

CITY OF LYNDEN



Mayor
Scott Korthuis

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

Online (Microsoft Teams) City Council Meeting
City Annex- 205 Fourth Street
October 18, 2021

Unscheduled public comment will not be taken at online council meetings. To schedule time to address council, contact the city clerk at 360-255-7085 before 12:00 noon on the day of the council meeting. You will be asked to provide your name and address for the council file. The time limit to speak to any topic that is not on that night's agenda is 3 minutes.

Members of the public may choose to join the city council meeting telephonically by dialing 1-253- 948-9362. You will then be prompted to enter the Conference ID 523 963 025 # . It is necessary to enter the # symbol.

Call to Order

Pledge of Allegiance

Roll Call

Oath of Office

Approval of Minutes

[1.](#) Draft Council Minutes- October 4, 2021

Items from the Audience

Scheduled

Unscheduled (20 Minutes)

Unscheduled public comment will not be taken at online council meetings. To schedule time to address council, contact the city clerk at 360-255-7085 before 12:00 noon on the day of the council meeting. You will be asked to provide your name and address for the council file. The time limit to speak to any topic that is not on that night's agenda is 3 minutes.

Consent Agenda

- [2.](#) Approval of Payroll and Claims

Public Hearing- None

Unfinished Business-None

New Business

- [3.](#) Ord 1628 - Vacate Application 21-01 – Redwood Road
- [4.](#) Final Plat Approval – Kode Kamp Long Plat Phase 1
- [5.](#) Introduction of the 2022 Preliminary Budget and the Mayor’s Budget Message

Other Business

- [6.](#) Draft- Public Works Committee Meeting Minutes October 6, 2021
- [7.](#) Calendar

Executive Session

Adjournment

CITY OF LYNDEN

EXECUTIVE SUMMARY



Meeting Date:	October 18, 2021	
Name of Agenda Item:	Draft Council Minutes- Regular Meeting	
Section of Agenda:	Approval of Minutes	
Department:	Administration	
Council Committee Review:	<input type="checkbox"/> Community Development <input type="checkbox"/> Public Safety <input type="checkbox"/> Finance <input type="checkbox"/> Public Works <input type="checkbox"/> Parks <input type="checkbox"/> Other: N/A	Legal Review: <input type="checkbox"/> Yes - Reviewed <input type="checkbox"/> No - Not Reviewed <input checked="" type="checkbox"/> Review Not Required
Attachments:	Draft Council Minutes- Regular Meeting	
Summary Statement:	Draft Council Minutes- Regular Meeting	
Recommended Action:	For Council review.	

CITY OF LYNDEN

CITY COUNCIL MINUTES OF REGULAR MEETING



October 4, 2021

1. CALL TO ORDER

Mayor Korthuis called to order the October 4, 2021 regular session of the Lynden City Council at 7:00 p.m., which was held online, via Microsoft Teams.

ROLL CALL

Members present: Mayor Scott Korthuis and Councilors, Gary Bode, Ron De Valois, Gerald Kuiken, Brent Lenssen, Nick Laninga, Kyle Strengtholt, and Mark Wohlrab.

Members absent: None

Staff present: Finance Director Anthony Burrows, Fire Chief Mark Billmire, HR Manager Kimberly Clemons, Parks Director Vern Meenderinck, Planning Director Heidi Gudde, Police Chief Steve Taylor, Public Works Director Steve Banham, City Administrator John Williams, City Attorney Bob Carmichael, and City Clerk Pam Brown.

OATH OF OFFICE- None

APPROVAL OF MINUTES

Councilor Bode moved and Councilor Kuiken seconded to approve the October 4, 2021, regular council minutes as presented. Motion approved on a 7-0 vote.

ITEMS FROM THE AUDIENCE

Scheduled:

Carryn Vande Griend- PSE, Update on Storm Preparedness

Erika Lautenbach- Whatcom County Health Department, COVID Community Health Impact Assessment. This presentation occurred after the scheduled public comment period in the council meeting.

Unscheduled: None

CITY OF LYNDEN

CITY COUNCIL
MINUTES OF REGULAR MEETING



2. CONSENT AGENDA

Payroll Liability to September 16 through September 30, 2021

EFT & Other Liabilities

Non-L&I Liabilities

Monthly EFT	\$383,280.08
Check Liability	\$106,091.32
Total Non-L&I Liabilities	\$489,371.40
Quarterly Liabilities	\$11,333.36
Total EFT & Other Liabilities	\$500,704.76

Approval of Claims – October 5, 2021

Manual Warrants No.	<u>22971</u>	through	=		\$61.75
EFT Payment Pre-Pays					\$181,727.76
				Sub Total Pre-Pays	\$181,789.51
Voucher Warrants No.	<u>23005</u>	through	<u>23038</u>		\$91,375.30
EFT Payments					\$0.000
				Sub Total	\$91,375.30
				Total Accts. Payable	\$1,910,164.81

Resolution No. 1034- Park Fees

In an effort to remain current on prices charged for usage at our parks and to remain competitive with other parks departments in the county a couple of changes and increases were requested to be made to our fee structure. Field fees were increased due to the increase in cost of painting lines on fields, and the demand for additional fields needed for soccer. Facility fees were raised approximately 10% to keep in line with other municipalities. The Parks Committee has reviewed the changes and additions to the fee schedule and recommends Council approval.

Resolution No. 1040- Request to Cancel Multiple Warrants

RCW 39.56.040 states that any registered or interest-bearing warrants of any municipal corporation not presented within one year of the date of their call, or other warrants not presented within one year of their issue, shall be canceled by passage of a resolution of the governing body of the municipal corporation, and upon notice of the passage of such resolution, the auditor of the municipal corporation and the treasurer of the municipal corporation shall transfer all records of such warrants so as to leave the funds as is such

CITY OF LYNDEN

CITY COUNCIL MINUTES OF REGULAR MEETING



warrants had never been issued. Warrants Numbering: 21004, 21478, 21681, and 21876 have not and will not be presented for payment; and should be canceled.

Interlocal Agreement with Bertrand Watershed Improvement District and North Lynden Watershed Improvement District

The City of Lynden is committed to ongoing support for agricultural activities which occur outside City limits. The City recognizes that managed growth within the City is intended in part to preserve land for agricultural use and that many Lynden businesses and industries support or are related to surrounding agricultural land use. Development must comply with established state stormwater regulations, but sometimes more cost effective and practical solutions for managing stormwater can be found by considering regional impacts and implementing regional solutions.

This interlocal agreement between the City of Lynden, the Bertrand Watershed Improvement District, and the North Lynden Watershed Improvement District establishes a framework for identifying collaborative solutions between the City and the surrounding Water Improvement Districts that align with local agricultural interests. The Public Works Committee discussed this Interlocal Agreement at their meeting on September 8, 2021 and concurred to recommend approval by City Council.

Amendment to Procedures of the Role of Hearing Examiner

In March of this year the City Council adopted ordinance 1615 which created a hearing examiner role for the City of Lynden. The City also adopted procedures of the office. The hearing examiner has held two public hearings to date. Hearings have gone smoothly. However, the Hearing Examiner has requested that the City amend procedures regarding the distribution of decisions. This is intended to curtail any direct contact an applicant or member of the public might have with the hearing examiner so as to maintain his impartial status in each matter. The Planning Department will be responsible for distribution of information.

Councilor Bode moved and Councilor De Valois seconded to approve the Consent Agenda. Motion approved on a 7-0 vote.

CITY OF LYNDEN

CITY COUNCIL MINUTES OF REGULAR MEETING



3. PUBLIC HEARING

Ordinance No. 1636- Franchise Agreement with Cascade Natural Gas Franchise

The current Cascade Natural Gas (CNG) franchise agreement expires in January 2022. CNG has requested to renew the agreement for ten years, per Section 3 of the agreement. Ordinance 1413, signed on January 3, 2012, allows for one ten-year renewal. The new expiration date would be January 2032. The request for a franchise renewal was discussed at the Public Works Committee meeting on September 8, 2021, and the Committee concurred to recommend approval by City Council.

Mayor Korthuis opened the Public Hearing at 7:15 p.m.

There were no public comments received.

Mayor Korthuis closed the Public Hearing at 7:15 p.m.

Councilor Bode moved and Councilor De Valois seconded to authorize the Mayor's signature on the Cascade Natural Gas Franchise renewal. Motion approved on a 7-0 vote.

4. UNFINISHED BUSINESS- None

5. NEW BUSINESS

Foxtail Street Assessment Reimbursement Area Dead Notices

Staff is seeking authorization to record Notices of Assessment on four parcels adjacent to the newly constructed Foxtail Street extension. The three new lots created by the Larry Haak Short Plat and the western portion of an existing parcel (Lot 2, Hatch Short Plat) were identified as benefitting properties and included in the Assessment Reimbursement Area for sidewalk improvements and water and sewer utility improvements made by contract.

These actual costs would be reimbursed to the respective Street, Water, and Sewer Funds at time of building permit application. By law this assessment expires within 15 years for sidewalk improvements and 20 years for utility improvements.

The final total calculated assessment amount is \$84,706.70, comprised of \$33,113.34 for sidewalk improvements, \$22,756.45 for water improvements, and \$28,836.91 for sewer improvements. The preliminary assessment amount included in the original notice to the property owners was \$93,386.30.

CITY OF LYNDEN

CITY COUNCIL MINUTES OF REGULAR MEETING



The existing property owners were notified in writing of the proposed preliminary assessments and elected not to request a Public Hearing. The Public Works Committee at their May 5, 2021, meeting concurred to recommend approval of the latecomer assessments if no Public Hearing was requested.

Councilor Bode moved and Councilor Strengholt seconded to authorize the Mayor's signature on these Notices to be recorded on the properties to establish the assessments due at the time of development. Motion approved on a 6-0 vote.

The vote reflects that Councilor Wohlrab exited the meeting.

Status of the 2021 Budget – Mayor Korthuis

Per statute RCW 35.33.135, in preparation for the 2022 Preliminary Budget Review on October 18, 2021 the Mayor provided in the council packet the updated status regarding the current 2021 Budget.

For information only. No action taken.

6. OTHER BUSINESS

Council recessed into a closed-door meeting to discuss labor negotiations at 7:55 p.m.

The council meeting re-convened at 8:05 p.m.

Councilor Kuiken moved and Councilor Lenssen seconded to authorize the Mayor to sign the Collective Bargaining Agreement discussed in the closed-door session between the City of Lynden and the IAFF Local 106. Motion approved on a 5-0 vote.

The vote reflects that Councilors Bode and Wohlrab were not in attendance for the vote.

7. EXECUTIVE SESSION

Council did not hold an executive session.

CITY OF LYNDEN

CITY COUNCIL MINUTES OF REGULAR MEETING



8. ADJOURNMENT

The October 4, 2021, regular session of the Lynden City Council adjourned at 8:10 p.m.

Pam Brown, MMC
City Clerk

Scott Korthuis
Mayor

CITY OF LYNDEN

EXECUTIVE SUMMARY



Meeting Date:	October 18, 2021	
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



Meeting Date:	October 18, 2021	
Name of Agenda Item:	Ord 1628 - Vacate Application 21-01 – Redwood Road	
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:		
Vacate Application 21-01 – Redwood Road, TRC Report		
Summary Statement:		
<p>Compass Point Survey, on behalf of the West Lynden Business Park, has applied for the vacate of a portion of Redwood Road right-of-way. The area to be vacated is approximately 48,000 square feet unimproved property meant for the future construction of Redwood Road. This dedication was originally made with the approval of the West Lynden Business Park General Binding Site Plan with the intent that it would be constructed at the time of development.</p> <p>Needs of the industrial market indicate that large scale parcels are desirable. As such, the applicant has requested that the public right-of-way be shifted east so as to not limit the design potential of the parcel.</p> <p>On July 6, 2021 the City Council held a hearing on the item. No public comment was given.</p> <p>Subsequently staff conducted an analysis of the value of the property to be vacated and the value of the property which will be dedicated. New dedications include both right-of-way and utility easements as shown in the attached exhibits. Analysis concluded that the area dedicated was equivalent to the that being vacated. Staff and the Public Works Committee recommend that no additional compensation be collected from the applicant.</p>		
Recommended Action:		
Motion to approve Ordinance 1628 which vacates an unbuilt portion of Redwood Road right-of-way and additionally accept the equivalent dedication of right-of-way and utility easements as depicted in Exhibits B-E and authorize the Mayor’s signature on the document.		

