1.01 SITE PLAN
- A1.02 BUILDING ELEVATION
- A1.03 BUILDING ELEVATIONS
- A2.10 LEVEL 1 FLOOR PLAN
- A2.20 LEVEL 2 FLOOR PLAN
- A2.30 MOTOR CONTROL ROOM FLOOR PLAN
- A2.40 MAIN ROOF FLOOR PLAN
- A2.50 PENTHOUSE ROOF PLAN
- A2.60 PLATFORM FLOOR PLAN
- A2.70 HIGH ROOF FLOOR PLAN

STRUCTURAL

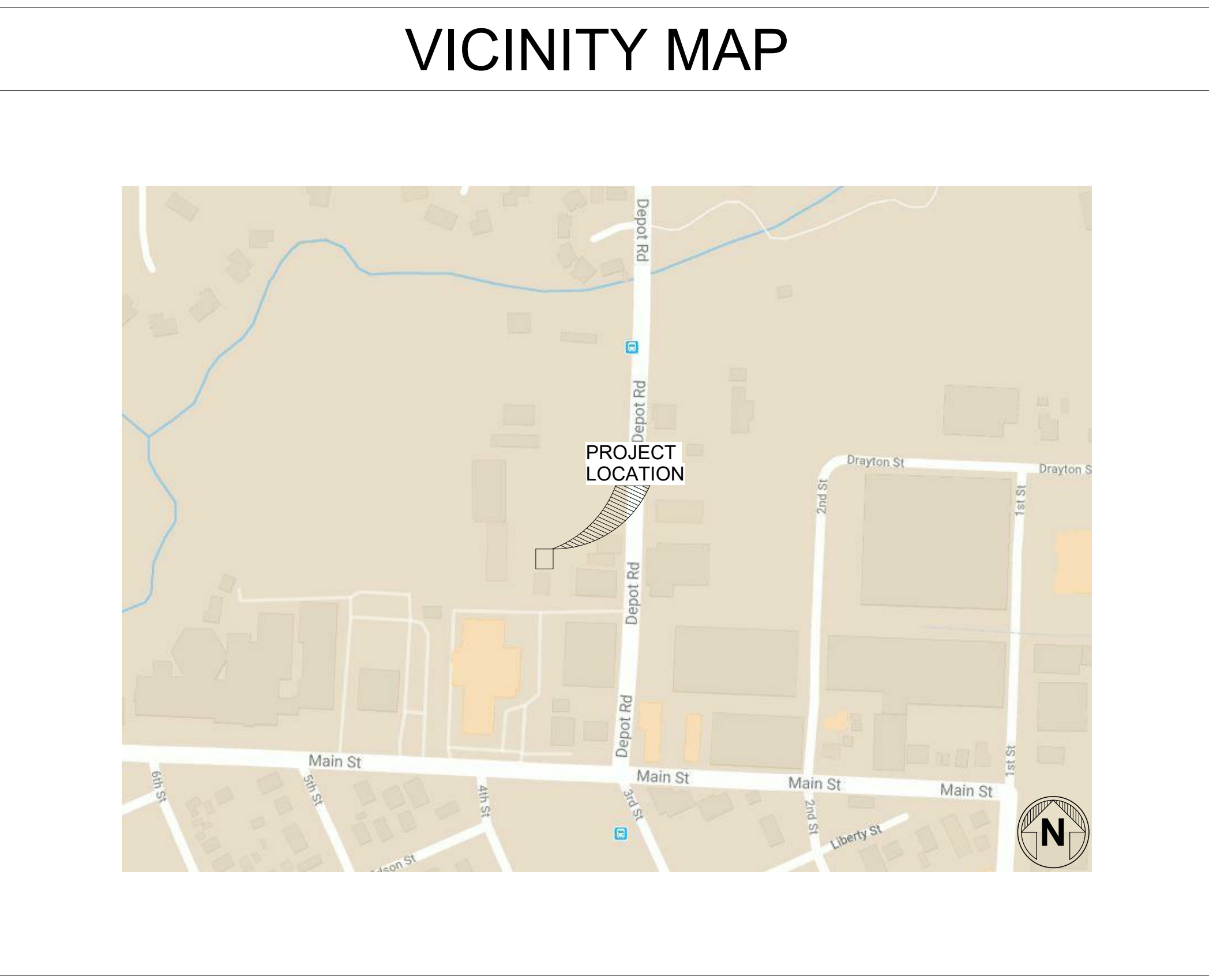
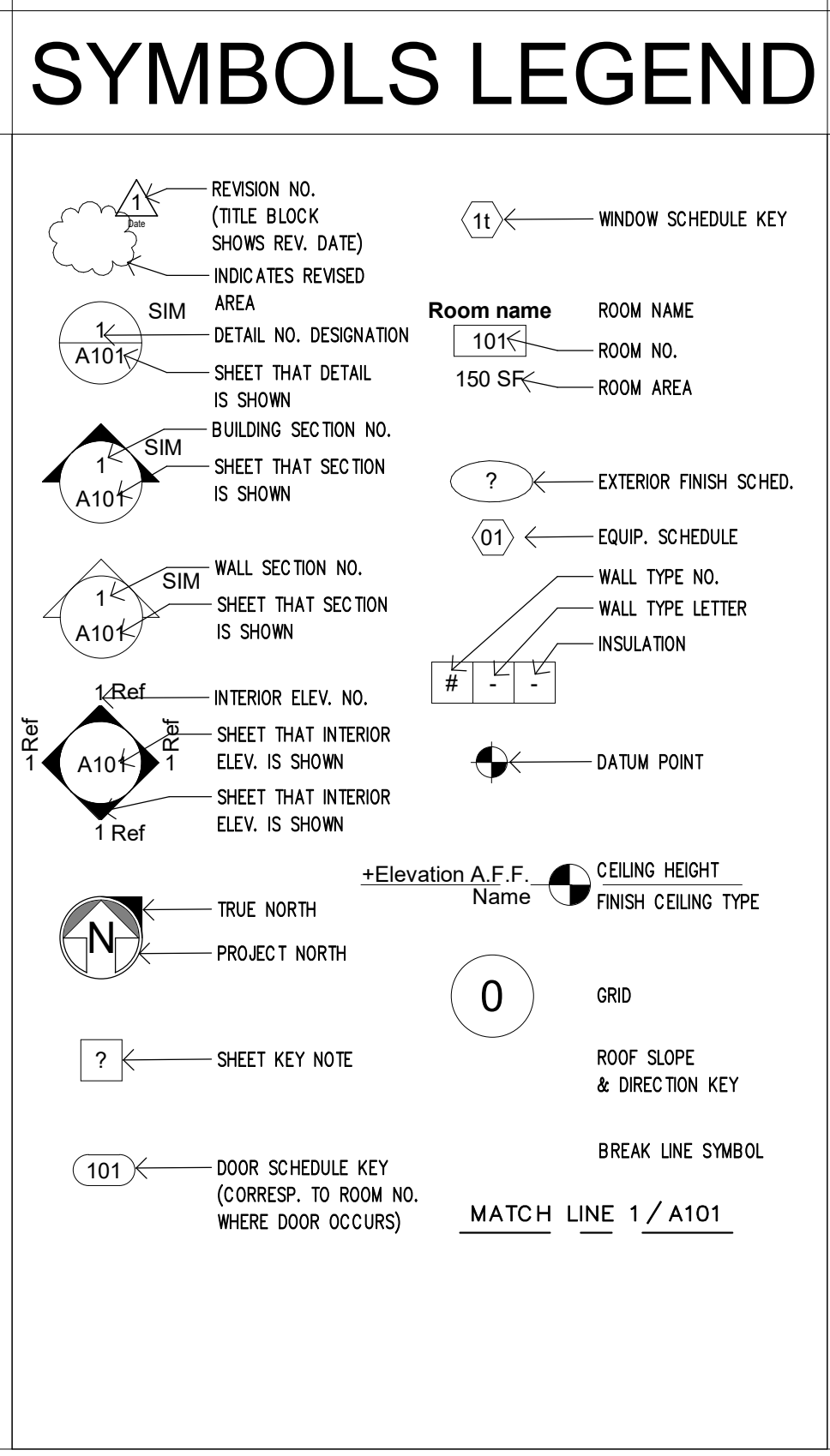
- S-1 MECHANICAL / ELECTRICAL ENGINEERING GUIDANCE
- S-1.0 GENERAL NOTES
- S-1.1 SPECIAL INSPECTIONS
- S-1.2 TYPICAL DETAILS
- S-1.3 SUMMATION OF LATERAL FORCES TO PRECAST WALLS
- S-2.0 FOUNDATION PLAN
- S-2.1 SLAB LEVEL 1 PLAN
- S-2.2 COOLING TOWER EQUIPMENT SUPPORT
- S-3.0 MOTOR CONTROL ROOM FRAMING PLAN
- S-3.1 MOTOR CONTROL ROOM STAR TOWER FRAMING
- S-4.0 MAIN ROOF FRAMING PLAN
- S-5.0 PENTHOUSE ROOF FRAMING PLAN
- S-5.1 STAR FRAMING ELEVATION
- S-6.0 PLATFORM FRAMING ABOVE PENTHOUSE ROOF
- S-6.1 SECTIONS AND DETAILS
- S-7.0 HIGH ROOF FRAMING PLAN
- S-8.0 COOLING TOWER STAR FRAMING PLANS
- S-8.1 COOLING TOWER STAR FRAMING PLANS
- S-8.2 DETAILS
- S-8.3 SECTIONS AND DETAILS
- S-9.1 SECTIONS AND DETAILS
- S-9.2 SECTIONS AND DETAILS
- S-10.0 WALL ELEVATIONS
- S-10.1 WALL SECTIONS

PLUMBING

- P-0.1 PLUMBING LEGEND NOTES AND SCHEDULES
- P-1.0 PLUMBING SITE PLAN
- P-1.1 ENLARGED PLUMBING FLOOR PLAN
- P-5.1 PLUMBING DETAILS

ARCHITECTURAL ABBREVIATIONS

SYMBOLS:	CONC	CONCRETE	L	LONG LENGTH	REQ'D	REQUIRED
∅	CONT	CONTINUOUS	LAM	LAMINATE, LAMINATED	RF	RUBBER FLOORING
&	CONSTR	CONSTRUCTION	L.F.	LINEAR FOOT, LINEAL FOOT	RR	RESTROOM
∠	CONTR	CONTRACTOR	LN	LINEAR FOOT, LINEAL FOOT	RO	ROUGH OPENING
⊕	CFT	CARPET	LVL	LEVEL	ROW	PUBLIC RIGHT OF WAY
©	C.T	CERAMIC TILE	MAS	MASONRY	S.A.M.	SELF ADHESIVE MEMBRANE
°	DR	DRINKING FOUNTAIN	MAX	MAXIMUM	SCHED	SCHEDULE
∅	DS	DOWNSPOUT	M.B.S.	METAL BUILDING SUPPLIER	SC	SOLID CORE
+	DWG	DRAWING	M.C.T.	MARBLE/COMPOSITE TILE	SF	SQUARE FOOTAGE
>	EA	EACH	MECH	MECHANICAL	SG	SAFETY GLASS
<	ELEV	ELEVATION, ELEVATOR	MEZZ	MEZZANINE	SHT	SHEET
#	ELEC	ELECTRICAL	MTL	METAL	SM	SMILAR
ER	EXP	EXPANSION JOINT	MFG	MANUFACTURING	SP	SPECIFICATION
±	EQ	EQUAL	MAN	MANUFACTURER	SQ	SQUARE
PL	EXIST	EXISTING	MH	MANHOLE	SS	STAINLESS STEEL
	EJ	EXPANSION JOINT	MN	MINIMUM	STD	STANDARD
	EXP	EXPANSION	MISC	MISCELLANEOUS	STL	STEEL
	EXT	EXTERIOR	M.O.	MASONRY OPENING	STRUC	STRUCTURE, STRUCTURAL
	F.C.I.C.	FURNISH BY CONTRACTOR, INSTALL BY CONTRACTOR	M.R.	MOISTURE RESISTANT	SUSP	SUSPENDED
	FD	FLOOR DRAIN	MTD	MOUNTED	SYS	SYSTEM
	FDN	FOUNDATION	MTG	MOUNTING	T	TEMPERED, TREAD, TOP
	FF	FINISH FLOOR	NC	NOT IN CONTRACT	TEMP	TEMPERED
	FF	FURNISHED BY OWNER, INSTALLED BY OWNER	NMS	NOMINAL	TAB	TOP & BOTTOM
	F.O.I.O.	FURNISHED BY OWNER, INSTALLED BY OWNER	ND	NOT TO SCALE	TEL	TELEPHONE
	OP	OWNER	OC	ON CENTER	TEMP	TEMPERED
	FEC	FIRE EXTINGUISHER CABINET	O.H.	OVERHEAD	T&G	TONGUE & GROOVE
	F.O.I.C.	FURNISHED BY CONTRACTOR, INSTALLED BY CONTRACTOR	OPP	OPPOSITE	TO	TEMPERED GLASS
	FPHB	FROST PROOF HOSE BIBB	OV	OVER	T.O.	TOP OF
	FRP	FIBER REINFORCED PANEL(S)	PERP	PERPENDICULAR	TYP	TYPICAL
	FTG	FOOTING	PL	PLATE	UTIL	UTILITY
	GA	GAUGE	P-LAM	PLASTIC LAMINATE	U.O.N.	UNLESS OTHERWISE NOTED
	GALV	GALVANIZED	PLUMB	PLUMBING	VCT	VINYL COMPOSITION TILE
	GC	GENERAL CONTRACTOR	PNL	PANEL, PANELING	VERT	VERTICAL
	GLP	GYPSONUM LATH & PLASTER	PROJ	PROJECT, PROJECTED	w/	WITH
	GYP	GYPSONUM WALLOWBOARD	PRV	PRESSURE REDUCING VALVE	w/o	WITHOUT
	H	HIGH	PT	POINT	W-HAT	WALK OFF MAT
	HB	HOSE BIBB	QT	QUARTER	WP	WATERPROOF
	HM	HOLLOW METAL	QTR	QUARTER	WR	WATER RESISTANT
	HORIZ	HORIZONTAL	R	RADIUS	WRB	WATER RESISTANT BARRIER
	HT	HEAD	RD	ROOF DRAIN	W	WEIGHT
	HR	HEATER	RL	RAIN LEADER	WM	WELDED WIRE MESH
	INSUL	INSULATION	REC'D	RECEIVED	WWF	WELDED WIRE FABRIC
	J1/J2S	JOINT, JOINTS	REF	REFRIGERATOR, REFERENCE	Y.D.	YARD DRAIN
			REIN	REINFORCING		