ORDINANCE NO. 1628

AN ORDINANCE VACATING A PORTION OF REDWOOD ROAD WITHIN THE CITY OF LYNDEN, WHATCOM COUNTY, WASHINGTON

WHEREAS, the City of Lynden heretofore declared its intention to vacate a portion of Redwood Road (“the vacation”); and fixed the date of the July 6, 2021, as the date for a public hearing on the vacation; and

WHEREAS, notices were duly mailed on May 26, 2021, and published in the Lynden Tribune on May 26, 2021, and posted in accordance with RCW 35.79.020; and

WHEREAS, no adjoining property owner submitted a protest to the vacation; and

WHEREAS, on July 6, 2021, the City Council of the City of Lynden held a public hearing to accept public comment on the proposed vacate. The public hearing was closed, and the meeting was continued to allow Staff additional time to conduct a valuation and analysis of the property in question and has prepared the following ordinance.

WHEREAS, On October 18, 2021, the Lynden City Council determined that future development to be served by the rights-of-way described in Section 1 (below) and shown on Exhibit A (attached) will be limited, that the portion of the right-of-way to be vacated is not needed by the City, and that the public is best served with the described rights-of-way in private ownership; and

WHEREAS, the City Council has determined that the portion of Redwood Road described in Section 1 and shown on Exhibit A (attached) will not be extended, and will not serve as a connector street to other, more widely traveled streets; and

WHEREAS, the City Council has determined that this partial street vacation complies with the requirements of RCW 35.79.035(1)(c);

WHEREAS, the property owner is dedicating comparable right-of-way and utility easements along the east and south property lines of the subject parcel as shown on Exhibits B, C, D and E (attached).

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LYNDEN, WASHINGTON, as follows:

Section 1: That the following described portion of said Redwood Road right-of-way is hereby vacated:

WEST LYNDEN BUSINESS PARK GENERAL BINDING SITE PLAN,
ACCORDING TO THE PLAT THEREOF, RECORDED SEPTEMBER 19, 2007,

UNDER WHATCOM COUNTY AUDITORS FILE NO. 2070902318, EXCEPT WEST LYNDEN BUSINESS PARK SPECIFIC BINDING SITE PLAN NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED OCTOBER 5, 2007, UNDER WHATCOM COUNTY AUDITOR’S FILE NO. 2071000873, AND ALSO EXCEPT WEST LYNDEN BUSINESS PARK SPECIFIC BINDING SITE PLAN NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED APRIL 7, 2008, UNDER WHATCOM COUNTY AUDITOR’S FILE NO. 2080400724. SITUATE IN WHATCOM COUNTY, WASHINGTON.

COMMONLY DESCRIBED AS: 300 – 400 Block of Redwood Road, Lynden.

Section 2: That a certified copy of this ordinance be sent to the Auditor of Whatcom County, Washington, and recorded by said Whatcom County Auditor.

Section 3: This ordinance shall be in full force and effect from and after its passage by the City Council and approval by the Mayor, otherwise as provided by law, five days after the date of its publication.

PASSED by the City Council this 18th day of October, 2021.

Signed and approved by the Mayor this 18th day of October 2021.

MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

State of Washington
County of Whatcom

Signed by Mayor Scott Korthuis and attested by Pam Brown before me on this ___ day of _____, 2021.

NOTARY PUBLIC, in and for the
State of Washington, residing at

EXHIBIT A

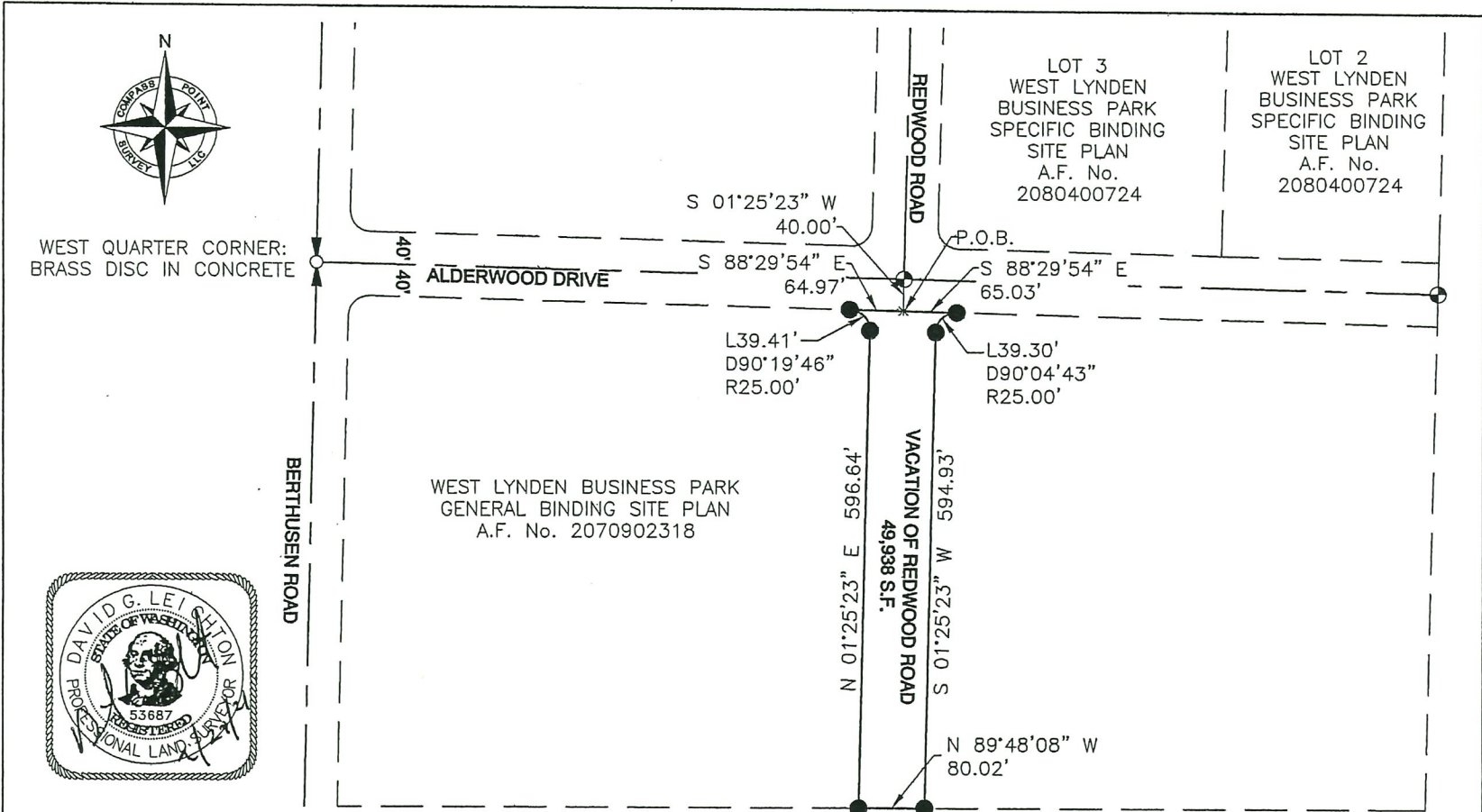
REDWOOD ROAD VACATION DESCRIPTION TO LYNDEN BUSINESS PARK, LLP

THAT SOUTHERLY PORTION OF REDWOOD ROAD, AS DEPICTED ON WEST LYNDEN BUSINESS PARK GENERAL BINDING SITE PLAN, RECORDED UNDER AUDITOR'S FILE NUMBER 2070902318, RECORDS OF WHATCOM COUNTY, WASHINGTON BEING WITHIN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 2 EAST, W.M. AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE BRASS DISC AT THE INTERSECTION OF REDWOOD ROAD AND ALDERWOOD DRIVE, AS DEPICTED ON WEST LYNDEN BUSINESS PARK GENERAL BINDING SITE PLAN, AUDITOR'S FILE NUMBER 2070902318, THENCE SOUTH 01°25'23" WEST, AT AN EXTENSION OF THE CENTERLINE OF REDWOOD ROAD, 40.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF ALDERWOOD DRIVE AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 88°29'54" EAST, 65.03 FEET TO A 5/8 INCH REBAR AND CAP MARKED "COMPASS POINT LS 32430", SAID REBAR BEING THE P.C. OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°04'43"; THENCE ALONG SAID CURVE 39.30 FEET TO A 5/8 INCH REBAR AND CAP MARKED "COMPASS POINT LS 32430", SAID REBAR BEING THE P.T.; THENCE SOUTH 01°25'23" WEST, 594.93 FEET TO A 5/8 INCH REBAR AND CAP MARKED "COMPASS POINT LS 32430", SAID REBAR BEING ON THE SOUTH LINE OF SAID WEST LYNDEN BUSINESS PARK GENERAL BINDING SITE PLAN; THENCE NORTH 89°48'08" WEST, COINCIDENT WITH SAID SOUTH LINE, 80.02 FEET TO A 5/8 INCH REBAR AND CAP MARKED "COMPASS POINT LS 32430"; THENCE LEAVING SAID SOUTH LINE, NORTH 01°25'23" EAST, 596.64 FEET TO A 5/8 INCH REBAR AND CAP MARKED "COMPASS POINT LS 32430", SAID REBAR BEING THE P.C. OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°19'46"; THENCE ALONG SAID CURVE 39.41 FEET TO A 5/8 INCH REBAR AND CAP MARKED "COMPASS POINT LS 32430", SAID REBAR BEING THE P.T.; THENCE SOUTH 88°29'54" EAST, 64.97 FEET TO THE TRUE POINT OF BEGINNING.

Prepared on 5/18/2021.
Rev. on 09/08/2021





WEST QUARTER CORNER:
BRASS DISC IN CONCRETE



0 200 400



SCALE: 1" = 200'

BASIS OF BEARINGS =
WEST LYNDEN BUSINESS PARK
GENERAL BINDING SITE PLAN
A.F. No. 2070902318

<p>DRAWN BY: RL</p> <p>CHECKED BY: DL</p> <p>DATE: 08/11/21</p> <p>REV: 09/08/21</p>	<p>EXHIBIT</p> <p>REDWOOD ROAD VACATION</p> <p>WITHIN THE NW 1/4, SW 1/4, SECTION 24, TOWNSHIP 40 NORTH, RANGE 2 EAST OF W.M. WHATCOM COUNTY, WASHINGTON</p>
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COMPASS POINT SURVEY, LLC
523 FRONT STREET, LYNDEN, WA 98264
PH. 360-354-8320 FAX. 360-354-8321

EXHIBIT B

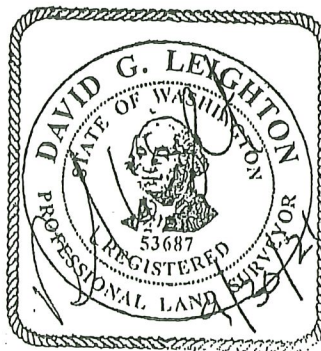
**UTILITY EASEMENT
TO THE CITY OF LYNDEN**

A STRIP OF LAND BEING WITHIN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 2 EAST, W.M. AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE BRASS DISC AT THE INTERSECTION OF REDWOOD ROAD AND ALDERWOOD DRIVE, AS DEPICTED ON WEST LYNDEN BUSINESS PARK GENERAL BINDING SITE PLAN, AUDITOR'S FILE NUMBER 2070902318; THENCE SOUTH 88°29'54" EAST, COINCIDENT WITH THE CENTERLINE OF ALDERWOOD DRIVE, 649.04' TO A BRASS DISC, SAID BRASS DISC BEING ON THE EAST PROPERTY LINE OF SAID GENERAL BINDING SITE PLAN; THENCE COINCIDENT WITH SAID EAST LINE, SOUTH 01°30'18" WEST, 40.00 FEET TO A 5/8 INCH REBAR AND CAP MARKED "COMPASS POINT LS 32430", SAID REBAR BEING ON THE SOUTH RIGHT-OF-WAY LINE OF ALDERWOOD DRIVE; THENCE CONTINUING SOUTH 01°30'18" WEST ALONG SAID EAST PROPERTY LINE, 606.13 FEET TO A 5/8 INCH REBAR AND CAP MARKED "UNDERHILL LS 18927", SAID REBAR BEING THE SOUTHEAST CORNER OF THE WEST LYNDEN BUSINESS PARK GENERAL BINDING SITE PLAN; THENCE COINCIDENT WITH THE SOUTH PROPERTY LINE OF SAID GENERAL BINDING SITE PLAN, NORTH 89°48'08" WEST 40.01 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING NORTH 89°48'08" WEST, 1282.22 FEET TO A 5/8 INCH REBAR AND CAP MARKED "COMPASS POINT LS 32430", SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF BERTHUSEN ROAD AND THE SOUTHWEST CORNER OF SAID GENERAL BINDING SITE PLAN; THENCE NORTH 01°24'01" EAST, COINCIDENT WITH SAID RIGHT-OF-WAY, 30.01 FEET; THENCE LEAVING SAID RIGHT-OF-WAY, SOUTH 89°48'08" EAST, 1282.27 FEET; THENCE SOUTH 01°30'18" WEST 30.01 FEET TO THE TRUE **POINT OF BEGINNING**.