DARIGOLD PROCESSING
1977 DRYER STRUCTURE
 8455 DEPOT RD
 LYNDEN, WA 98264

REVISIONS		
NO.	DATE	BY

ISSUE DATES	
DESIGN APPROVAL:	2020-05-15
PERMIT RECEIVED:	
BID DOCS:	
CONSTR DOCS:	

24"x36" SCALE: 12" = 1'-0"	
PLOT DATE:	5/12/2020 2:34:26 PM
CAD FILE:	
JOB NUMBER:	19-103
CHECKED:	Checker
DRAWN:	Author
STATUS:	BID

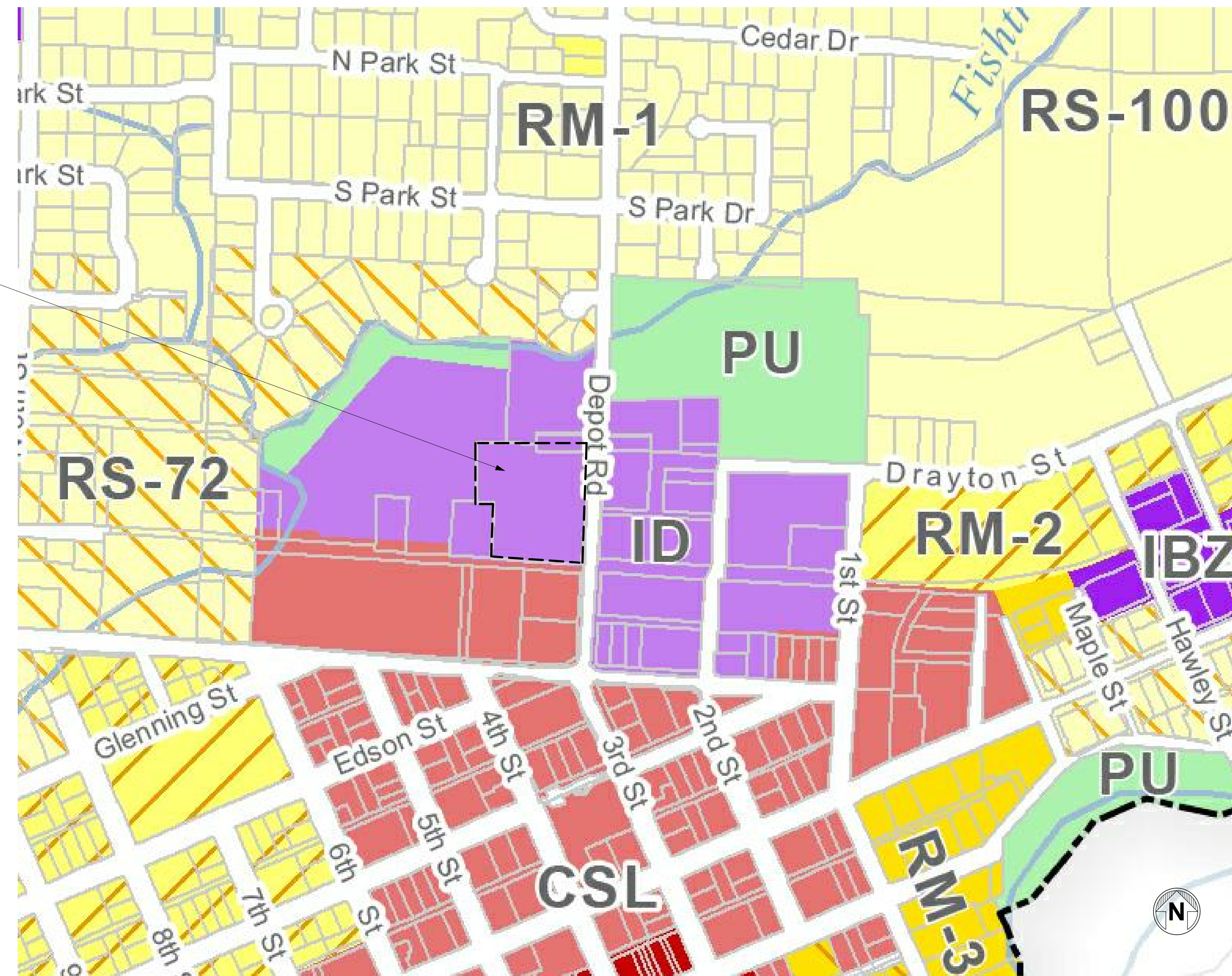
COVER SHEET & PROJECT DATA	
A0.10	

PROPOSED TOWER SITE



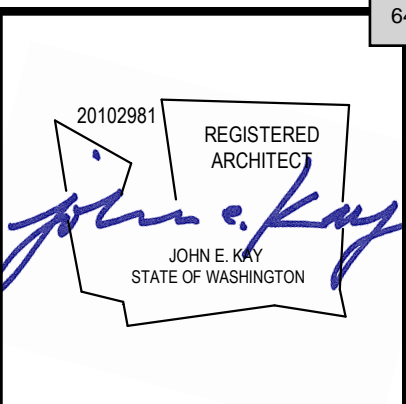
AREA MAP

PROPOSED TOWER SITE



ZONING MAP

- Public Use**
- PU, Public Use
- Commercial**
- CSR, Regional Commercial Services
- CSL, Local Commercial Services
- HBD, Historic Business District
- Industrial**
- ID, Industrial District
- IBZ, Industrial Business Zone
- Additional Designations**
- Overlay



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www.magellanarchitects.com



DARIGOLD PROCESSING
1977 DRYER
STRUCTURE
8455 DEPOT RD.
LYNDEN, WA 98264

REVISIONS		
NO.	DATE	BY

ISSUE DATES	
DESIGN APPROVAL:	
PERMIT SUBMITTAL:	2020-05-15
PERMIT RECEIVED:	
BID DOCS:	
CONSTR. DOCS:	

24"x36" SCALE:
PLOT DATE: 5/12/2020 2:34:26 PM
CAD FILE:
JOB NUMBER: 19-103
CHECKED: Checker
DRAWN: Author
STATUS: BID

SITE ZONING MAP
A1.0

PROJECT DATA

SITE ADDRESS: 8455 DEPOT RD
LYNDEN, WA 98264
PARCEL NUMBER: 4003202494850000
PROPERTY ID: 134086

LEGAL DESCRIPTION:
HAWLEY'S ADD TO LYNDEN-E 10 FT OF LOT 6--LOTS 7 THRU 12 BLK 21--TOG W VAC ALLEY ABTO SD LOTS ON N-N 1/2 ALLEY ABTO W 40 FT LOT 6--TOG W VAC N 1/2 PINE ST ABTO ON S AS VAC ORD 1422 AF 2120701934--SUBJ TO ESMY TO CITY OF LYNDEN REC AF 1160514--THAT PIN BEAK IN

JURISDICTION: WHATCOM COUNTY
PROPERTY ZONING: ID (INDUSTRIAL DISTRICT 1)
FIRE DISTRICT: CITY OF LYNDEN FIRE DEPARTMENT
SANITATION DISTRICT: CITY OF LYNDEN PUBLIC WORKS
WATER DISTRICT: CITY OF LYNDEN PUBLIC WORKS
SOLID WASTE PROVIDER: T.B.D.

SITE AREA CALCULATIONS AND CONDITIONS
SITE AREA (ORIGINAL): 113620.00 S.F. (2.6061 ACRES)

PARKING REQUIREMENTS & CALCULATIONS:
NO CHANGE

BUILDING SETBACKS:
MINIMUM SETBACKS IN THE 'D' ZONE ARE:

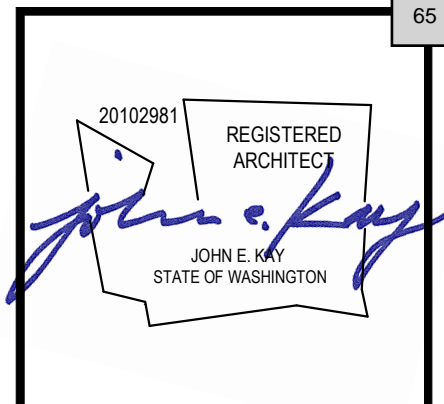
	REQUIRED	PROPOSED
FRONT	15'	NO CHANGE
REAR	0' (EXISTING 3')	NO CHANGE
SIDE	0' (EXISTING 2') 30' (STREET LINE)	NO CHANGE NO CHANGE

FLOOR AREA RATIO:
N/A

BUILDING HEIGHT PER 'D' ZONING:
MAX. ALLOWED BUILDING HEIGHT: 60'
PROPOSED BUILDING HEIGHT: 70'-6"

BUILDING CONSTRUCTION DATA:

OCCUPANCY TYPE: F-1
CONSTRUCTION TYPE: II B
SPRINKLERED



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SCOPE OF WORK

THE PROJECT SHALL BE TO DEMO THE 1977 DRYER STRUCTURE AT THE WEST BAY, DARIGOLD PLANT IN LYNDEN WA AND DESIGN A NEW TOWER WITH A MINIMUM HEIGHT OF 30 FT ABOVE EXISTING STRUCTURE TO ACCOMMODATE DARIGOLD EQUIPMENT. NEW HEIGHT OF TOWER IS 70'-6".

DESIGN CODES

DESIGN CODES:

- 2015 INTERNATIONAL BUILDING CODE
- 2015 INTERNATIONAL FIRE CODE
- 2015 INTERNATIONAL MECHANICAL CODE
- 2015 UNIFORM PLUMBING CODE
- 2015 WASHINGTON STATE ENERGY CODE
- 2017 NATIONAL ELECTRICAL CODE

2009 ANSI A117.1-2009 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

KEYNOTES

1 PROPERTY LINE

LEGEND

- SETBACK LINE
- ▨ NEW TOWER
- ▩ NEW ROOFING



1 SITE PLAN (CONDITIONAL USE PERMIT)
1" = 20'-0"

DARIGOLD PROCESSING
1977 DRYER
STRUCTURE
8455 DEPOT RD
LYNDEN, WA 98264

REVISIONS		
NO.	DATE	BY

ISSUE DATES	
DESIGN APPROVAL:	2020-05-15
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24"x36" SCALE: As Indicated
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CHECKED: Checker
DRAWN: Author
STATUS: BID

SITE PLAN
A1.01

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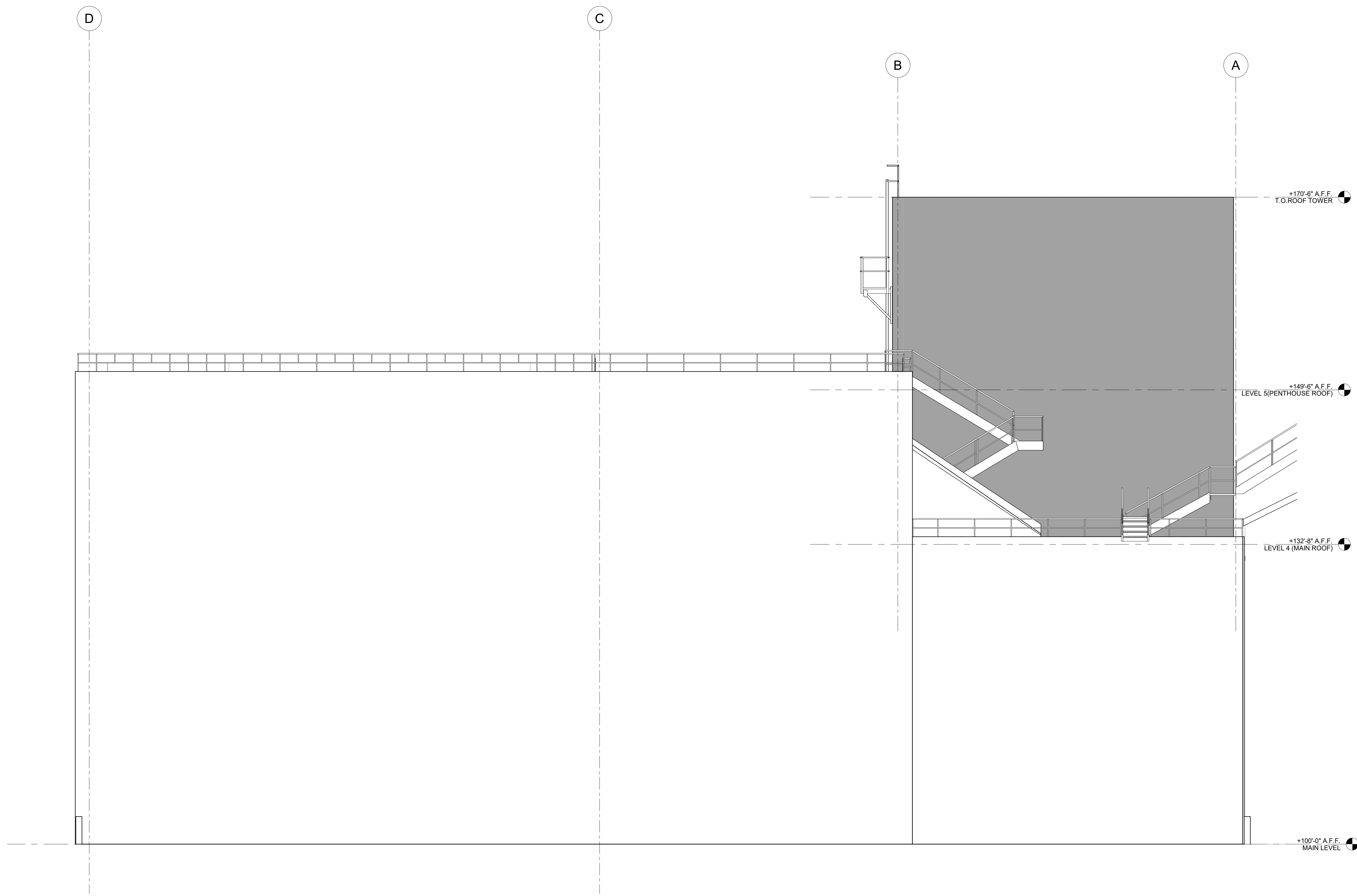
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BUILDING ELEVATION
A1.02



① TOWER SOUTH EXTERIOR ELEVATION
 3/16" = 1'-0"

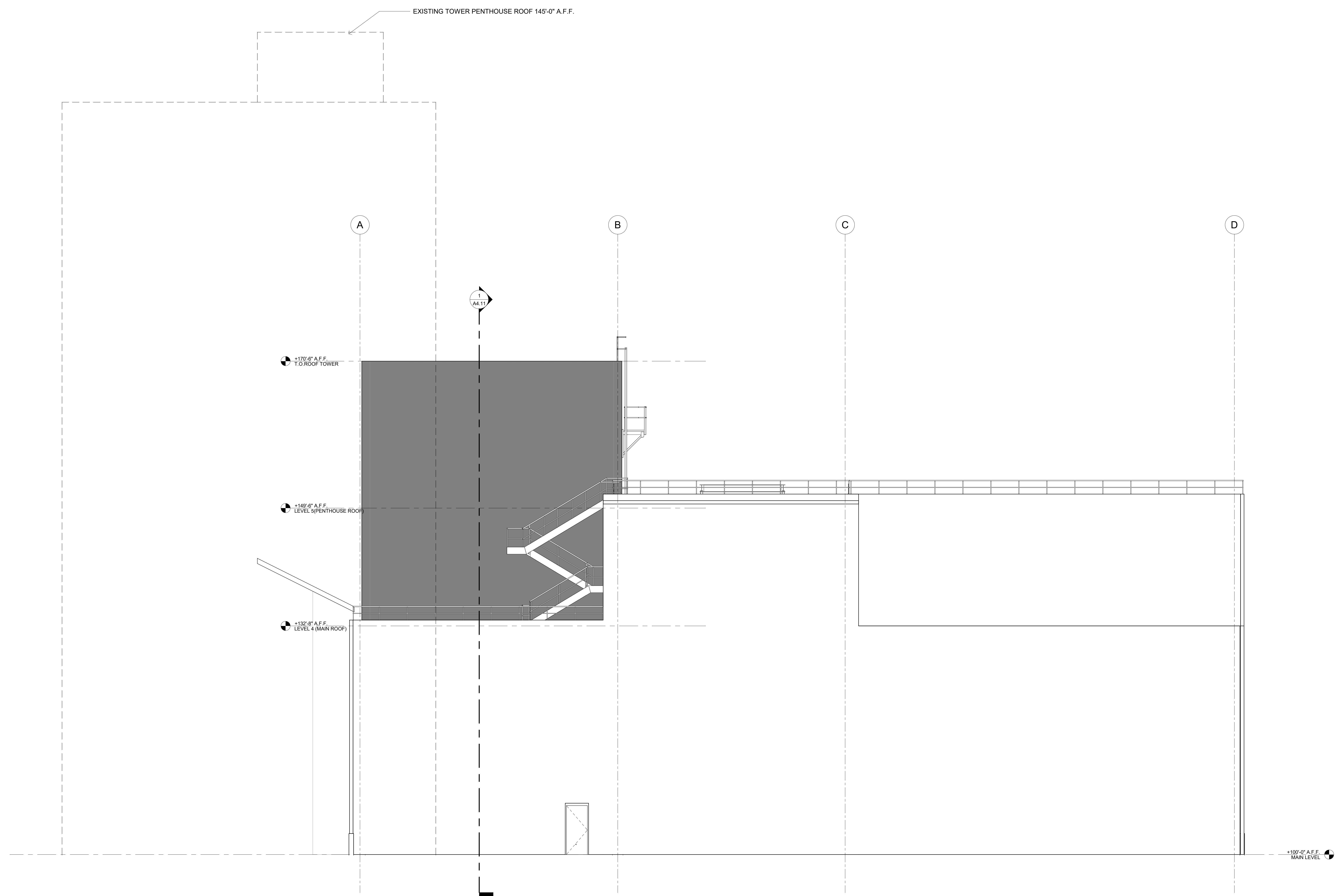


DARIGOLD PROCESSING
1977 DRYER
STRUCTURE
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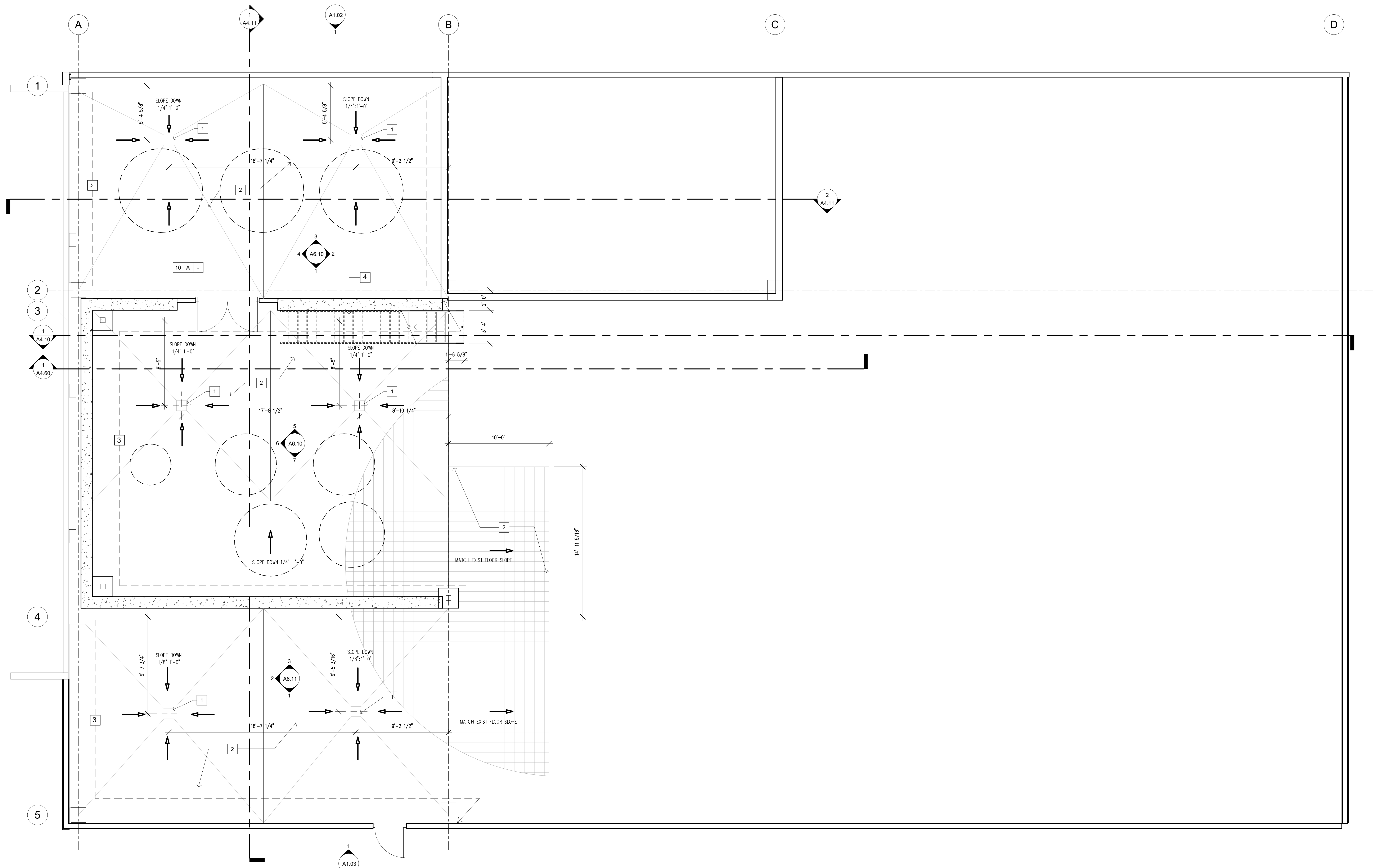
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1 TOWER NORTH EXTERIOR ELEVATION
 3/16" = 1'-0"

+100'-0" A.F.F.
 MAIN LEVEL



1 LEVEL 1 FLOOR PLAN (FFE 100'-0")
 1/4" = 1'-0"

KEYNOTES [X]

- 1 FLOOR DRAIN. SLOPE FLOOR PER PLAN
- 2 PROVIDE ACID RESISTANT FLOORING THROUGHOUT. SPECS: TBD
- 3 PROVIDE 1' X 1' TILE ON WALLS 19'-0" A.F.F.
- 4 STAIRS TO BE STAINLESS STEEL. PROVIDE SHOP DRAWING

PLAN NOTES

- A. DO NOT SCALE DWGS. WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS SHALL BE AS SHOWN ON PARTITION PLAN. IN CASE OF CONFLICT NOTIFY ARCHITECT. PARTITION PLAN BY ARCHITECT TAKES PRECEDENCE OVER ALL OTHER PLANS.
- B. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED, SPACKLED AND SANDED SMOOTH WITH NO VISIBLE JOINTS. PATCH AND REPAIR SURFACES TO MATCH ADJACENT OR ADJOINING SURFACES WHERE REQUIRED. ALL SURFACES SHALL BE ALIGNED.
- C. ALL PARTITIONS ARE DIMENSIONED FROM FACE OF STUD UNLESS OTHERWISE NOTED. ALL DIMENSIONS MARKED "CLEAR" OR "CLR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL WALL FINISHES. U.O.N.
- D. DIMENSIONS MARKED ± MEAN A TOLERANCE NOT GREATER NOR SMALLER THAN 2 INCHES FROM INDICATED DIMENSION, U.O.N. VERIFY FIELD DIMENSIONS EXCEEDING TOLERANCE WITH THE ARCHITECT. SECURE ARCHITECT'S APPROVAL.
- E. NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES OR CONFLICTS IN THE LOCATION(S) OF NEW CONSTRUCTION. UPON COMPLETION OF PARTITION LAYOUT, NOTIFY ARCHITECT. VERIFICATION OF THE LAYOUT TO BE PROVIDED BY THE ARCHITECT PRIOR TO PARTITION INSTALLATION.
- F. REFER TO SHEET A0.10 FOR ADDITIONAL NOTES, LEGENDS, SYMBOLS, ABBREVIATIONS, AND SCHEDULES.
- G. DIMENSIONS LOCATING DOORS ARE TO THE INSIDE EDGE OF JAMB, U.O.N.
- H. "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.
- J. MODIFY EXISTING SUBSTRATE AS REQUIRED TO RECEIVE NEW FLOORING MATERIALS, THUS PREVENTING NOTICEABLE LUMPS OR DEPRESSIONS.
- K. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE.
- L. REFER TO MILLWORK SHOP DWGS FOR SPECIFIC DETAILS OF COORDINATION BETWEEN DRYWALL/MILLWORK CONDITIONS.
- M. ALL EXISTING AND NEW FLOOR PENETRATIONS FOR PIPING SHALL BE FULLY PACKED AND SEALED IN ACCORDANCE WITH THE APPLICABLE BUILDING AND FIRE CODES.
- N. ALL MILLWORK TO BE FASTENED TO THE PARTITION. PROVIDE NON-COMBUSTIBLE BLOCKING FOR ALL MILLWORK NOT SUPPORTED BY FLOOR OR ABOVE 4'-0" HT. ALL CONCEALED LUMBER & BLOCKING TO BE FIRE TREATED.
- P. GC TO PROVIDE SHOP DWGS FOR CASEWORK.
- Q. REFER TO A6.10 FOR TYPICAL MOUNTING HEIGHTS