Prepared on 08/12/2021.

Revised 09/30/21



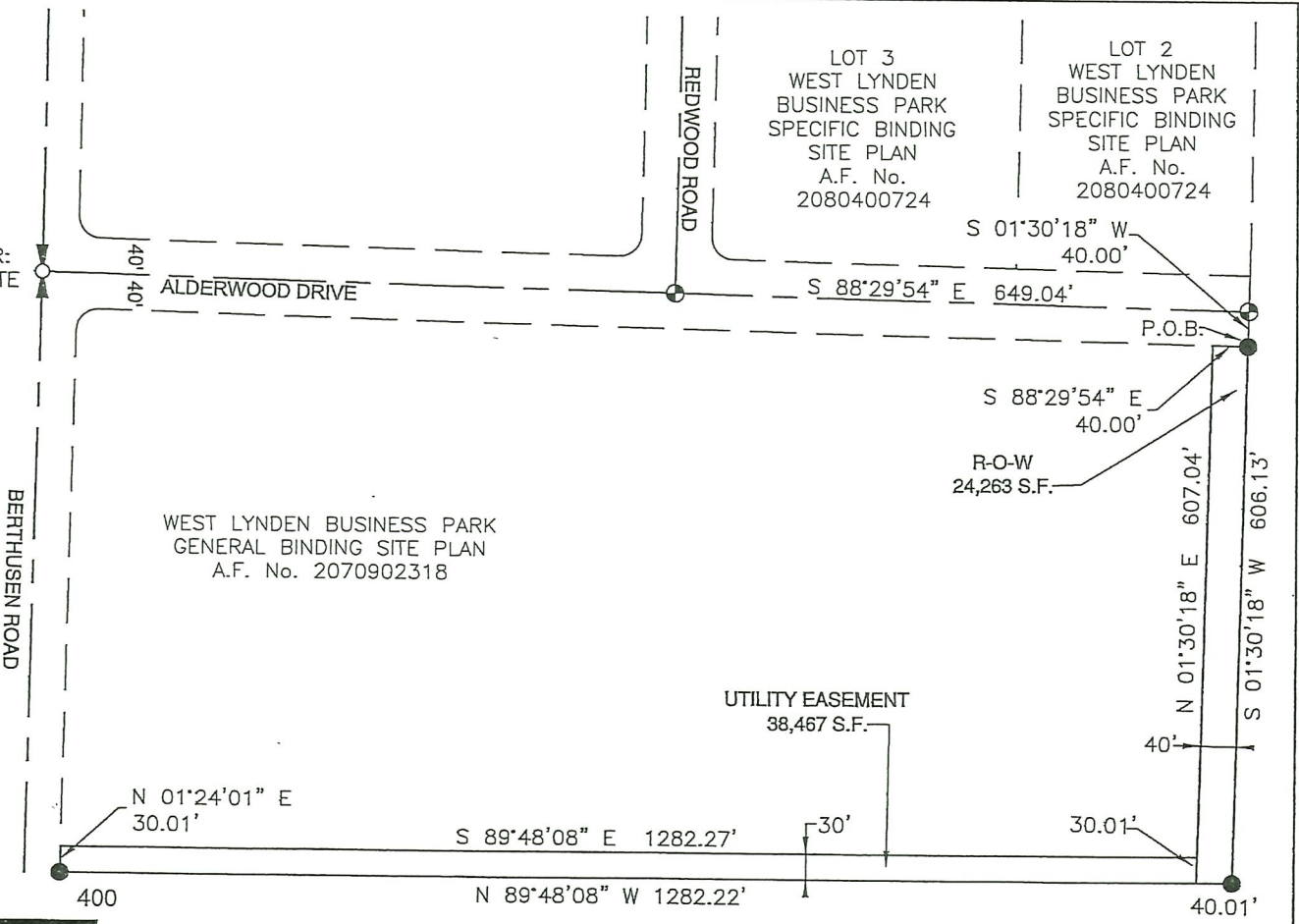


WEST QUARTER CORNER:
BRASS DISC IN CONCRETE



0 200 400
SCALE: 1" = 200'

BASIS OF BEARINGS =
WEST LYNDEN BUSINESS PARK
GENERAL BINDING SITE PLAN
A.F. No. 2070902318



DRAWN BY: RL
 CHECKED BY: DL
 DATE: 08/11/21
 REV: 09/08/21

EXHIBIT
 UTILITY EASEMENT
 WITHIN THE NW 1/4, SW 1/4, SECTION 24,
 TOWNSHIP 40 NORTH, RANGE 2 EAST OF W.M.
 WHATCOM COUNTY, WASHINGTON



**COMPASS POINT
 SURVEY, LLC**
 523 FRONT STREET, LYNDEN, WA 98264
 PH. 360-354-8320 FAX. 360-354-8321

**EXHIBIT
 C**

RIGHT OF WAY

TO THE CITY OF LYNDEN

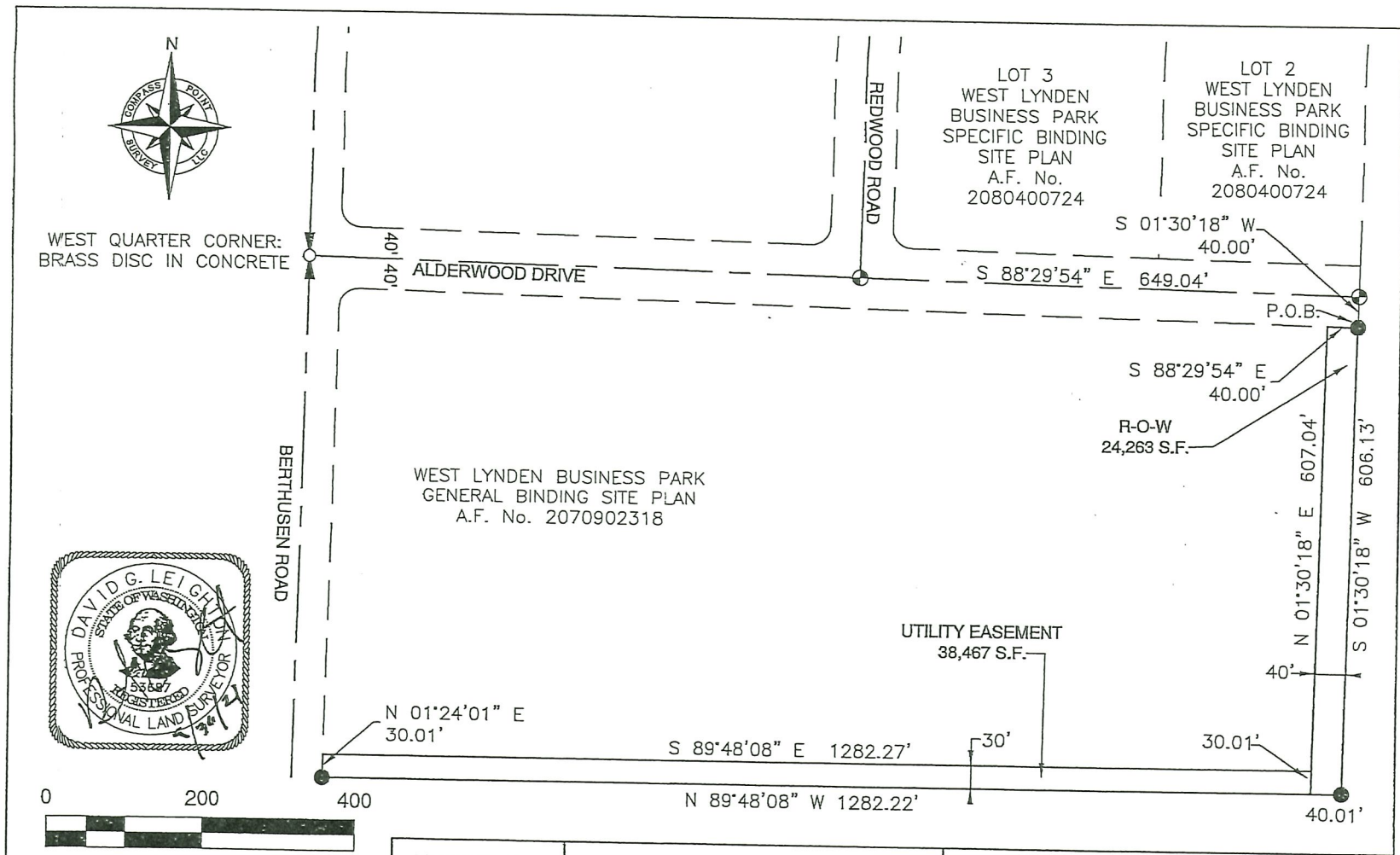
A STRIP OF LAND BEING WITHIN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 2 EAST, W.M. AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE BRASS DISC AT THE INTERSECTION OF REDWOOD ROAD AND ALDERWOOD DRIVE, AS DEPICTED ON WEST LYNDEN BUSINESS PARK GENERAL BINDING SITE PLAN, AUDITOR'S FILE NUMBER 2070902318; THENCE SOUTH 88°29'54" EAST, COINCEDENT WITH THE CENTERLINE OF ALDERWOOD DRIVE, 649.04' TO A BRASS DISC, SAID BRASS DISC BEING ON THE EAST PROPERTY LINE OF SAID GENERAL BINDING SITE PLAN; THENCE COINCEDENT WITH SAID EAST LINE, SOUTH 01°30'18" WEST, 40.00 FEET TO A 5/8 INCH REBAR AND CAP MARKED "COMPASS POINT LS 32430", SAID REBAR BEING ON THE SOUTH RIGHT-OF-WAY LINE OF ALDERWOOD DRIVE AND THE **POINT OF BEGINNING**; THENCE CONTINUING SOUTH 01°30'18" WEST ALONG SAID EAST PROPERTY LINE, 606.13 FEET TO A 5/8 INCH REBAR AND CAP MARKED "UNDERHILL LS 18927", SAID REBAR BEING THE SOUTHEAST CORNER OF THE WEST LYNDEN BUSINESS PARK GENERAL BINDING SITE PLAN; THENCE COINCEDENT WITH THE SOUTH PROPERTY LINE OF SAID GENERAL BINDING SITE PLAN, NORTH 89°48'08" WEST 40.01; THENCE NORTH 01°30'18" EAST 607.04 FEET TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH 88°29'54" EAST 40.00 FEET TO THE TRUE **POINT OF BEGINNING**.

Prepared on 08/12/2021.