REVISIONS

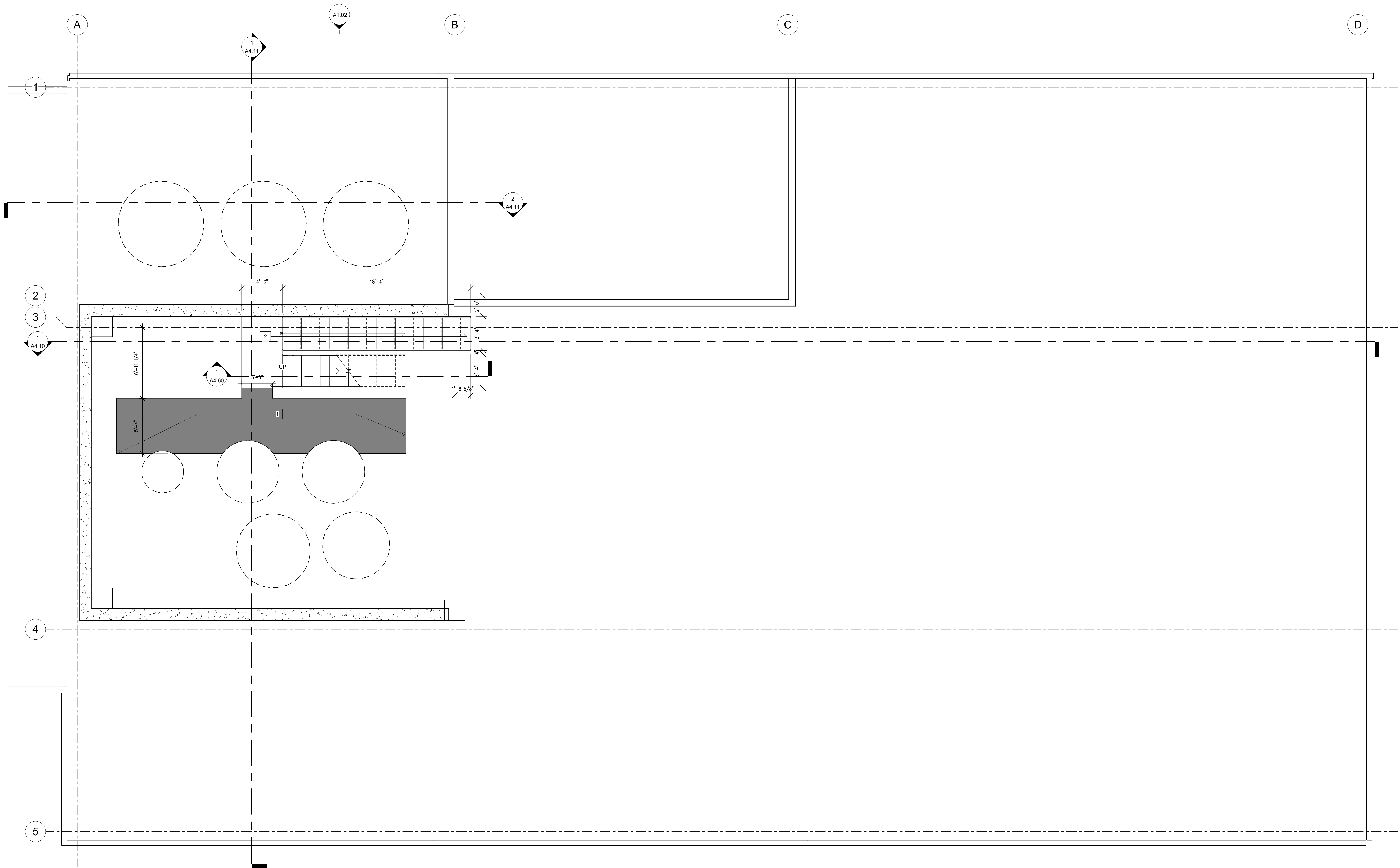
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LEVEL 1 FLOOR PLAN

A2.10



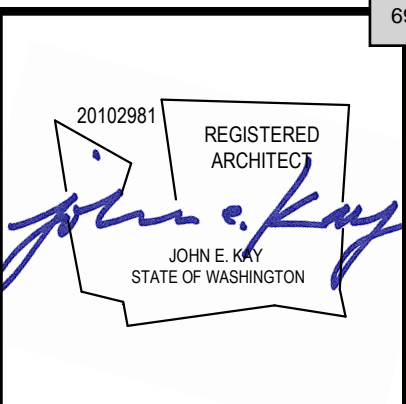
1 LEVEL 2 FLOOR PLAN (FFE 110'-10")
1/4" = 1'-0"

KEYNOTES

- 1** PLATFORM AND STAIRS TO BE STAINLESS STEEL. COORDINATE WITH EQUIPMENT BY RELCO.
- 2** G.C. TO PROVIDE LANDING AND STAIRS, TO BE STAINLESS STEEL.

PLAN NOTES

- A. DO NOT SCALE DWGS. WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS SHALL BE AS SHOWN ON PARTITION PLAN. IN CASE OF CONFLICT NOTIFY ARCHITECT. PARTITION PLAN BY ARCHITECT TAKES PRECEDENCE OVER ALL OTHER PLANS.
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- E. NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES OR CONFLICTS IN THE LOCATION(S) OF NEW CONSTRUCTION. UPON COMPLETION OF PARTITION LAYOUT, NOTIFY ARCHITECT. VERIFICATION OF THE LAYOUT TO BE PROVIDED BY THE ARCHITECT PRIOR TO PARTITION INSTALLATION.
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- H. "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.
- J. MODIFY EXISTING SUBSTRATE AS REQUIRED TO RECEIVE NEW FLOORING MATERIALS, THIS PREVENTING NOTICEABLE LUMPS OR DEPRESSIONS.
- K. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE.
- L. REFER TO MILLWORK SHOP DWGS FOR SPECIFIC DETAILS OF COORDINATION BETWEEN DRYWALL/MILLWORK CONDITIONS.
- M. ALL EXISTING AND NEW FLOOR PENETRATIONS FOR PIPING SHALL BE FULLY PACKED AND SEALED IN ACCORDANCE WITH THE APPLICABLE BUILDING AND FIRE CODES.
- N. ALL MILLWORK TO BE FASTENED TO THE PARTITION. PROVIDE NON COMBUSTIBLE BLOCKING FOR ALL MILLWORK NOT SUPPORTED BY FLOOR OR ABOVE 4'-0" HT. ALL CONCEALED LUMBER & BLOCKING TO BE FIRE TREATED.
- P. GC TO PROVIDE SHOP DWGS FOR CASEWORK.
- Q. REFER TO A6.10 FOR TYPICAL MOUNTING HEIGHTS.



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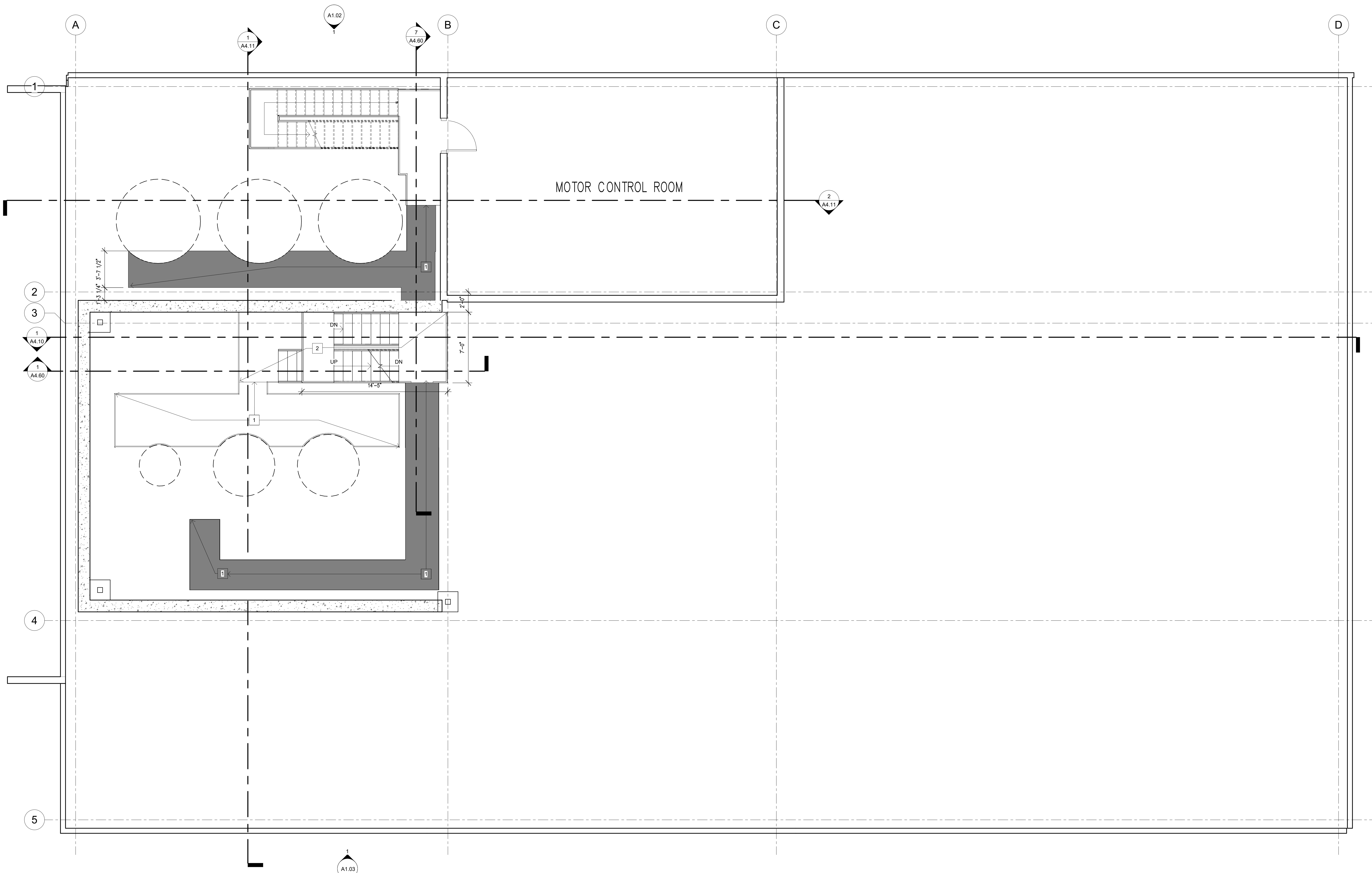
DARIGOLD PROCESSING
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STRUCTURE
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LEVEL 2 FLOOR PLAN
A2.20



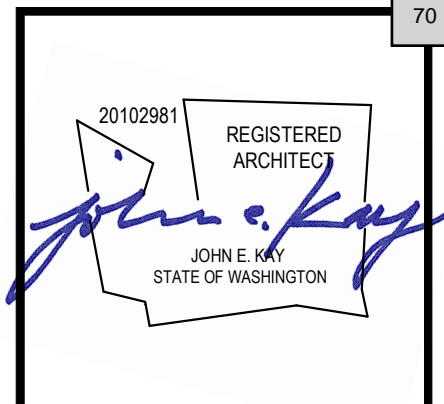
1 MOTOR CONTROL ROOM FLOOR PLAN
1/4" = 1'-0"

KEYNOTES

- 1 PLATFORM TO BE STAINLESS STEEL BY RELCO.
- 2 G.C. TO PROVIDE STAINLESS STEEL LANDING AND STAIRS.

PLAN NOTES

- A. DO NOT SCALE DIMS, WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS SHALL BE AS SHOWN ON PARTITION PLAN. IN CASE OF CONFLICT NOTIFY ARCHITECT. PARTITION PLAN BY ARCHITECT TAKES PRECEDENCE OVER ALL OTHER PLANS.
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- F. REFER TO SHEET A0.10 FOR ADDITIONAL NOTES, LEGENDS, SYMBOLS, ABBREVIATIONS, AND SCHEDULES.
- G. DIMENSIONS LOCATING DOORS ARE TO THE INSIDE EDGE OF JAMB, U.O.N.
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- K. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE.
- L. REFER TO MILLWORK SHOP DIMS FOR SPECIFIC DETAILS OF COORDINATION BETWEEN DRYWALL/MILLWORK CONDITIONS.
- M. ALL EXISTING AND NEW FLOOR PENETRATIONS FOR PIPING SHALL BE FULLY PACKED AND SEALED IN ACCORDANCE WITH THE APPLICABLE BUILDING AND FIRE CODES.
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- P. GC TO PROVIDE SHOP DIMS FOR CASEWORK.
- Q. REFER TO A6.10 FOR TYPICAL MOUNTING HEIGHTS.



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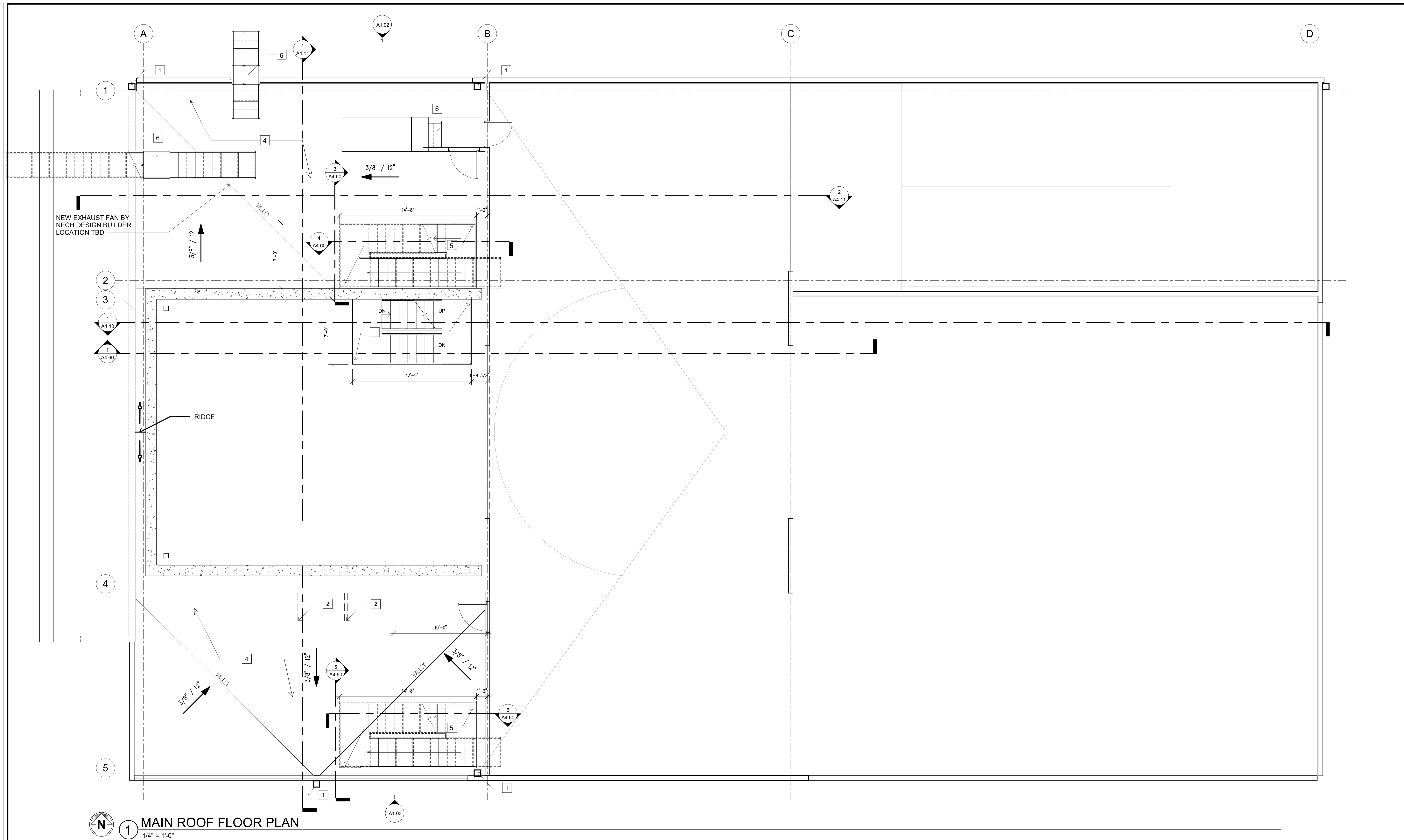
DARIGOLD PROCESSING
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MOTOR CONTROL ROOM FLOOR PLAN
A2.30



1 MAIN ROOF FLOOR PLAN
 1/4" = 1'-0"

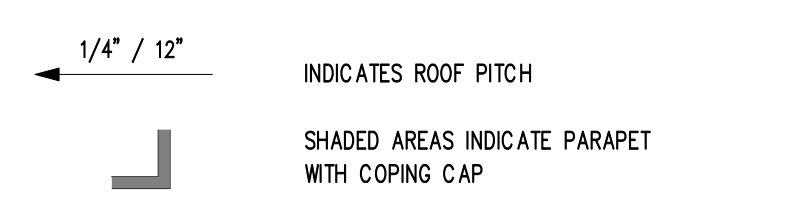
KEYNOTES

- 1 DOWNSPOUT
- 2 RELOCATED ROOF CONDENSOR UNITS AND SUPPORTS
- 3 C.C. TO PROVIDE LANDING AND STAIRS, TO BE STAINLESS STEEL.
- 4 PROVIDE NEW TPO ROOFING FROM INSULATION AND TAPERED INSULATION FOR ROOF CRICKET, TYP.
- 5 PROVIDE NEW ROOF ACCESS STAIRS
- 6 EXISTING STAIRS

ROOF DRAINAGE CALCS

PROJECTED ROOF AREA	32,368 SF
100 YEAR, 1-HOUR/100 YEAR RAINFALL INTENSITY (PER IPC FIG. 1106.1)	1"/HOUR
DOWNSPOUTS: 4.5" x 4.5" (MIN.) DOWNSPOUTS DRAINING TO CIVIL CONNECTIONS:	(9)
PER 2015 IPC AND TABLE 1106.3:	
REQUIRED: 1"/HOUR = 0.0104 GPM/SF x 32,368 SF = 336 GPM	
PROVIDED: 4.5" x 4.5" SQUARE VERTICAL LEADER AT 360 GPM x (9) LEADERS PROPOSED	= 3,240 GPM

ROOF PLAN LEGEND



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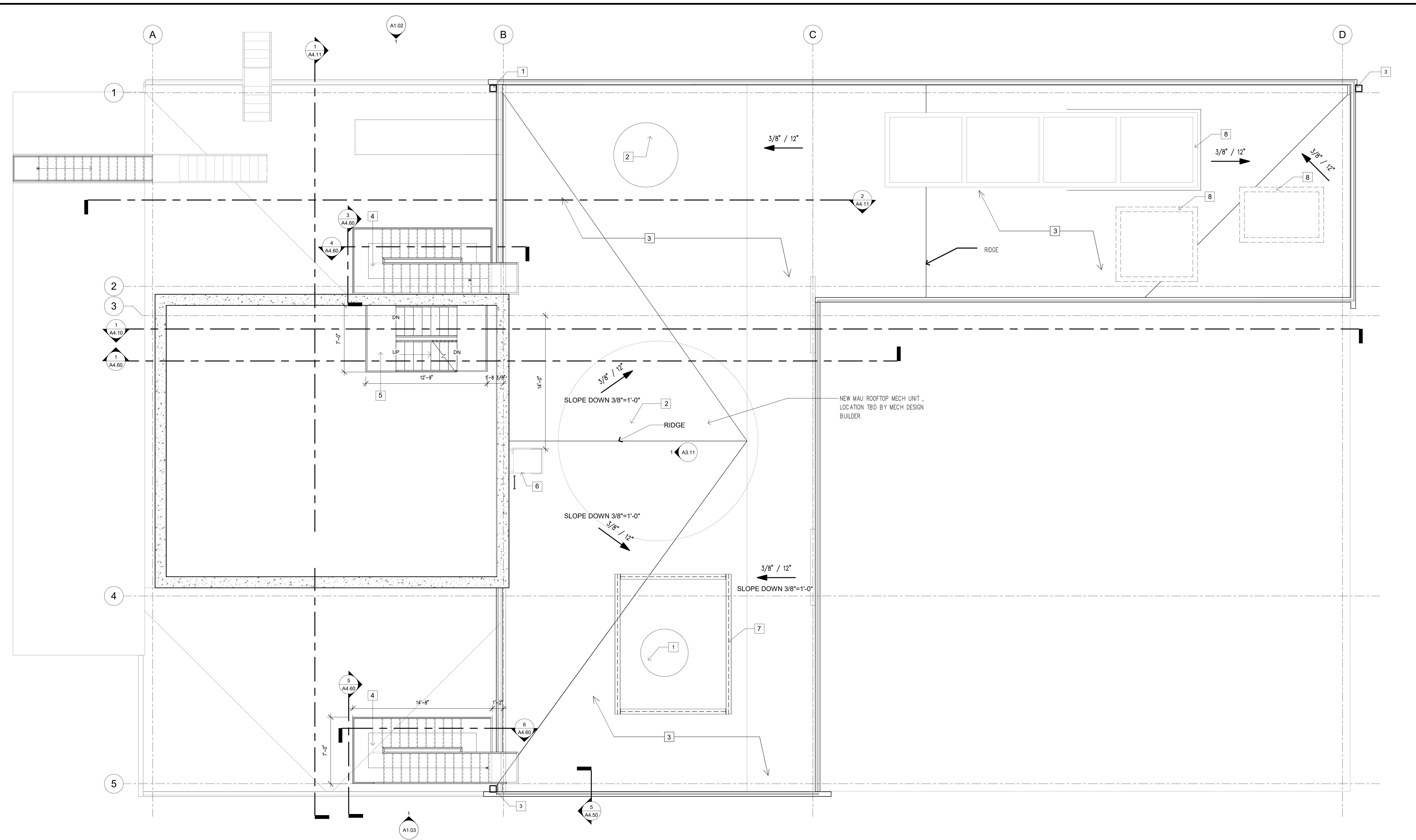
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CHECKED:	JK/PC
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STATUS:	BID



1 PENTHOUSE ROOF PLAN
 1/4" = 1'-0"

KEYNOTES [X]