Revised 09/30/21





0 200 400
SCALE: 1" = 200'

BASIS OF BEARINGS =
WEST LYNDEN BUSINESS PARK
GENERAL BINDING SITE PLAN
A.F. No. 2070902318

DRAWN BY: RL
CHECKED BY: DL
DATE: 08/11/21
REV: 09/08/21
09/30/21

EXHIBIT
RIGHT OF WAY
WITHIN THE NW 1/4, SW 1/4, SECTION 24,
TOWNSHIP 40 NORTH, RANGE 2 EAST OF W.M.-
WHATCOM COUNTY, WASHINGTON



**COMPASS POINT
SURVEY, LLC**
523 FRONT STREET, LYNDEN, WA 98264
PH. 360-354-8320 FAX. 360-354-8321

EXHIBIT D

STORM DRAIN EASEMENT TO THE CITY OF LYNDEN

A PROTION OF LAND BEING WITHIN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 2 EAST, W.M. AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH REBAR AND CAP MARKED "COMPASS POINT LS 32430", MARKING THE SOUTHWEST CORNER OF WEST LYNDEN BUSINESS PARK GENERAL BINDING SITE PLAN AS DEPICTED ON SAID GERNERAL BINDING SITE PLAN AUDITOR'S FILE NUMBER 2070902318, RECORDS OF WHATCOM COUNTY, WASHINGTON; THENCE COINCEDENT WITH THE EAST RIGHT-OF-WAY LINE OF BERTHUSEN RD, NORTH 01°24'01" EAST, 611.17 FEET TO A 5/8 INCH REBAR AND CAP MARKED "COMPASS POINT LS 32430", SAID REBAR BEING THE P.C. OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°06'05"; THENCE ALONG SAID CURVE 39.31 FEET TO A 5/8 INCH REBAR AND CAP MARKED "COMPASS POINT LS 32430", SAID REBAR BEING THE P.T. OF SAID CURVE; THENCE COINCEDENT WITH THE SOUTH RIGHT-OF-WAY LINE OF ALDERWOOD DRIVE, SOUTH 88°29'54" EAST, 733.36 FEET; THENCE LEAVING SAID RIGHT-OF-WAY, SOUTH 00°49'33" WEST, 30 FEET; THENCE NORTH 88°29'54" WEST, 718.71 FEET; THENCE SOUTH 01°24'01" WEST, 605.30 FEET TO THE SOUTH PROPERTY OF WEST LYNDEN BUSINESS PARK; THENCE COINCEDENT WITH THE SOUTH PROPERTY LINE OF WEST LYNDEN BUISNESS PARK NORTH 89°48'08" WEST, 40.01 FEET TO THE TRUE **POINT OF BEGINNING**.

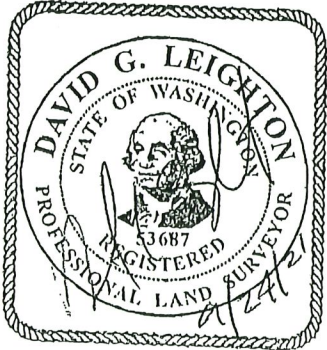
TOGETHER WITH A PROTION OF LAND BEING WITHIN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 2 EAST, W.M., ALSO BEING A PORTION OF WEST LYNDEN BUSINESS PARK GENERAL BINDING SITE PLAN AND DESCRIBED AS FOLLOWS:

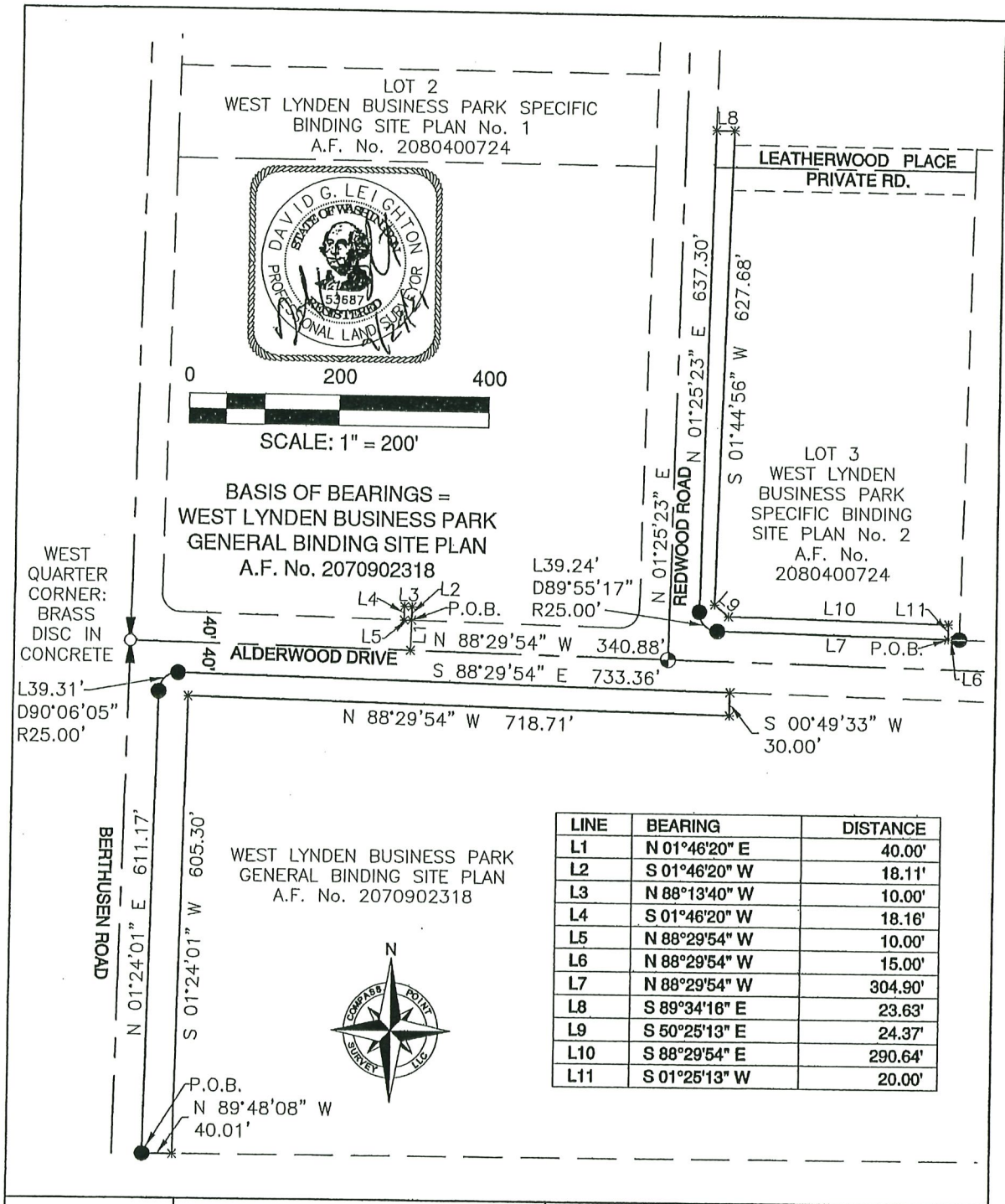
COMMENCING AT THE BRASS DISC AT THE INTERSECTION OF REDWOOD ROAD AND ALDERWOOD DRIVE, AS DEPICTED ON WEST LYNDEN BUSINESS PARK GENERAL BINDING SITE PLAN, AUDITOR'S FILE NUMBER 2070902318, RECORDS OF WHATCOM COUNTY, WASHINGTON; THENCE NORTH 88°29'54" WEST, COINCEDENT WITH THE CENTERLINE OF ALDERWOOD DRIVE, 340.88 FEET; THENCE LEAVING SAID CENTERLINE, NORTH 01°46'20" EAST, 40.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF ALDERWOOD DRIVE AND THE TRUE **POINT OF BEGINNING**; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE AND CONTINUEING NORTH 01°46'20" EAST, 18.11 FEET; THENCE NORTH 88°13'40" WEST, 10.00 FEET; THENCE SOUTH 01°46'20" WEST, 18.16 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ALDERWOOD DRIVE; THENCE SOUTH 88°29'54" EAST, COINCEDENT WITH THE NORTH RIGHT-OF-WAY OF ALDERWOOD DRIVE, 10.00 FEET TO THE TRUE **POINT OF BEGINNING**.

TOGETHER WITH A PROTION OF LAND BEING WITHIN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 2 EAST, W.M., ALSO BEING A PORTION OF WEST LYNDEN BUSINESS PARK GENERAL BINDING SITE PLAN AND LOT 3, WEST LYNDEN BUISNESS PARK SPECIFIC BINDING SITE PLAN AND DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8 INCH REBAR AND CAP MARKED "COMPASS POINT LS 32430", MARKING THE SOUTHEAST CORNER OF LOT 3, WEST LYNDEN BUSINESS PARK SPECIFIC BINDING SITE PLAN AS DEPICTED ON AUDITOR'S FILE NUMBER 2080400724 RECORDS OF WHATCOM COUNTY, WASHINGTON; THENCE COINCEDENT WITH THE NORTH RIGHT-OF-WAY LINE OF ALDERWOOD DRIVE, NORTH 88°29'54" WEST, 15.00 FEET AND THE TRUE POINT OF BEGINNING; THENCE CONTINING ON THE NORTH RIGHT-OF-WAY LINE OF ALDERWOOD DRIVE, NORTH 88°29'54" WEST, 304.90 FEET TO A 5/8 INCH REBAR AND CAP MARKED "COMPASS POINT LS 32430", SAID REBAR BEING THE P.C. OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°55'17"; THENCE ALONG SAID CURVE 39.24 FEET TO A 5/8 INCH REBAR AND CAP MARKED "COMPASS POINT LS 32430", SAID REBAR BEING THE P.T. OF SAID CURVE; THENCE COINCEDENT WITH THE EAST RIGHT-OF-WAY LINE OF REDWOOD ROAD, NORTH 01°25'23" EAST, 637.30 FEET; THENCE LEAVING SAID RIGHT-OF-WAY, SOUTH 89°34'16" EAST, 23.63 FEET; THENCE SOUTH 01°44'56" WEST, 627.68 FEET; THENCE SOUTH 50°25'13" EAST, 24.37 FEET; THENCE SOUTH 88°29'54" EAST, 290.64 FEET; THENCE SOUTH 01°25'13" EAST, 20.00 FEET TO THE TRUE POINT OF BEGINNING.

Prepared on 09/20/2021.





DRAWN BY: RL

CHECKED BY: DL

DATE: 09/17/21

REV:

EXHIBIT
STORM DRAIN EASEMENT
 WITHIN THE NW 1/4, SW 1/4 & SW 1/4, NW
 1/4 OF SECTION 24, TOWNSHIP 40 NORTH,
 RANGE 2 EAST OF W.M.
 WHATCOM COUNTY, WASHINGTON



**COMPASS POINT
SURVEY, LLC**
 523 FRONT STREET, LYNDEN, WA 98264
 PH. 360-354-8320 FAX. 360-354-8321

EXHIBIT E
WATER LINE EASEMENT
TO CITY OF LYNDEN

A 20' STRIPE OF LAND WITHIN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 2 EAST, W.M. BEING 10 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE BRASS DISC AT THE INTERSECTION OF REDWOOD ROAD AND ALDERWOOD DRIVE, AS DEPICTED ON WEST LYNDEN BUSINESS PARK GENERAL BINDING SITE PLAN, AUDITOR'S FILE NUMBER 2070902318, RECORDS OF WHATCOM COUNTY, WASHINGTON; THENCE SOUTH 01°25'23" WEST, AT AN EXTENSION OF THE CENTERLINE OF REDWOOD ROAD, 40.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF ALDERWOOD DRIVE; THENCE NORTH 88°29'54" WEST, COINCIDENT WITH SAID RIGHT-OF-WAY LINE, 20.38 FEET TO THE TRUE **POINT OF BEGINNING**; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY, SOUTH 00°09'56" EAST, 28.30 FEET TO THE TEMINUS OF SAID LINE.