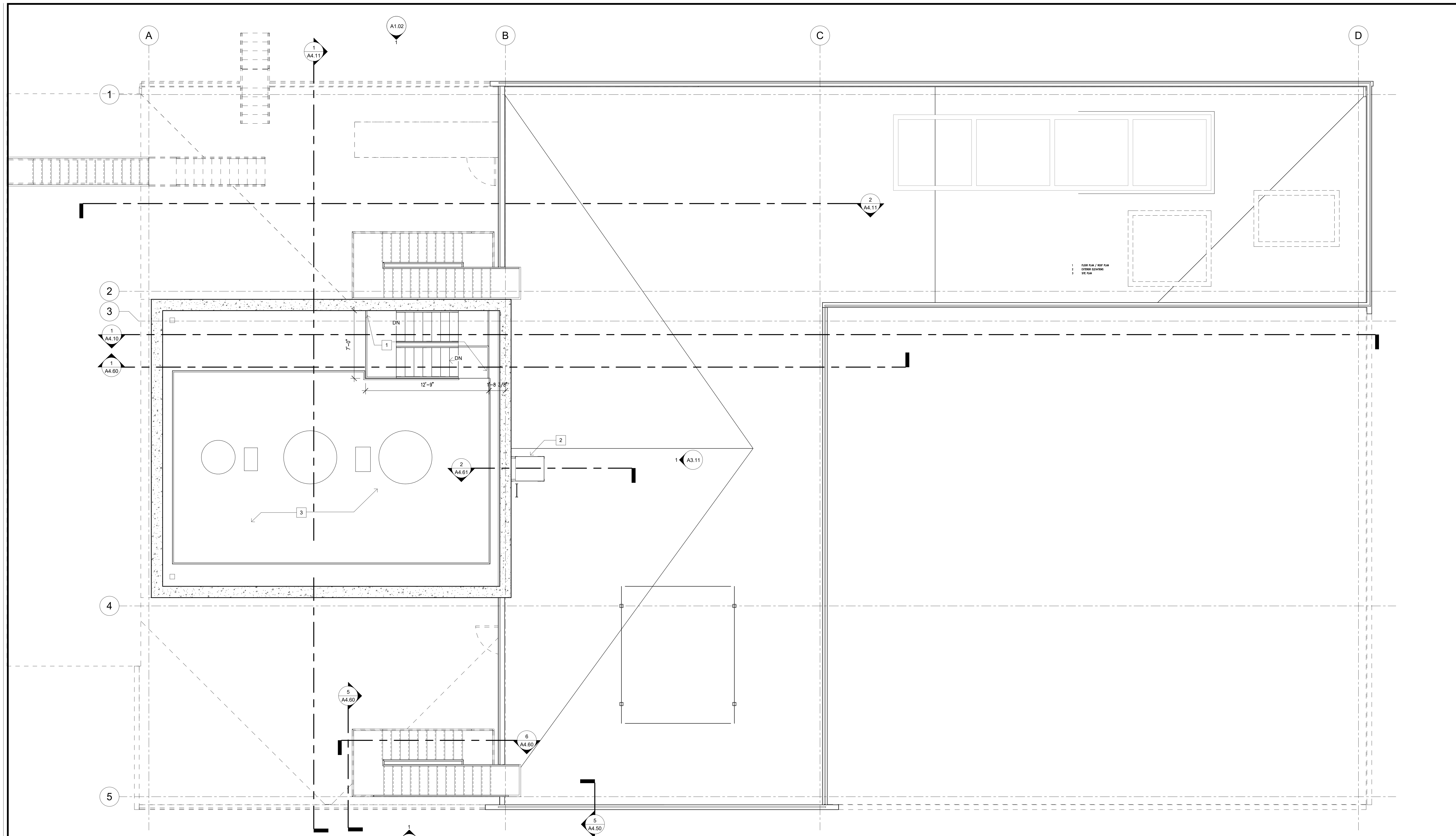
- 1 DOWNSPOUT
- 2 INFILL ROOF HOLES PER STRUCTURE DRAWING
- 3 PROVIDE NEW TPO ROOFING FROM INSULATION AND TAPERED INSULATION FOR ROOF CRICKET/TYP.
- 4 PROVIDE NEW ROOF ACCESS STAIRS
- 5 G.C. TO PROVIDE LANDING AND STAIRS, TO BE STAINLESS STEEL.
- 6 ROOF ACCESS LADDER
- 7 NEW COLLING TOWER PLATFORM PER STRUCTURAL
- 8 EXISTING ROOF PENETRATION CURBS

ROOF PLAN NOTES

- A. SEE ROOF FRAMING PLAN (STRUCTURAL) FOR PLYWOOD AND FRAMING INFORMATION.
- B. REFER TO MECH. DWGS FOR LOCATION OF ALL HVAC UNITS AND MECHANICAL REQUIREMENTS AND SPECIFICATIONS. SEE STRUCTURAL DWGS FOR TYP. FRAMING REQUIREMENTS AT OPENINGS. FOR TYP. CURB, SEE DETAIL.
- C. REFER TO PLUMBING DWGS AND DETAIL FOR PIPE ROOF PENETRATIONS.
- D. GENERAL CONTRACTOR SHALL COORDINATE WITH THE DIFFERENT TRADES FOR INSTALLATION OF ROOF PENETRATIONS PRIOR TO INSTALLATION OF ROOF MEMBRANE.
- E. GENERAL CONTRACTOR SHALL COORDINATE WITH BUILDING PLUMBING AND SITE UTILITY CONTRACTORS TO INSURE THAT CONNECTIONS BETWEEN RAIN WATER LEADERS, STORM DRAIN SYSTEMS, BUILDING SANITARY AND SITE SEWER SYSTEMS ARE COMPLETED.
- F. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE ON ROOF TO ALL ROOF DRAINS.
- G. RIGID INSULATION ATTACHMENT ON ROOF TO RESIST WIND UPLIFT FORCES GREATER THAN 80 M.P.H.

ROOF DRAINAGE CALCS

ROOF AREA:	± 12,000 SF
INTENSITY: (IN/HR LASTING 5 MIN.)	1.5 (2)
4" DOWNSPOUT:	3
PER IBC TABLE 1106.2, 9,200 X (3) 4" DOWNSPOUTS = 37.71 SQ. IN. = 28.911 ALLOWABLE ROOF SQUARE FOOTAGE.	



1 PLATFORM FLOOR PLAN
 1/4" = 1'-0"

KEYNOTES X

- 1** G.C. TO PROVIDE LANDING AND STAIRS, TO BE STAINLESS STEEL.
- 2** PROVIDE NEW ROOF ACCESS LADDER AND LANDING AS NECESSARY
- 3** DECKING, FLASHING, AND GUARDRAIL IN RELO SCOPE. SEE STRUCTURAL DRAWINGS FOR SUPPORTING TUBES

ROOF DRAINAGE CALCS

PROJECTED ROOF AREA 32,368 SF
 100 YEAR, 1-HOUR/100 YEAR RAINFALL INTENSITY (PER IPC FIG. 1106.1): 1"/HOUR
 DOWNSPOUTS: 4.5" x 4.5" (MIN.) DOWNSPOUTS DRAINING TO CIVIL CONNECTIONS: (9)
 PER 2015 IPC AND TABLE 1106.3:
 REQUIRED: 1"/HOUR = 0.0104 GPM/SF x 32,368 SF = 336 GPM
 PROVIDED: 4.5" x 4.5" SQUARE VERTICAL LEADER AT 360 GPM x (9) LEADERS PROPOSED = 3,240 GPM

ROOF PLAN LEGEND

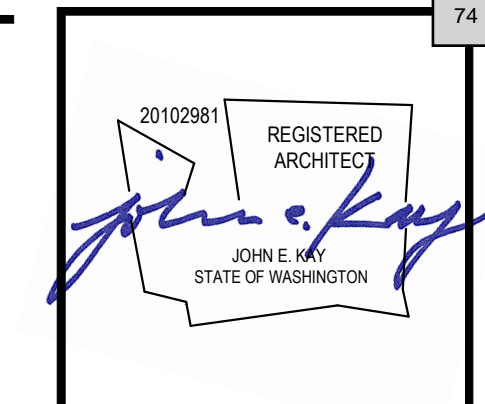
← 1/4" / 12" INDICATES ROOF PITCH
 SHADED AREAS INDICATE PARAPET WITH COPING CAP

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PLATFORM FLOOR PLAN
A2.60



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Tel: (425) 885-4310 Fax: (425) 885-4303
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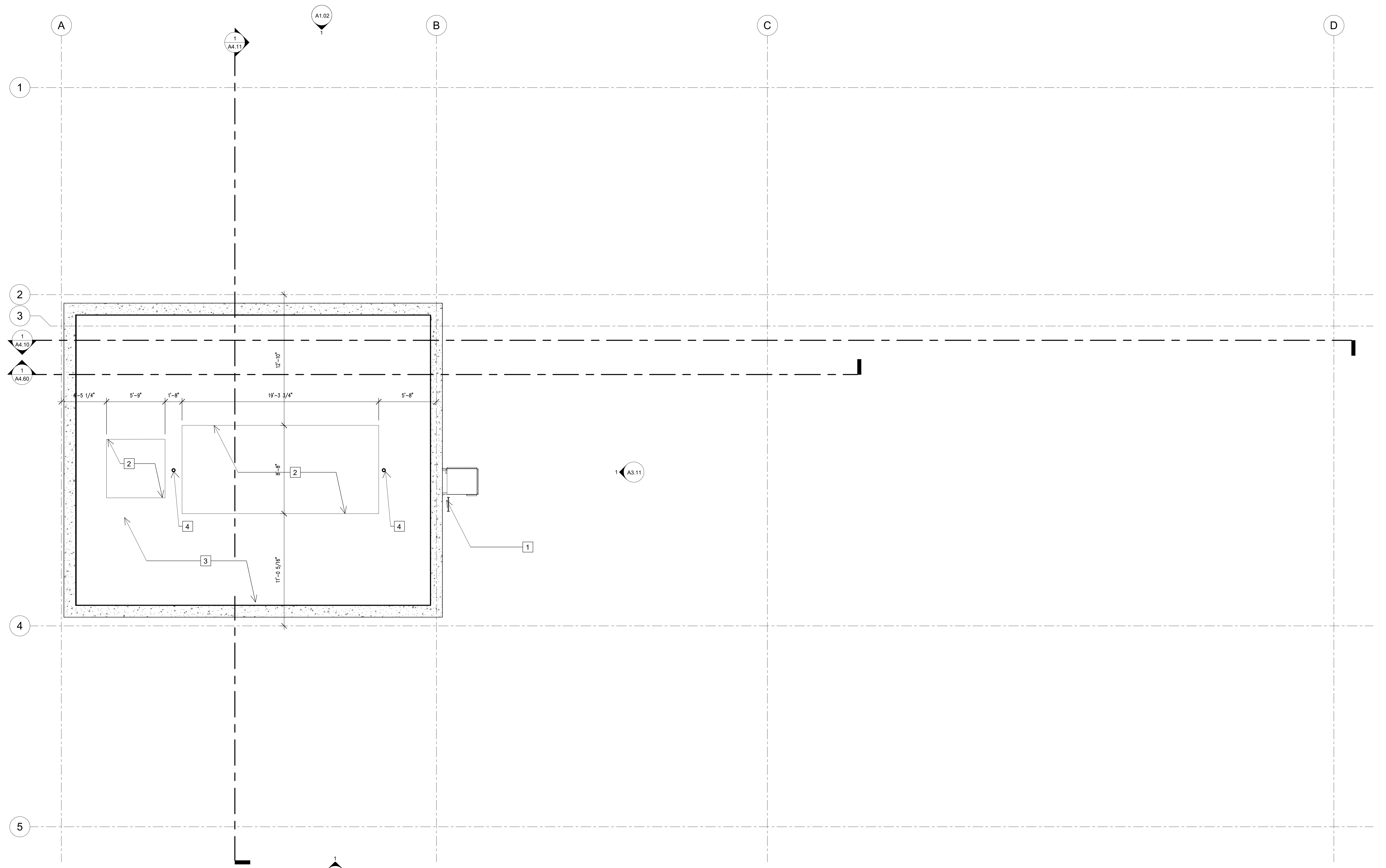
DARIGOLD PROCESSING
1977 DRYER
STRUCTURE
8455 DEPOT RD.
LYNDEN, WA 98264

REVISIONS		
NO.	DATE	BY

ISSUE DATES	
DESIGN APPROVAL:	2020-05-15
PERMIT SUBMITTAL:	2020-05-15
PERMIT RECEIVED:	
BID DOCS:	
CONSTR. DOCS:	

24"x36" SCALE: As Indicated
PLOT DATE: 5/12/2020 2:34:45 PM
CAD FILE:
JOB NUMBER: 19-103
CHECKED: JK/PC
DRAWN: WL
STATUS: BID

HIGH ROOF FLOOR PLAN
A2.70



1 TOWER ROOF PLAN
1/4" = 1'-0"

KEYNOTES X

- 1** PROVIDE NEW ROOF ACCESS LADDER
- 2** FUTURE ROOF ACCESS POINTS FOR EQUIPMENT MAINTENANCE
- 3** PROVIDE NEW TPO ROOFING FROM INSULATION AND TAPERED INSULATION FOR ROOF CRICKET, TYP.
- 4** PROVIDE NEW FALL PROTECTION ANCHORS

ROOF DRAINAGE CALCS

PROJECTED ROOF AREA 32,368 SF
100 YEAR, 1-HOUR/100 YEAR RAINFALL INTENSITY (PER IPC FIG. 1106.1): 1"/HOUR
DOWNSPOUTS: 4.5" x 4.5" (MIN.) DOWNSPOUTS DRAINING TO CIVIL CONNECTIONS: (9)
PER 2015 IPC AND TABLE 1106.3:
REQUIRED: 1"/HOUR = 0.0104 GPM/SF x 32,368 SF = 336 GPM
PROVIDED: 4.5" x 4.5" SQUARE VERTICAL LEADER AT 360 GPM x (9) LEADERS PROPOSED = 3,240 GPM

ROOF PLAN LEGEND

← 1/4" / 12" INDICATES ROOF PITCH
└ SHADED AREAS INDICATE PARAPET WITH COPING CAP

CITY OF LYNDEN

EXECUTIVE SUMMARY



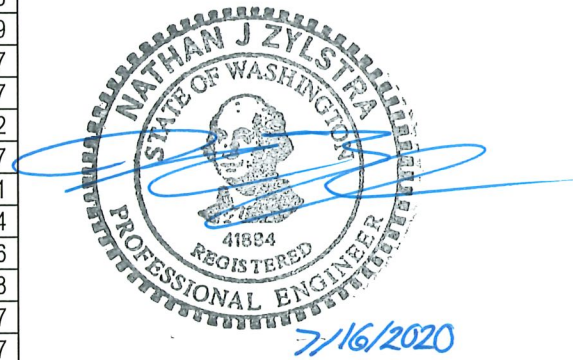
Meeting Date:	July 20, 2020	
Name of Agenda Item:	Award Bid for Benson Road Pedestrian Improvements Project	
Section of Agenda:	New Business	
Department:	Public Works	
Council Committee Review:	<input type="checkbox"/> Community Development <input type="checkbox"/> Finance <input type="checkbox"/> Parks	<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:		
Certified Bid Tabulation, Reichhardt & Ebe Recommendation to Award		
Summary Statement:		
<p>Staff recently solicited bids from eligible contractors on the City’s Small Works Roster for the Benson Road Pedestrian Improvements Project. This project constructs sidewalk along the east side of Benson Road north of Isom Elementary School to West Park Street. The base bid constructs sidewalk where there is none today. An alternate bid item was included for the replacement of deteriorated existing sidewalk north of Isom School. Three bids were received on July 16, 2020. Reichhardt and Ebe Engineering prepared the attached Bid Tabulation.</p> <p>After review, Reichhardt and Ebe determined Granite Construction to be the lowest responsive and responsible bidder and recommends award.</p> <p>At the Public Works Committee meeting on July 8, 2020, the Public Works Committee concurred that the bid results could be forwarded directly to City Council after informing them of the results.</p> <p>Additionally, the Committee concurred to establish a budget control limit of \$280,000 to this project to use to determine the low bid with the alternative bid item. Contractors were notified of this prior to bid opening. Granite Construction’s base bid plus Alternate A1 are within this control limit.</p>		
Recommended Action:		
That City Council award the contract for the Benson Road Pedestrian Improvements Project to Granite Construction in the amount of \$236,340.00 for the base bid plus Alternate A1 and authorize the Mayor to sign the contract.		



423 Front Street
Lynden, WA 98264
Phone: (360) 354-3687

Called By: For:	City of Lynden BENSON RD. PEDESTRIAN IMPROVEMENTS 300 4th Street Lynden, WA 98264 CERTIFIED TABULATION OF BIDS RECEIVED	Bidder's Name Address	Engineer's Estimate	1 Granite Construction 7017 Everson Goshen Road Everson, WA 98247	2 Interwest Construction, Inc, 609 North Hill Blvd Burlington, WA 98233	3 Premium Services 3212 Mt Baker Hwy Bellingham, WA	Average (Excluding Engineer's Estimate)	Standard Deviation (Excluding Engineer's Estimate)
By: Date:	Nathan Zylstra, P.E. July 16, 2020							

Base Bid													
Item No.	Item Description	Quantity	Unit	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount		
1	Mobilization	1	LS	\$ 20,000.00	\$ 20,000.00	\$15,000.00	\$ 15,000.00	\$ 28,500.00	\$ 28,500.00	\$25,000.00	\$ 25,000.00	\$22,833.33	\$ 11,058.79
2	SPCC Plan	1	LS	\$ 500.00	\$ 500.00	\$500.00	\$ 500.00	\$ 403.00	\$ 403.00	\$1,000.00	\$ 1,000.00	\$634.33	\$ 356.04
3	Project Temporary Traffic Control	1	LS	\$ 27,000.00	\$ 27,000.00	\$25,000.00	\$ 25,000.00	\$ 15,000.00	\$ 15,000.00	\$41,000.00	\$ 41,000.00	\$27,000.00	\$ 14,922.72
4	Clearing and Grubbing	1	LS	\$ 11,200.00	\$ 11,200.00	\$2,000.00	\$ 2,000.00	\$ 5,000.00	\$ 5,000.00	\$25,000.00	\$ 25,000.00	\$10,666.67	\$ 9,974.97
5	Removal of Structures and Obstructions	1	LS	\$ 5,600.00	\$ 5,600.00	\$1,500.00	\$ 1,500.00	\$ 6,000.00	\$ 6,000.00	\$3,000.00	\$ 3,000.00	\$3,500.00	\$ 2,218.53
6	Sawcut ACP	800	LF-IN	\$ 1.00	\$ 800.00	\$1.00	\$ 800.00	\$ 2.00	\$ 1,600.00	\$1.50	\$ 1,200.00	\$1.50	\$ 0.74
7	Sawcut PCC	30	LF-IN	\$ 2.00	\$ 60.00	\$1.00	\$ 30.00	\$ 8.00	\$ 240.00	\$9.00	\$ 270.00	\$6.00	\$ 4.03
8	Roadway Excavation Incl. Haul	40	CY	\$ 25.00	\$ 1,000.00	\$25.00	\$ 1,000.00	\$ 35.00	\$ 1,400.00	\$65.00	\$ 2,600.00	\$41.67	\$ 23.28
9	Gravel Borrow Incl. Haul	100	TON	\$ 30.00	\$ 3,000.00	\$15.00	\$ 1,500.00	\$ 27.00	\$ 2,700.00	\$60.00	\$ 6,000.00	\$34.00	\$ 22.10
10	Shoring or Extra Excavation Class B	1,150	SF	\$ 1.00	\$ 1,150.00	\$0.10	\$ 115.00	\$ 2.50	\$ 2,875.00	\$0.01	\$ 11.50	\$0.87	\$ 1.07
11	Construction Geotextile for Underground Drainage	550	SY	\$ 2.50	\$ 1,375.00	\$10.00	\$ 5,500.00	\$ 6.00	\$ 3,300.00	\$2.50	\$ 1,375.00	\$6.17	\$ 3.76
12	Crushed Surfacing Top Course	5	TON	\$ 50.00	\$ 250.00	\$50.00	\$ 250.00	\$ 22.00	\$ 110.00	\$200.00	\$ 1,000.00	\$90.67	\$ 78.24
13	Commercial HMA	1	TON	\$ 500.00	\$ 500.00	\$1,000.00	\$ 1,000.00	\$ 600.00	\$ 600.00	\$2,000.00	\$ 2,000.00	\$1,200.00	\$ 728.01
14	Underdrain Pipe 12 In. Diam.	400	LF	\$ 60.00	\$ 24,000.00	\$40.00	\$ 16,000.00	\$ 90.00	\$ 36,000.00	\$115.00	\$ 46,000.00	\$81.67	\$ 44.49
15	Gravel Backfill for Drywells	550	TON	\$ 15.00	\$ 8,250.00	\$25.00	\$ 13,750.00	\$ 25.00	\$ 13,750.00	\$45.00	\$ 24,750.00	\$31.67	\$ 15.96
16	Catch Basin Type 1	1	EA	\$ 2,000.00	\$ 2,000.00	\$2,000.00	\$ 2,000.00	\$ 2,400.00	\$ 2,400.00	\$2,000.00	\$ 2,000.00	\$2,133.33	\$ 938.08
17	Adjustments to Finished Grade	1	LS	\$ 500.00	\$ 500.00	\$2,500.00	\$ 2,500.00	\$ 1,200.00	\$ 1,200.00	\$2,000.00	\$ 2,000.00	\$1,900.00	\$ 944.39
18	Connection to Existing Storm Sewer Pipe	14	EA	\$ 250.00	\$ 3,500.00	\$600.00	\$ 8,400.00	\$ 400.00	\$ 5,600.00	\$300.00	\$ 4,200.00	\$433.33	\$ 216.51
19	Erosion Control and Water Pollution Prevention	1	LS	\$ 2,500.00	\$ 2,500.00	\$250.00	\$ 250.00	\$ 3,000.00	\$ 3,000.00	\$500.00	\$ 500.00	\$1,250.00	\$ 1,203.84
20	Topsoil Type A	300	SY	\$ 25.00	\$ 7,500.00	\$20.00	\$ 6,000.00	\$ 3.75	\$ 1,125.00	\$30.00	\$ 9,000.00	\$17.92	\$ 12.16
21	50:50 Mix	400	SY	\$ 50.00	\$ 20,000.00	\$20.00	\$ 8,000.00	\$ 40.00	\$ 16,000.00	\$40.00	\$ 16,000.00	\$33.33	\$ 16.58
22	Sod Installation	680	SY	\$ 25.00	\$ 17,000.00	\$10.00	\$ 6,800.00	\$ 31.00	\$ 21,080.00	\$13.00	\$ 8,840.00	\$18.00	\$ 11.19
23	Bark or Wood Chip Mulch	20	SY	\$ 15.00	\$ 300.00	\$20.00	\$ 400.00	\$ 17.00	\$ 340.00	\$41.00	\$ 820.00	\$26.00	\$ 14.57
24	Landscape Restoration	1	EST	\$ 5,500.00	\$ 5,500.00	\$5,500.00	\$ 5,500.00	\$ 5,500.00	\$ 5,500.00	\$5,500.00	\$ 5,500.00	\$5,500.00	\$ 2,381.57
25	Cement Conc. Pedestrian Curb	20	LF	\$ 40.00	\$ 800.00	\$100.00	\$ 2,000.00	\$ 135.00	\$ 2,700.00	\$100.00	\$ 2,000.00	\$111.67	\$ 50.42
26	Cement Conc. Sidewalk	485	SY	\$ 60.00	\$ 29,100.00	\$50.00	\$ 24,250.00	\$ 66.00	\$ 32,010.00	\$90.00	\$ 43,650.00	\$68.67	\$ 32.97
27	Cement Conc. Sidewalk 6 In.	165	SY	\$ 65.00	\$ 10,725.00	\$80.00	\$ 13,200.00	\$ 101.00	\$ 16,665.00	\$100.00	\$ 16,500.00	\$93.67	\$ 41.41
28	Detectable Warning Surface	48	SF	\$ 50.00	\$ 2,400.00	\$25.00	\$ 1,200.00	\$ 66.00	\$ 3,168.00	\$60.00	\$ 2,880.00	\$50.33	\$ 26.84
29	Permanent Signing	1	LS	\$ 500.00	\$ 500.00	\$500.00	\$ 500.00	\$ 7,500.00	\$ 7,500.00	\$500.00	\$ 500.00	\$2,833.33	\$ 3,109.96
30	Plastic Stop Line	55	LF	\$ 20.00	\$ 1,100.00	\$20.00	\$ 1,100.00	\$ 19.00	\$ 1,045.00	\$20.00	\$ 1,100.00	\$19.67	\$ 8.53
31	Plastic Crosswalk Line	304	SF	\$ 12.00	\$ 3,648.00	\$10.00	\$ 3,040.00	\$ 12.00	\$ 3,648.00	\$12.00	\$ 3,648.00	\$11.33	\$ 4.97
32	Removing Plastic Line	50	LF	\$ 2.00	\$ 100.00	\$4.00	\$ 200.00	\$ 3.50	\$ 175.00	\$4.00	\$ 200.00	\$3.83	\$ 1.67
33	Pothole Existing Underground Utility	5	EA	\$ 500.00	\$ 2,500.00	\$150.00	\$ 750.00	\$ 620.00	\$ 3,100.00	\$400.00	\$ 2,000.00	\$390.00	\$ 237.00
34	Repair Existing Public and Private Facilities	1	EST	\$ 5,000.00	\$ 5,000.00	\$5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$5,000.00	\$ 5,000.00	\$5,000.00	\$ 2,165.06
Total Base Bid				\$ 219,358.00		\$ 175,035.00		\$ 248,734.00		\$ 306,544.50			