Prepared on 09/08/21





WEST QUARTER CORNER:
BRASS DISC IN CONCRETE



0 200 400

SCALE: 1" = 200'

BASIS OF BEARINGS =
WEST LYNDEN BUSINESS PARK
GENERAL BINDING SITE PLAN
A.F. No. 2070902318

BERTHUSEN ROAD

40' | 40'
ALDERWOOD DRIVE

REDWOOD ROAD

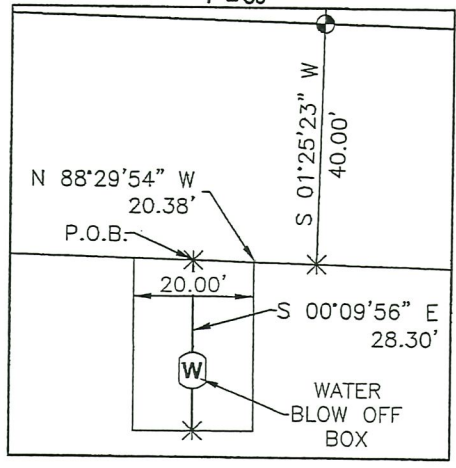
LOT 3
WEST LYNDEN
BUSINESS PARK
SPECIFIC BINDING
SITE PLAN
A.F. No.
2080400724

LOT 2
WEST LYNDEN
BUSINESS PARK
SPECIFIC BINDING
SITE PLAN
A.F. No.
2080400724

WATER EASEMENT
566 S.F.
SEE DETAIL

WEST LYNDEN BUSINESS PARK
GENERAL BINDING SITE PLAN
A.F. No. 2070902318

DETAIL
1" = 30'



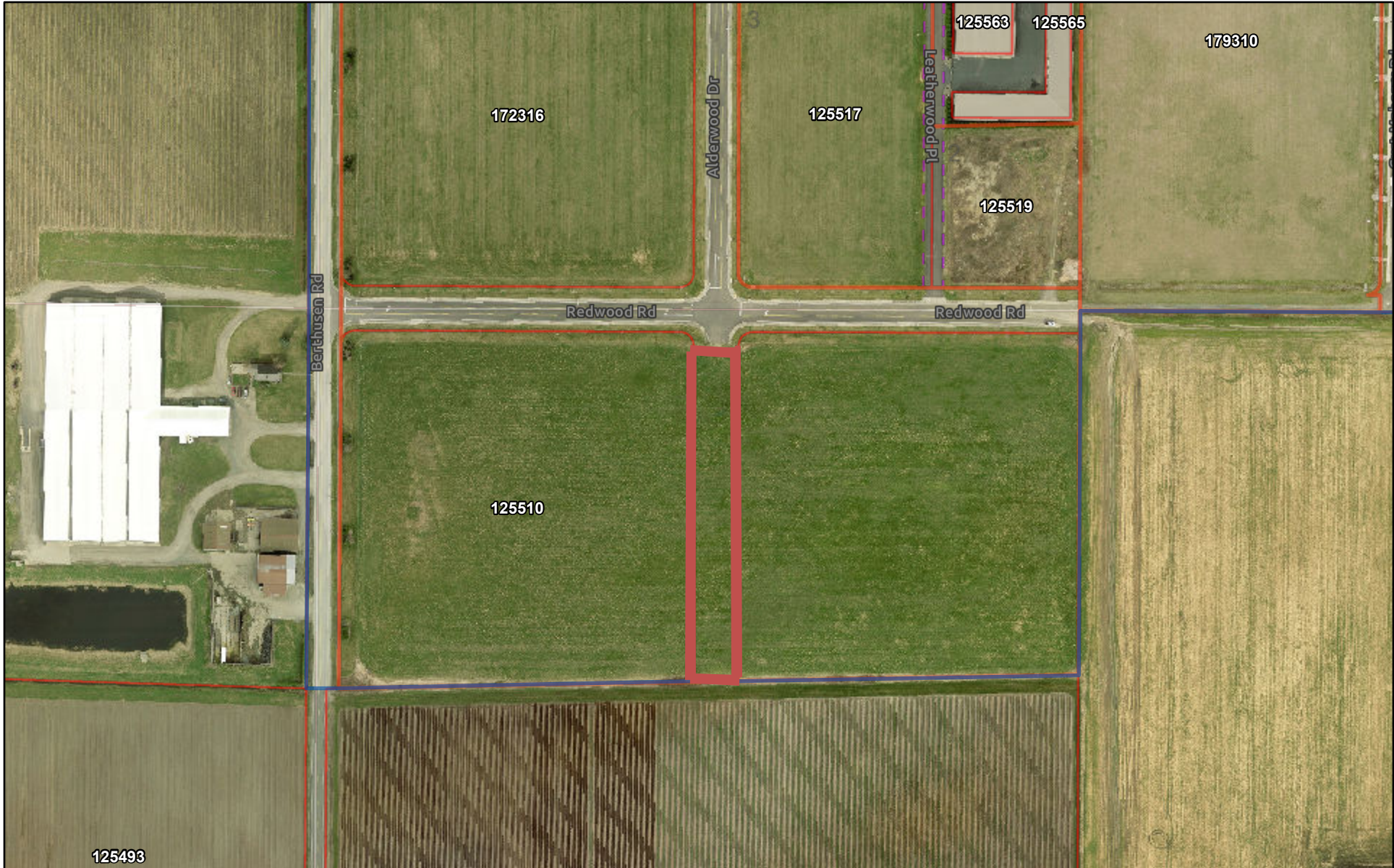
DRAWN BY: RL
CHECKED BY: DL
DATE: 09/08/21
REV:

EXHIBIT
WATER EASEMENT
WITHIN THE NW 1/4, SW 1/4, SECTION 24,
TOWNSHIP 40 NORTH, RANGE 2 EAST OF W.M.
WHATCOM COUNTY, WASHINGTON



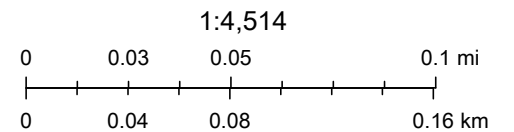
**COMPASS POINT
SURVEY, LLC**
523 FRONT STREET, LYNDEN, WA 98264
PH. 360-354-8320 FAX. 360-354-8321

Whatcom Tax Parcel Map



5/18/2021, 7:32:18 AM

- Subdivisions
- Tax Parcels
- Lots
- Quarter Sections
- Sections
- Encumbrances
- City Boundaries



Whatcom, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT

CITY OF LYNDEN

EXECUTIVE SUMMARY



Meeting Date:	October 18, 2021	
Name of Agenda Item:	Final Plat Approval – Kode Kamp Long Plat Phase 1	
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:		
Plat Maps, Findings of Fact, TRC Report		
Summary Statement:		
<p>City Council granted preliminary approval for the Kode Kamp Vista long plat on March 15, 2021. The subdivision of approximately 28 acres is located at the northeast corner of Kamm Road and Northwood Road. Ultimately it divides the property into 92 lots. The first of two phases of this plat has come forward for final plat approval. Phase 1 includes 65 lots and develops all but the northwest corner of the property.</p> <p>It should be noted that at the time of preliminary approval the applicant indicated that 5 of the lots would be used for duplexes as permitted by the Residential Mixed Density zoning designation. Since then, the applicant has indicated a preference for all lots to be dedicated to single family use and the plat will be noted as such unless the Council objects.</p> <p>The Council is being asked to consider final plat approval for Phase 1 of the Kode Kamp Vista Long Plat under the following conditions:</p> <ol style="list-style-type: none"> 1. Completion of all punch list items including fencing critical areas. 2. Submittal and acceptance of required maintenance bonds and any necessary performance Bonds. 3. Payment of final inspection fees for plat construction. 4. Submittal of final as-built drawings. 5. Submittal of final plat mylars. 6. Final development fees paid in full. 7. Condition that all street trees are installed prior to final plat approval of Phase 2. 		
Recommended Action:		
Motion to grant final approval of Phase 1 of the Kode Kamp Vista Long Plat subject to the conditions 1-7 listed above, and to authorize the Mayor’s signature on the final plat documents.		

KODE KAMP VISTA LONG PLAT

A PORTION OF THE SW 1/4, NE 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 3 EAST OF W.M., WITHIN THE CITY OF LYNDEN, WHATCOM COUNTY, WASHINGTON

LAND DESCRIPTION:

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 3 EAST, W.M., EXCEPTING THEREFROM THE NORTH HALF OF THE NORTH HALF OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; FURTHER EXCEPTING ONE ACRE FOR GEOMETRY;

FURTHER EXCEPTING RIGHT-OF-WAY FOR COUNTY ROADS KNOWN AS KAMM ROAD AND NORTHWOOD ROAD ON THE SOUTHERN AND WESTERN BOUNDARIES THEREOF.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

SUBJECT TO AND/OR TOGETHER WITH ALL EASEMENTS, COVENANTS, RESTRICTIONS AND/OR AGREEMENTS OF RECORD, IF ANY.

DECLARATION & DEDICATION:

1. THE UNDERSIGNED, DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE PUBLIC FOREVER THE RIGHTS-OF-WAY AS SHOWN ON SHEET 2, 3, 4 & 5 AND ALL ROADS AND WAYS SHOWN HEREON, WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS AND THE RIGHT TO CONTINUE TO DRAIN SAID ROADS AND WAYS OVER ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE IN THE ORIGINAL, REASONABLE GRADING OF ROADS AND WAYS SHOWN HEREON, FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HERON, NO DRAINAGE WATERS ON ANY LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR EXISTING COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHT-OF-WAY, OR TO HAMPER PROPER ROAD DRAINAGE, ANY ENCLOSING OF DRAINAGE WATERS TO BE DONE BY AND AT THE EXPENSE OF SUCH OWNER AND DO HEREBY GRANT AND RESERVE ANY EASEMENTS SHOWN HEREON FOR THE USES INDICATED HEREON.

TIMOTHY KOETJE, MANAGER
NORTHWOOD PARTNERS, L.L.C.

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF WHATCOM)

I, CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT TIMOTHY KOETJE IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE INSTRUMENT AND VOLUNTARILY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

THIS _____ DAY OF _____, 202__.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, _____

RESIDING AT _____ WASHINGTON

MY COMMISSION EXPIRES _____

WHATCOM COUNTY TREASURER'S CERTIFICATE:

1. _____, WHATCOM COUNTY TREASURER, WHATCOM COUNTY, WASHINGTON, DO HEREBY CERTIFY THAT ALL TAXES REQUIRED BY LAW TO BE PAID UPON THAT PORTION OF REAL ESTATE EMPACED WITHIN THIS PLAT ENTITLED "KODE KAMP VISTA LONG PLAT" AND ALL DELINQUENT ASSESSMENTS HAVE BEEN FULLY PAID, SATISFIED OR DISCHARGED AS SHOWN IN THE RECORDS OF MY OFFICE.

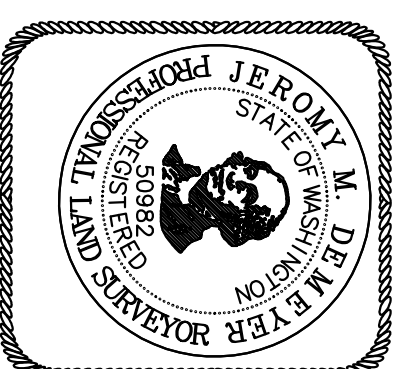
DATED THIS _____ DAY OF _____, 202__.

TREASURER, WHATCOM COUNTY, WASHINGTON _____

SURVEYOR'S CERTIFICATE:

I, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON AN ACTUAL SURVEY MADE IN COMPLIANCE WITH STATE LAWS.

JEROMY M. DEMETER, P.L.S., CERTIFICATE No. 50982 DATE _____
NORTHWEST SURVEYING & GPS INC, 407 5TH STREET, LYNDEN, WA 98264


PUBLIC WORKS DEPARTMENT APPROVAL:

EXAMINED AND APPROVED BY THE LYNDEN PUBLIC WORKS DEPARTMENT AS TO THE LAYOUT OF ROADS AND RIGHT-OF-WAY AND ACCEPTANCE OF THE DEDICATION AND/OR EASEMENTS ON BEHALF OF THE CITY OF LYNDEN IN ACCORDANCE WITH THE THE CITY OF LYNDEN DEVELOPMENT STANDARDS.

THIS _____ DAY OF _____, 202__.

STEVE BANHAM, P.E., PUBLIC WORKS DIRECTOR _____

CITY PLANNING APPROVAL:

EXAMINED AND APPROVED BY THE CITY OF LYNDEN PLANNING DEPARTMENT

THIS _____ DAY OF _____, 202__.

HEIDI GILDE, AICP, PLANNING DIRECTOR _____

CITY PLANNING COMMISSION APPROVAL:

EXAMINED AND APPROVED BY THE CITY OF LYNDEN PLANNING COMMISSION

THIS _____ DAY OF _____, 202__.