Called By: For:	City of Lynden BENSON RD. PEDESTRIAN IMPROVEMENTS 300 4th Street Lynden, WA 98264 CERTIFIED TABULATION OF BIDS RECEIVED	Bidder's Name Address	Engineer's Estimate	1 Granite Construction 7017 Everson Goshen Road Everson, WA 98247	2 Interwest Construction, Inc, 609 North Hill Blvd Burlington, WA 98233	3 Premium Services 3212 Mt Baker Hwy Bellingham, WA	Average (Excluding Engineer's Estimate)	Standard Deviation (Excluding Engineer's Estimate)
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Alternate A1													
Item No.	Item Description	Quantity	Unit	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount		
35	Mobilization	1	LS	\$ 5,000.00	\$ 5,000.00	\$5,000.00	\$ 5,000.00	\$ 1.00	\$ 1.00	\$5,000.00	\$ 5,000.00	\$3,333.67	\$ 2,356.55
36	Project Temporary Traffic Control	1	LS	\$ 6,750.00	\$ 6,750.00	\$5,000.00	\$ 5,000.00	\$ 9,000.00	\$ 9,000.00	\$15,000.00	\$ 15,000.00	\$9,666.67	\$ 4,109.61
37	Clearing and Grubbing	1	LS	\$ 1,000.00	\$ 1,000.00	\$600.00	\$ 600.00	\$ 2,200.00	\$ 2,200.00	\$7,500.00	\$ 7,500.00	\$3,433.33	\$ 2,948.82
38	Removal of Structures and Obstructions	1	LS	\$ 5,600.00	\$ 5,600.00	\$5,000.00	\$ 5,000.00	\$ 8,000.00	\$ 8,000.00	\$7,500.00	\$ 7,500.00	\$6,833.33	\$ 1,312.33
39	Sawcut ACP	470	LF-IN	\$ 1.00	\$ 470.00	\$1.00	\$ 470.00	\$ 2.00	\$ 940.00	\$1.50	\$ 705.00	\$1.50	\$ 0.41
40	Sawcut PCC	860	LF-IN	\$ 2.00	\$ 1,720.00	\$1.00	\$ 860.00	\$ 8.00	\$ 6,880.00	\$2.50	\$ 2,150.00	\$3.83	\$ 3.01
41	Roadway Excavation Incl. Haul	25	CY	\$ 25.00	\$ 625.00	\$25.00	\$ 625.00	\$ 48.00	\$ 1,200.00	\$65.00	\$ 1,625.00	\$46.00	\$ 16.39
42	Gravel Borrow Incl. Haul	50	TON	\$ 30.00	\$ 1,500.00	\$15.00	\$ 750.00	\$ 37.00	\$ 1,850.00	\$60.00	\$ 3,000.00	\$37.33	\$ 18.37
43	Crushed Surfacing Top Course	10	TON	\$ 50.00	\$ 500.00	\$50.00	\$ 500.00	\$ 22.00	\$ 220.00	\$200.00	\$ 2,000.00	\$90.67	\$ 78.15
44	Commercial HMA	8	TON	\$ 150.00	\$ 1,200.00	\$1,000.00	\$ 8,000.00	\$ 403.00	\$ 3,224.00	\$640.00	\$ 5,120.00	\$681.00	\$ 245.44
45	Erosion Control and Water Pollution Prevention	1	LS	\$ 1,000.00	\$ 1,000.00	\$250.00	\$ 250.00	\$ 2,000.00	\$ 2,000.00	\$500.00	\$ 500.00	\$916.67	\$ 772.80
46	Topsoil Type A	225	SY	\$ 25.00	\$ 5,625.00	\$20.00	\$ 4,500.00	\$ 22.00	\$ 4,950.00	\$30.00	\$ 6,750.00	\$24.00	\$ 4.32
47	Sod Installation	300	SY	\$ 25.00	\$ 7,500.00	\$10.00	\$ 3,000.00	\$ 31.00	\$ 9,300.00	\$13.00	\$ 3,900.00	\$18.00	\$ 9.27
48	Bark or Wood Chip Mulch	50	SY	\$ 15.00	\$ 750.00	\$20.00	\$ 1,000.00	\$ 18.50	\$ 925.00	\$41.00	\$ 2,050.00	\$26.50	\$ 10.27
49	Landscape Restoration	1	EST	\$ 3,000.00	\$ 3,000.00	\$3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$3,000.00	\$ 3,000.00	\$3,000.00	\$ -
50	Cement Conc. Driveway Entrance	75	SY	\$ 85.00	\$ 6,375.00	\$90.00	\$ 6,750.00	\$ 77.00	\$ 5,775.00	\$100.00	\$ 7,500.00	\$89.00	\$ 9.42
51	Cement Conc. Sidewalk	270	SY	\$ 60.00	\$ 16,200.00	\$50.00	\$ 13,500.00	\$ 69.00	\$ 18,630.00	\$90.00	\$ 24,300.00	\$69.67	\$ 16.34
52	Repair Existing Public and Private Facilities	1	EST	\$ 2,500.00	\$ 2,500.00	\$2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$2,500.00	\$ 2,500.00	\$2,500.00	\$ -
Total Alternate A1					\$ 67,315.00		\$ 61,305.00		\$ 80,595.00		\$ 100,100.00		
Total Base Bid Plus Alternate A1					\$ 286,673.00	\$	236,340.00	\$	329,329.00	\$	406,644.50		

Math Error / Omission



July 16, 2020

Lynden
300 4th Street
Lynden, WA 98264

Attn: Mark Sandal
Programs Manager

Re: Benson Road Pedestrian Improvements
Recommendation to Award

Dear Mark Sandal;

We have reviewed all construction bid proposals for the above referenced project. Granite Construction provided the lowest responsive bid at \$236,340.00 including tax for the total of the Base Bid plus Alternate A1. The Certified Tabulation of Bids and the Bidder's Checklist are attached for your information and review.

As stated in the City's letter dated July 15, 2020 Re: Available Funds – Project 2020-11 Benson Road Pedestrian Improvements, the Public Works Committee set a construction budget amount of \$280,000.00. The successful Bidder will be the Bidder submitting the lowest responsible Bid for the highest order preference that is within this budget amount. The letter states the City's highest preference is the lowest total for the Base Bid plus Alternate A1. The Bid received from Granite Construction for the Base Bid plus Alternate A1 is within the stated budget amount, therefore we recommend that you award the contract to Granite Construction.

Sincerely,

A handwritten signature in blue ink, appearing to read 'N. Zylstra', written over a light blue horizontal line.

Nathan Zylstra, P.E.
Reichhardt & Ebe Engineering, Inc.

CITY OF LYNDEN

EXECUTIVE SUMMARY



Meeting Date:	July 20, 2020	
Name of Agenda Item:	Approval of Draft Public Safety Committee Minutes	
Section of Agenda:	OTHER	
Department:	Fire	
Council Committee Review:	<input 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:	Public Safety Committee Meeting Minutes – 2020-07-09	
Summary Statement:		
Recommended Action:	Council review & approval.	

CITY OF LYNDEN

POLICE DEPARTMENT

Steve Taylor, Police Chief

(360) 354-2828



Public Safety Committee Meeting Minutes

Police Department - 203 19th Street

4:00 PM July 09, 2020

Call to Order at 4:00 PM

Roll Call

Members present: Mayor Scott Korthuis and Councilors Mark Wohlrab, Brent Lenssen and Gerald Kuiken.

Staff present: City Administrator Mike Martin, Chief Mark Billmire, Chief Steve Taylor, Lieutenant Russ Martin, Support Services Manager Sarah Silvas.

Scheduled guests present: President of IAFF Local 106 Robert Glorioso and Lynden resident Ryan Provencher.

Approval of Minutes

The minutes from the June 4, 2020 were approved.

Items from the Audience

Scheduled

1. Ryan Provencher - Latest on Captain's in Lynden Fire Department
 - A. Ryan Provencher, residing at 1744 Bradley Rd, Lynden, WA presented his questions and concerns regarding the City of Lynden Fire Department current organizational structure. Mr. Provencher shared that he has been a firefighter for 27 years, with the last 6 as a Chief Officer. Mr. Provencher advised that the City has grown over 27% in the last 10 years, and the need for adequate support for public safety in the community. He specifically addressed concerns regarding Mike Martin's decision to leave the organizational structure as it has been for many years, resulting in an increased risk of first responders and decreased level of service to Lynden residents. Mr. Provencher spoke regarding his understanding of Chief Billmire's advocacy for Captain's positions in the Lynden Fire Department and advising that Chief Billmire needs an Officer development program that is fully supported. Mr. Provencher shared that he believes the expectations of the Officer position have been unclear, the City's support has been inadequate, and that City Administrator Mike Martin's actions have been bias based on Mr. Martin's personal feelings on labor management relations. He concluded by asking the Public Safety Committee to look at current structure in the Lynden Fire Department and to evaluate Mr. Martin's decisions.

2. Robert Glorioso - Latest on Captain's in Lynden Fire Department
 - A. Robert Glorioso, 256 Whitetail Loop, Blaine, President of IAFF Local 106 Firefighter's Union discussed the Captain's position within the fire department and their availability to take an assessment center. Mr. Glorioso quoted from a letter sent by City Administrator Mike Martin to Michael Richardson, Lynden Firefighter/EMT and Union Representative, and referenced two news articles. Mr. Glorioso advised that Local 106 union would be pursuing the filing of multiple unfair labor practices with the Public Employment Relations Commission (PERC) and a social media public education campaign in Lynden. Mr. Glorioso requested Mike Martin to step down from the position of City Administrator, or the Lynden City Council to take steps for termination of Mike Martin's employment.

Unscheduled (20 Minutes)

Audience members may address the Committee on any issue other than those scheduled for a public hearing or those on which the public hearing has been closed. Prior to commenting please state your name, address, and topic. Please keep comments under 4 minutes.

1. Heather Brown, residing at 863 Main Street, Lynden addressed the events of July 4th/5th weekend, including the march of two groups. First, Ms. Brown expressed gratitude to the Lynden Police Department. Second, she addressed the safety concerns of Lynden's citizens, especially the youth, that the marches presented. She witnessed men bearing arms and yelling slurs at youthful citizens and quoted a WTA driver's account of the situation that was reported in the Lynden Tribune. Ms. Brown asked for the following: 1) any future events on this theme, rally or marches, have more safety measures in place to protect the participants including physical barriers and road closures; 2) immediately begin developing and implementing policies and procedures for public safety measures to better serve neighbors that are black, indigenous or people of color; 3) City Council to issue a statement affirming they stand for racial equality.
2. Jetje Williams and son, Jakovy Williams, both residing at 150 Canbridge Drive, Lynden addressed the same events as Heather Brown in Item 1 above, reaffirming Ms. Brown's gratitude to Chief Taylor and the Lynden Police Department. Jakovy Williams spoke about his personal experience as a 10-year-old black youth in the Lynden community, recounting personal details of threats and derogatory remarks made to him by other community members. Ms. Williams spoke about her son's experience and requested additional safety measures to be in place so that Lynden Police Department is not overtaxed during these events and conversations and echoed the requests of Ms. Brown.

Committee Items

1. Public Safety Overtime - May 2020
 - A. Chief Billmire presented overtime hours and reported 300 volunteer hours. He explained that the bulk of the overtime hours is due to the union contact language. Chief Billmire reported that he met with current volunteers for their participation requirements in May, and their participation has increased since that time which covers approximately 20 shifts per month on average. Also, Lynden

Fire Department has 5 volunteer candidates that are going through recruit academy this year.

- B. Chief Taylor presented overtime, which the bulk is attributed to the holiday (30%) and a range training day. Additionally, Officer Vanloo attended to help with marches in Bellingham. Overtime is expected to decrease as Officer Holland is coming off FTO on July 15th and will be able to take shifts on his own.

Fire Department Items

1. Fire Monthly Report - June 2020
 - A. Chief Billmire presented the June 2020 monthly report. Chief Hatley held several trainings throughout the month for Lynden staff, totaling 186 hours, and outside agencies. EMS calls totaled at 135, which is an increase since call volume declined in April. There was 1 possible COVID case for the entire month. Chief Billmire explained that there were 36 overlapping calls, which means before the crew is clear from one call, another call is dispatched. Chief Billmire spoke about the airplane crash at Lynden Airport, which lead to the collaboration of fire and public works departments with the airport committee to update the airport response plan.
2. Alcoa Conex Box Donation Proposal
 - A. Alcoa has a training facility made of Conex boxes that they are looking to donate to a local fire department, which Chief Hatley has been pursuing after learning of the opportunity from a Lynden firefighter. Chief Billmire has been coordinating with Public Works Director Steve Banham to structure the move and location it would reside. The structure itself would be donated, and there will be a cost related to moving the Conex boxes. The Conex boxes interiors are set up already for firefighter training, so minimal cost is expected to prepare them for use. Chief Billmire shared with the Public Safety Committee for their comments and to ask for support to move forward, which was supported by the Mayor and committee members.

Police Department Items

1. Update on Corporal promotion process
 - A. Chief Taylor advised that the assessment center was completed with members from Ferndale and Blaine police departments, and a candidate list has been developed from those results. The Civil Service Meeting is scheduled for July 21st to get candidate list certified.
2. Police Monthly Report - June 2020
 - A. Chief Taylor presented the June 2020 monthly report. Overall, thefts are down as there has been a decrease in unemployment insurance frauds. Chief Taylor discussed the Black Lives Matter protests and marches that have been occurring over the last month. Lynden Police are driving by and dropping in on participants to ensure the protests are kept peaceful and safe.
 - B. For the July 4th/5th weekend marches, additional patrol occurred in downtown Lynden, and Officer's made route suggestions to the protestors to help mitigate concerns of business owners in downtown Lynden. The marches did not result in

any property damage or arrests, which Chief Taylor was complementary to the members of Lynden Police Department. City Administrator Mike Martin mimicked being proud of the department for how they handled the situation. Accolades were given to Officer Meyer, who mitigated a situation involving one of the marching groups attempting to join with the other, potentially creating an unsafe environment for the participants of both groups.

Added Items

- A. Councilor Lenssen revisited Heather Brown’s third request for a statement to be issued from the Lynden City Council. Councilor Lenssen and Mayor Korthuis suggested researching language for the type of statement City Council would want to give to the community. Councilor Lenssen also recommended that City employees complete a diversity and inclusion training. City Administrator Mike Martin advised that City employees do complete this training annually.

- B. Councilor Kuiken ask Chief Billmire about the validity of claims he had read on social media regarding individuals fainting due to wearing masks and their ability to breathe appropriately through the mask. Chief Billmire advised that the fire department has not been told of a direct correlation, however the Department of Health has cautioned wearing mask for certain health risks and underlying medical conditions.

Adjournment at 4:43 PM

Submitted by

Approved by