CHAIRMAN, LYNDEN PLANNING COMMISSION _____

CITY COUNCIL APPROVAL:

APPROVED BY THE ORDER OF THE CITY OF LYNDEN, WASHINGTON, BY AN ORDER MADE AND ENTERED ON

THIS _____ DAY OF _____, 202__.

MAYOR OF THE CITY OF LYNDEN _____ ATTEST: CITY CLERK _____

FINANCE DIRECTOR APPROVAL:

1. _____, FINANCE DIRECTOR OF THE CITY OF LYNDEN, WASHINGTON, DO HEREBY CERTIFY THAT I AM THE OFFICER IN CHARGE OF COLLECTIONS OF SPECIAL ASSESSMENTS LAYED BY THE CITY OF LYNDEN ON A PLAT AND EMPACED IN THIS PLAT AND THAT ALL CITY ASSESSMENTS FOR WHICH THE PROPERTY EMPACED IN THIS PLAT MAY BE LIABLE AT THIS DATE AND THAT ALL SPECIAL CITY OF LYNDEN ASSESSMENTS ASSESSED AGAINST THE PROPERTY IN THIS PLAT WHICH UNDER SAID PLAT BECOMES STREETS, ALLEY AND OTHER PUBLIC PLACES, HAVE BEEN PAID.

ANTHONY BURROWS, CITY OF LYNDEN FINANCE DIRECTOR _____ DATE _____

AUDITOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SHORT PLAT WAS FILED FOR RECORD IN THE OFFICE OF WHATCOM COUNTY, WASHINGTON

THIS _____ DAY OF _____, 202__ AT _____ A.M./P.M. AT THE REQUEST OF NORTHWEST SURVEYING & GPS, INC.

AND IS RECORDED UNDER AUDITOR'S FILE NUMBER 202__-____.

AUDITOR OF WHATCOM COUNTY _____ BY _____ DEPUTY AUDITOR _____

RIGHT TO FARM COVENANT:

THE SUBJECT PROPERTY IS WITHIN OR NEAR DESIGNATED AGRICULTURE LAND OR FARM OPERATIONS UPON WHICH A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF LIMITED DURATION. YOU MAY BE SUBJECT TO INCONVENIENCES OR DISCOMFORTS ARISING FROM SUCH OPERATIONS, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, LIES, FLEETING TRUCKS, TRAILERS, AND OTHER EQUIPMENT, AND THE APPLICATION OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES. WHATCOM COUNTY HAS DETERMINED THAT THE USE OF REAL PROPERTY FOR AGRICULTURAL OPERATIONS IS A HIGH PRIORITY AND FAVORED USE AND WILL NOT CONSIDER TO BE A NUISANCE THOSE INCONVENIENCES OR DISCOMFORTS ARISING FROM FARM OPERATIONS, IF SUCH OPERATIONS ARE CONSISTENT WITH THE COMMONLY ACCEPTED GOOD MANAGEMENT PRACTICES AND OTHERWISE COMPLY WITH LOCAL, STATE, AND FEDERAL LAWS.

STORM INFILTRATION NOTE:

ALL LOTS SHALL HAVE ONSITE DOWNSPOUT INFILTRATION PER APPROVED PLAT DRAINAGE PLAN AS PREPARED BY FREELAND & ASSOCIATES AND APPROVED ON _____.

SEWER ASSESSMENT AREA NOTE:

THIS PROPERTY IS LOCATED IN THE EAST LYNDEN SEWER SPECIAL ASSESSMENT AREA. LOTS WITHIN THIS AREA ARE ASSESSED ADDITIONAL CHARGES UPON CONNECTION TO SANITARY SEWER TO FUND REGIONAL SEWER FACILITIES.

OCCUPATIONAL INDICATORS AND EXISTING FENCE LINE NOTE:

THIS SURVEY HAS DEPICTED EXISTING FENCE LINES AND/OR IMPROVEMENTS IN ACCORDANCE WITH W.A.C. CH. 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS SURVEY.

PLAT NOTES:

- FOR ADDITIONAL PLAT RESTRICTIONS SEE THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS UNDER WHATCOM COUNTY AUDITOR'S FILE No.202__-_____.
- NO VEHICULAR ACCESS TO LOTS 1, 8, 9, 10, 11, 12, 13, 14, 90, 91, 92, OPEN SPACE 1 OR OPEN SPACE 2 SHALL BE ALLOWED FROM NORTHWOOD ROAD OR KAMM ROAD.

WETLAND NOTE:

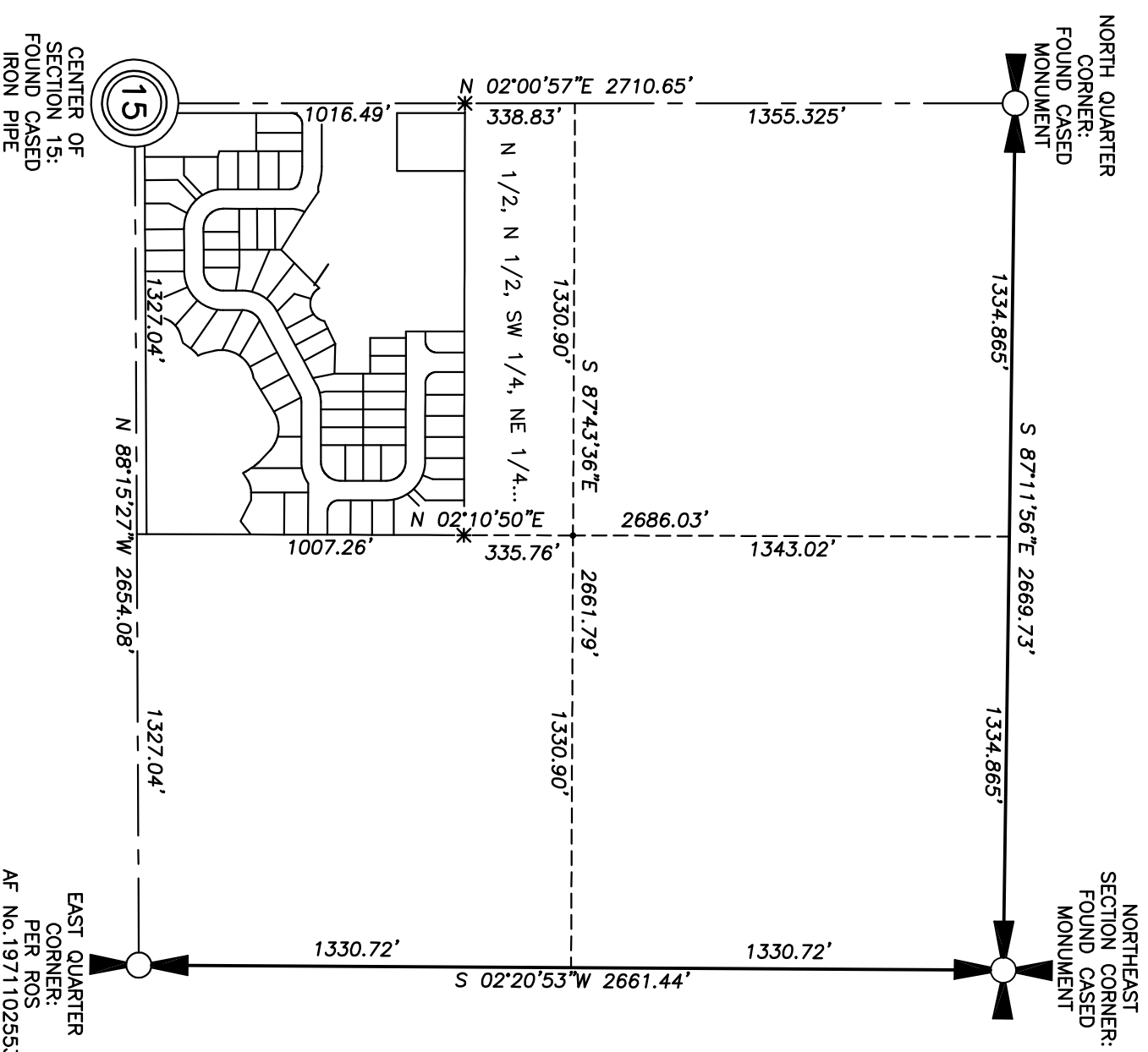
WETLANDS AND BUFFERS PER MILLER ENVIRONMENTAL SERVICES, LLC, LOCATED BY THIS FIRM IN MAY OF 2020.

EASEMENT INFORMATION:

- E1 = 10' UTILITY EASEMENT TO THE CITY OF LYNDEN ESTABLISHED HEREON (TYPICAL).
- E2 = 5' UTILITY EASEMENT TO THE CITY OF LYNDEN ESTABLISHED HEREON (TYPICAL).
- E3 = 20' SANITARY SEWER EASEMENT TO THE CITY OF LYNDEN (CENTERED OVER LOT LINE) PER AF No.202__-_____.
- E4 = 20' STORM DRAIN OVERFLOW EASEMENT TO THE CITY OF LYNDEN (CENTERED OVER LOT LINE) PER AF No.202__-_____.
- E5 = 30' UTILITY EASEMENT TO THE CITY OF LYNDEN (CENTERED OVER LOT LINE) PER AF No.202__-_____.
- E6 = 24' ACCESS & UTILITY EASEMENT ACCESS EASEMENT IN FAVOR OF LOT 24 PER AF No.202__-_____.
- E7 = STORM DRAIN EASEMENT ACCESS EASEMENT TO THE CITY OF LYNDEN PER AF No.202__-_____.

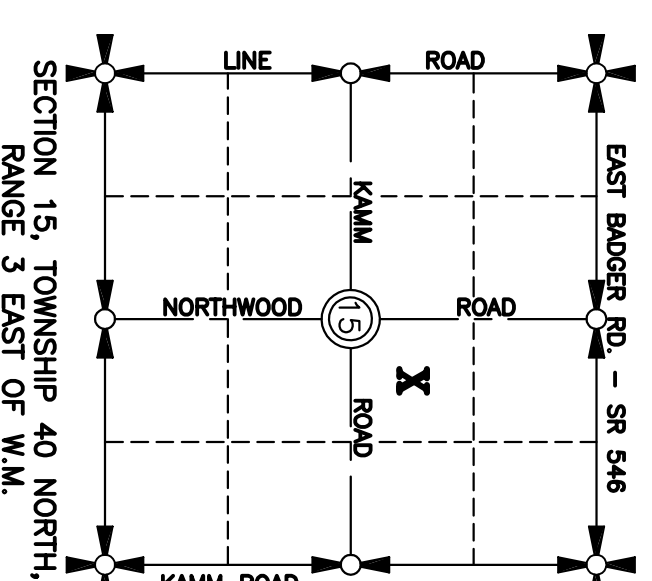
SURVEYOR'S NOTES:

- "O" DENOTES 5/8 INCH REBAR WITH 1 INCH PLASTIC CAP MARKED "NWS & GPS 49276 & 50982" SET BY THIS SURVEY.
- "@" DENOTES 5/8 INCH REBAR WITH 1 INCH PLASTIC CAP MARKED "NWS & GPS 49276 & 50982" SET ON LINE 1.00' FROM CALCULATED POSITION BY THIS SURVEY. CALCULATED POSITION LIES IN WATER METERS OR CATCHBASINS.
- "⊕" DENOTES 5/8 INCH REBAR WITH 1 INCH PLASTIC CAP MARKED "NWS & GPS 49276 & 50982" SET ON LINE 1.50' FROM CALCULATED POSITION BY THIS SURVEY. CALCULATED POSITION LIES IN WATER METERS OR CATCHBASINS.
- "⊙" DENOTES 5/8 INCH REBAR WITH 1 INCH PLASTIC CAP MARKED "NWS & GPS 49276 & 50982" SET ON LINE 2.00' FROM CALCULATED POSITION BY THIS SURVEY. CALCULATED POSITION LIES IN WATER METERS OR CATCHBASINS.
- "⊛" DENOTES BRASS DISC SET IN CONCRETE BY THIS SURVEY.
- "* * *" DENOTES CALCULATED POINT ONLY.
- THIS SURVEY WAS PERFORMED BY STANDARD FIELD TRAVERSE USING A GEOMAX ZOOM90 TOTAL STATION WITH A CARLSON SURVEYOR 2 COLLECTOR/FIELD COMPUTER IN SEPTEMBER OF 2021. ACCURACY EXCEEDS 1:10000.
- THIS SURVEY TIED INTO STREET MONUMENTATION AS SHOWN AND RELIED UPON THE CITY OF LYNDEN SURVEY MONUMENT NETWORK FOR BASIS OF BEAKINGS.
- THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF A SUBDIVISION GUARANTEE (OR PLAT CERTIFICATE) FROM WHATCOM LAND TITLE ORDER No.W-175985, DATED 03-09-2021. SEE ALSO AF No. 1361389, SUBJECT TO RIGHT-OF-WAY FOR DRAINAGE DITCH AND PUGET SOUND ENERGY EASEMENT AS PER AF No. 819853, AS SURVEYED AND AGREED UPON.
- ////// DENOTES VEHICULAR ACCESS PROHIBITION AREA.



SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 15,
TOWNSHIP 40 NORTH, RANGE 3 EAST OF W.M.,
AS PER ROS AF No. 1971102553

PREPARED BY NORTHWEST SURVEYING & GPS, INC., 407 5TH STREET, LYNDEN, WA, 98264


IMPERIOUS SURFACE CALCULATIONS NOTE:

THERE ARE NO IMPERIOUS SURFACES EXISTING ON ANY LOTS, TRACTS OR OPEN SPACES OF THIS LONG PLAT.

LONG PLAT AREA BREAKDOWN:

GROSS PLAT AREA	1,237,537 SF
OPEN SPACE	249,436 SF
CRITICAL AREAS	233,324 SF
RIGHT-OF-WAYS	222,489 SF
OTHER INFRASTRUCTURE	0 SF
NET DEVELOPABLE	532,288 SF
PERCENT R-O-W & INFRASTRUCTURE	43%

KODE KAMP VISTA LONG PLAT

A PORTION OF THE SW 1/4, NE 1/4 OF SECTION 15,
TOWNSHIP 40 NORTH, RANGE 3 EAST OF W.M.,
WITHIN THE CITY OF LYNDEN, WHATCOM COUNTY, WASHINGTON

SEE SHEET 1 FOR EASEMENT INFORMATION
SEE SHEET 1 FOR SURVEYOR'S NOTES

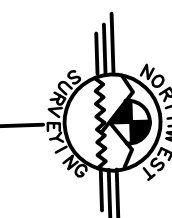
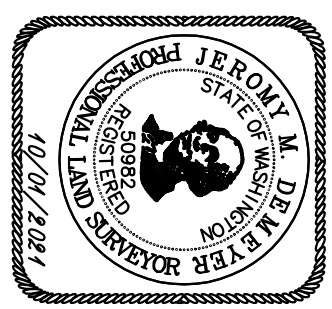
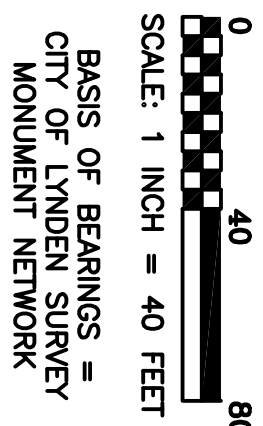
Curve	Radius	Length	Delta
C1	150.00'	44.13'	16°51'21"
C2	150.00'	44.12'	16°51'15"
C3	90.00'	141.80'	90°16'30"
C4	90.00'	140.94'	89°43'30"
C5	90.00'	96.78'	61°36'51"
C6	90.00'	144.39'	26°33'08"
C7	90.00'	141.39'	89°52'56"
C8	90.00'	141.16'	89°52'56"

Curve	Radius	Length	Delta
C1	35.00'	54.98'	90°00'00"
C2	35.00'	54.98'	90°00'00"
C3	30.00'	38.30'	73°08'45"
C4	120.00'	16.01'	7°38'54"
C5	120.00'	50.17'	24°02'58"
C6	120.00'	50.17'	24°02'58"
C7	120.00'	54.17'	24°02'58"
C8	120.00'	48.16'	22°39'48"
C9	120.00'	50.27'	24°02'58"
C10	120.00'	50.74'	24°13'50"
C11	120.00'	68.84'	32°52'12"
C12	120.00'	17.97'	8°34'53"
C13	60.00'	64.52'	61°36'51"
C14	60.00'	14.86'	14°11'34"
C15	120.00'	14.86'	14°11'34"
C16	120.00'	21.23'	10°08'11"
C17	120.00'	10.32'	4°07'55"
C18	35.00'	54.98'	89°50'13"

Curve	Radius	Length	Delta
C19	120.00'	23.66'	11°17'21"
C20	120.00'	28.18'	13°01'29"
C21	120.00'	50.37'	24°02'58"
C22	120.00'	43.75'	20°53'20"
C23	120.00'	54.90'	24°50'14"
C24	35.00'	53.75'	87°58'57"
C25	60.00'	94.12'	89°52'36"
C26	60.00'	94.25'	90°00'00"
C27	120.00'	29.93'	14°05'37"
C28	120.00'	29.93'	14°17'32"
C29	120.00'	90.37'	24°02'58"
C30	120.00'	90.18'	24°02'58"
C31	120.00'	93.96'	89°43'30"
C32	60.00'	94.54'	60°16'30"
C33	60.00'	47.25'	22°33'42"
C34	60.00'	94.25'	31°47'10"
C35	35.00'	19.42'	6°52'55"
C36	180.00'	58.74'	18°41'51"
C37	180.00'	58.74'	18°41'51"

Curve	Radius	Length	Delta
C38	35.00'	54.98'	90°00'00"
C39	35.00'	46.66'	74°42'13"
C40	55.00'	40.64'	47°13'56"
C41	55.00'	32.51'	24°50'14"
C42	75.00'	32.51'	24°50'14"
C43	75.00'	28.63'	19°34'38"
C44	100.00'	24.90'	14°15'56"
C45	100.00'	26.35'	15°05'54"
C46	100.00'	56.95'	35°37'54"
C47	100.00'	56.95'	35°37'54"
C48	100.00'	47.57'	27°15'17"
C49	100.00'	35.74'	20°28'32"
C50	100.00'	85.09'	48°53'46"
C51	100.00'	50.98'	28°12'38"

Course	Bearing	Distance
RP1	N 11°04'22" W	35.00'
RP2	N 62°41'56" E	55.00'
RP3	N 75°49'04" W	55.00'



0 40 80
SCALE: 1 INCH = 40 FEET
BASIS OF BEARINGS =
CITY OF LYNDEN SURVEY
MONUMENT NETWORK

TRACT A
6.78 ACRES
(FUTURE PHASE)



KODE KAMP VISTA LONG PLAT

A PORTION OF THE SW 1/4, NE 1/4 OF SECTION 15,
TOWNSHIP 40 NORTH, RANGE 3 EAST OF W.M.,
WITHIN THE CITY OF LYNDEN, WHATCOM COUNTY, WASHINGTON

TRACT A
6.79 ACRES
(FUTURE PHASE)

Curve	Radius	Length	Delta
C1	150.00'	44.13'	16.5171°
C2	150.00'	44.13'	16.5171°
C3	300.00'	141.80'	89.4250°
C4	300.00'	96.78'	61.3651°
C5	300.00'	44.59'	28.2309°
C6	90.00'	141.37'	90.0000°
C7	90.00'	141.18'	89.5235°
C8	90.00'	141.18'	89.5235°

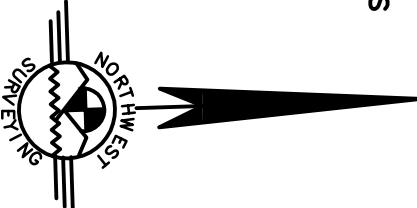
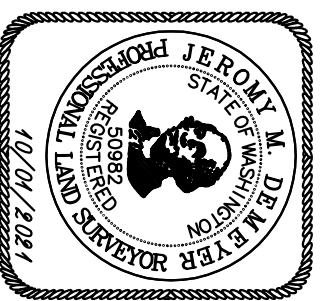
Curve	Radius	Length	Delta
C9	120.00'	54.98'	35.00°
C10	120.00'	54.98'	35.00°
C11	120.00'	50.37'	24.0258°
C12	120.00'	50.37'	24.0258°
C13	120.00'	24.16'	11.3213°
C14	120.00'	24.16'	11.3213°
C15	120.00'	48.16'	22.9248°
C16	120.00'	48.16'	22.9248°
C17	120.00'	50.74'	24.1350°
C18	120.00'	50.74'	24.1350°
C19	120.00'	21.66'	11.1741°
C20	120.00'	45.28'	21.3708°
C21	120.00'	25.18'	12.0129°
C22	120.00'	50.37'	24.0258°
C23	120.00'	43.75'	20.5320°
C24	35.00'	89.5236°	89.5236°
C25	35.00'	53.75'	87.5857°
C26	60.00'	84.12'	89.5236°
C27	60.00'	54.25'	90.0000°
C28	120.00'	28.93'	14.1732°
C29	120.00'	28.93'	14.1732°
C30	120.00'	50.37'	24.0258°
C31	120.00'	50.37'	24.0258°
C32	120.00'	29.18'	13.5553°
C33	60.00'	89.4330°	89.4330°
C34	60.00'	94.54'	90.71630°
C35	120.00'	47.25'	22.3342°
C36	35.00'	19.42'	31.4710°
C37	180.00'	58.74'	18.4151°

Curve	Radius	Length	Delta
C38	35.00'	54.98'	90.0000°
C39	35.00'	42.67'	44.2853°
C40	55.00'	49.66'	51.4413°
C41	55.00'	40.64'	42.1956°
C42	75.00'	35.51'	24.5014°
C43	75.00'	35.51'	24.5014°
C44	75.00'	25.63'	14.3458°
C45	100.00'	25.90'	14.1858°
C46	100.00'	45.95'	19.1978°
C47	100.00'	47.57'	20.2832°
C48	100.00'	80.09'	49.5326°
C49	100.00'	50.98'	29.1236°
C50	100.00'	50.98'	29.1236°
C51	100.00'	50.98'	29.1236°

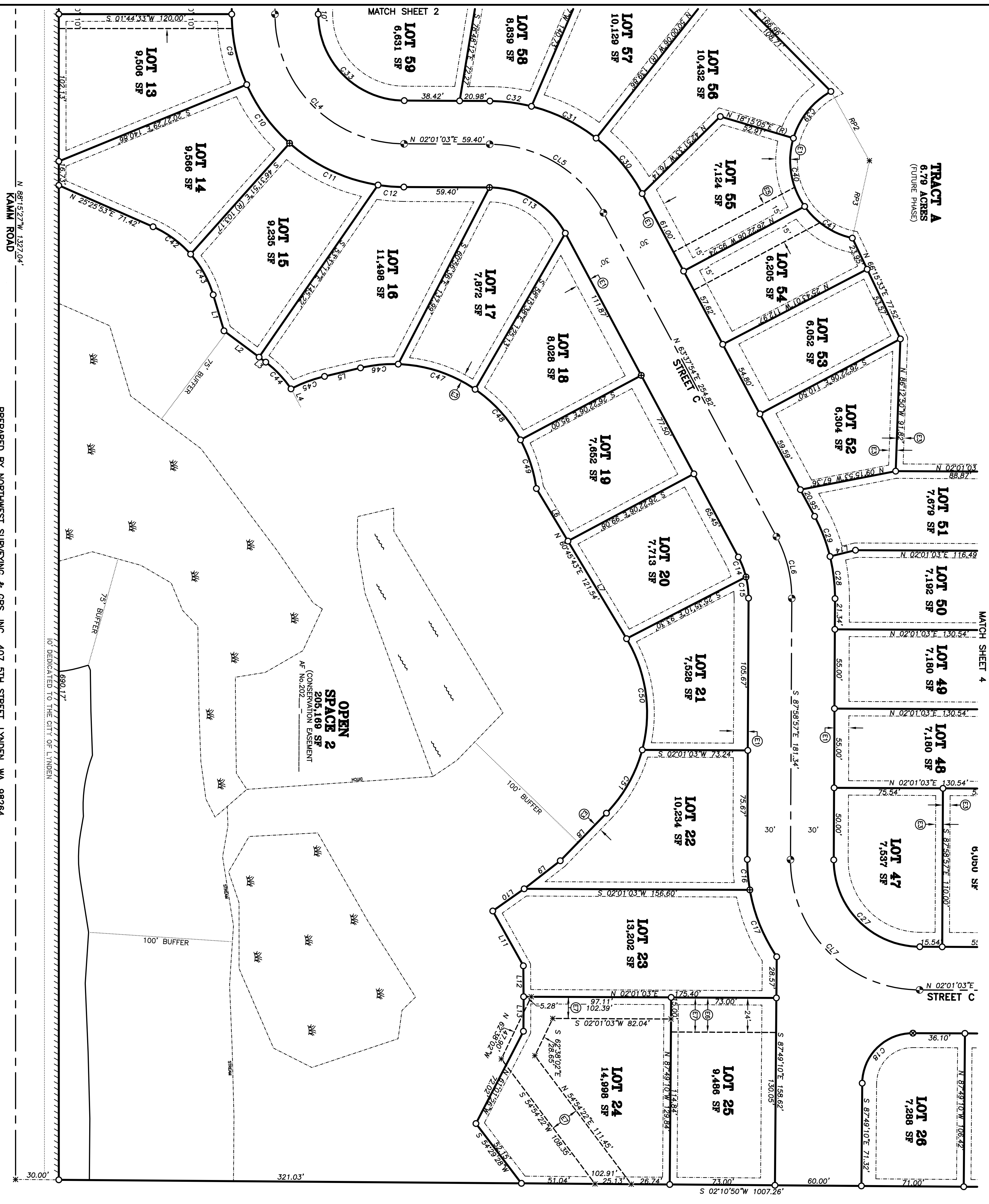
Course	Bearing	Distance
RP1	N 11°04'22" W	35.00'
RP2	N 62°41'59" E	55.00'
RP3	N 75°49'04" W	55.00'

0 40 80
SCALE: 1 INCH = 40 FEET

BASIS OF BEARINGS =
CITY OF LYNDEN SURVEY
MONUMENT NETWORK



SEE SHEET 1 FOR EASEMENT INFORMATION
SEE SHEET 1 FOR SURVEYOR'S NOTES



MATCH SHEET 2

MATCH SHEET 4

N 86°15'27"W 1327.04'
KAMM ROAD

PREPARED BY NORTHWEST SURVEYING & GPS, INC., 407 5TH STREET, LYNDEN, WA 98264

75' BUFFER

100' BUFFER

689.17'

321.03'

30.00'

KODE KAMP VISTA LONG PLAT

A PORTION OF THE SW 1/4, NE 1/4 OF SECTION 15,
TOWNSHIP 40 NORTH, RANGE 3 EAST OF W.M.,
WITHIN THE CITY OF LYNDEN, WHATCOM COUNTY, WASHINGTON

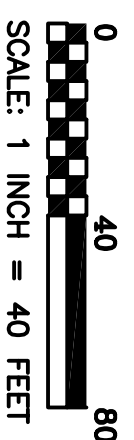
SEE SHEET 1 FOR EASEMENT INFORMATION
SEE SHEET 1 FOR SURVEYOR'S NOTES

Curve	Radius	Length	Delta
C1	150.00'	44.13'	16.5121°
C2	150.00'	44.12'	16.5115°
C3	90.00'	141.80'	90.7630°
C4	90.00'	140.94'	89.4330°
C5	90.00'	96.78'	61.3651°
C6	90.00'	44.59'	28.2309°
C7	90.00'	141.37'	90.0000°
C8	90.00'	141.18'	89.9236°

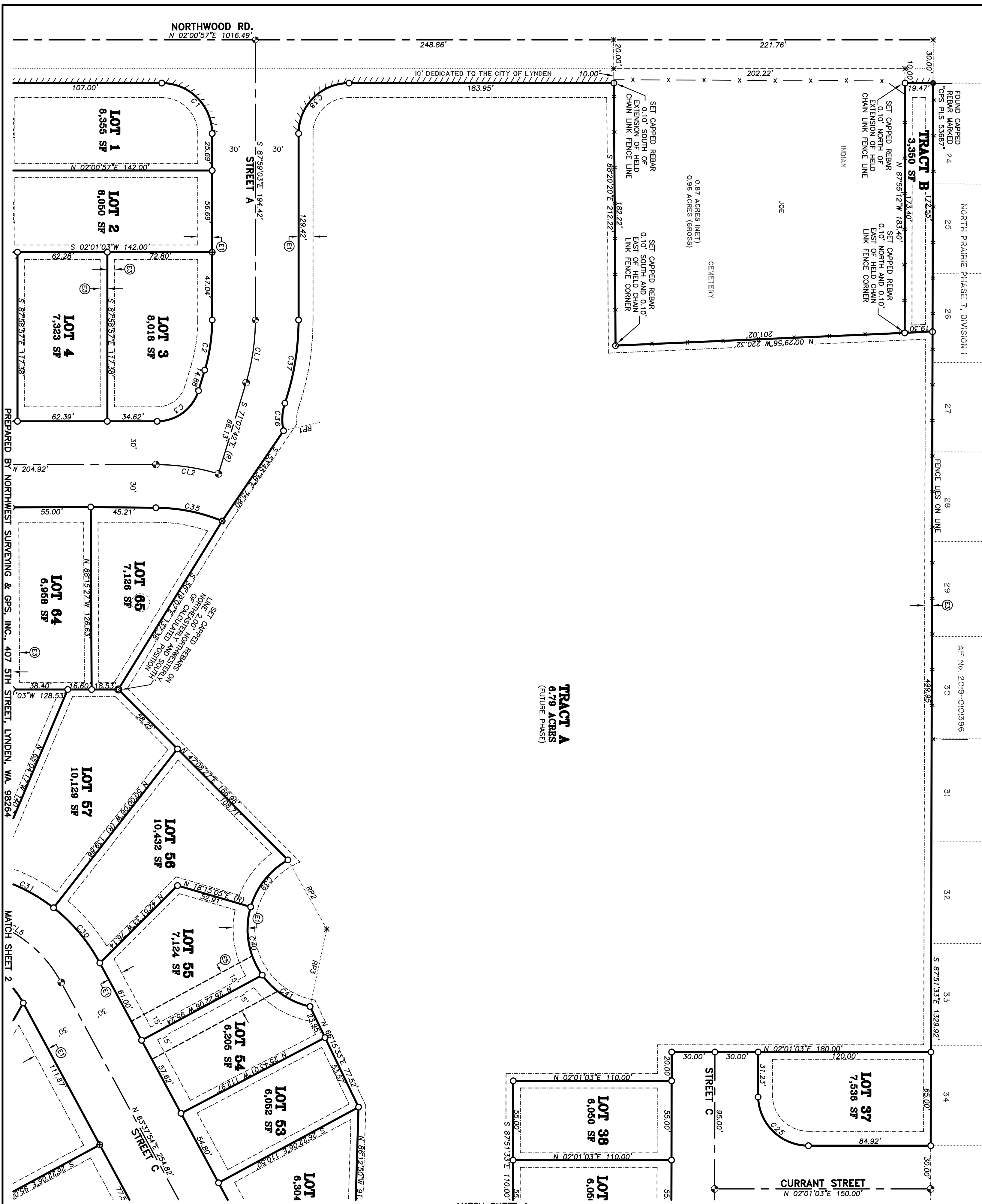
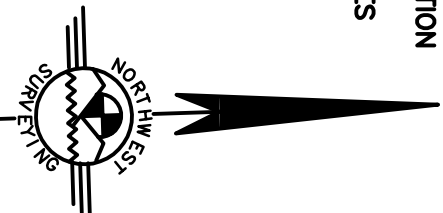
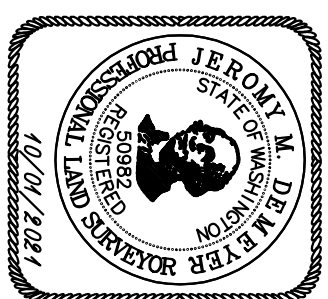
Curve	Radius	Length	Delta
C1	35.00'	54.98'	90.0000°
C2	120.00'	35.30'	16.5121°
C3	30.00'	38.30'	75.0845°
C4	120.00'	16.01'	7.3834°
C5	120.00'	50.37'	24.0258°
C6	120.00'	24.16'	11.3213°
C7	120.00'	30.37'	24.0258°
C8	120.00'	50.37'	24.0258°
C9	120.00'	50.37'	24.0258°
C10	120.00'	68.84'	32.9212°
C11	120.00'	50.37'	24.0258°
C12	120.00'	17.97'	6.3453°
C13	60.00'	64.52'	61.3651°
C14	60.00'	14.86'	14.1134°
C15	60.00'	14.86'	14.1134°
C16	120.00'	21.23'	10.0811°
C17	120.00'	50.37'	24.0258°
C18	35.00'	54.88'	89.9013°

Curve	Radius	Length	Delta
C19	120.00'	23.66'	11.1741°
C20	120.00'	48.28'	21.3108°
C21	120.00'	28.19'	12.0169°
C22	120.00'	49.75'	24.0258°
C23	120.00'	49.75'	24.0258°
C24	35.00'	54.90'	89.5236°
C25	35.00'	53.75'	87.5857°
C26	60.00'	94.12'	89.5236°
C27	60.00'	94.25'	90.0000°
C28	120.00'	29.52'	14.0837°
C29	120.00'	29.93'	14.1732°
C30	120.00'	50.37'	24.0258°
C31	120.00'	28.19'	12.0169°
C32	120.00'	48.28'	21.3108°
C33	60.00'	92.54'	90.7630°
C34	60.00'	47.25'	22.3342°
C35	120.00'	19.42'	5.1471°
C36	35.00'	58.74'	18.4151°
C37	180.00'		

Course	Bearing	Distance
C38	35.00°	54.98'
C39	35.00°	42.67'
C40	35.00°	49.66'
C41	35.00°	31.1613'
C42	35.00°	39.54'
C43	75.00°	32.51'
C44	75.00°	29.63'
C45	100.00°	14.1558'
C46	100.00°	24.90'
C47	100.00°	56.95'
C48	100.00°	47.57'
C49	100.00°	35.74'
C50	100.00°	80.98'
C51	100.00°	29.1236'
RP1	N 119.426° W	35.00'
RP2	N 62.416° W	35.00'
RP3	N 75.490° W	55.00'



BASES OF BEARINGS =
CITY OF LYNDEN SURVEY
MONUMENT NETWORK



MATCH SHEET 4

PREPARED BY NORTHWEST SURVEYING & GPS, INC., 407 5TH STREET, LYNDEN, WA, 98264

CITY OF LYNDEN
FINDINGS OF FACT AND CONCLUSIONS OF LAW

REGARDING THE APPLICATION OF
Northwood Partners, LLC, TO
SUBDIVIDE PROPERTY

Petitioner

LP #20-01

FINDINGS OF FACT, CONCLUSIONS
OF LAW, CONDITIONS and
DECISION on SUBDIVISION
APPLICATION #20-01

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 3 EAST, W.M. EXCEPTING THEREFROM THE NORTH HALF OF THE NORTH HALF OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; FURTHER EXCEPTING ONE ACRE FOR CEMETERY; FURTHER EXCEPTING RIGHT-OF-WAY FOR COUNTY ROADS KNOWN AS KAMM ROAD AND NORTHWOOD ROAD ON THE SOUTHERN AND WESTERN BOUNDARIES THEREOF. SITUATE IN WHATCOM COUNTY, WASHINGTON.

COMMONLY DESCRIBED AS: 8744 Northwood Road, Lynden.

Has applied for a subdivision of the above described parcel into 92 residential lots within the RMD zone. The Lynden Planning Commission held a public hearing on January 28, 2021, and recommended approval to the City Council through Planning Commission Resolution #21-04. Said request having come before the Lynden City Council on March 15, 2021, and the Lynden City Council having fully and duly considered the request, hereby makes the following:

I. FINDINGS OF FACT AND CONCLUSIONS OF LAW

1.01 Application. Northwood Partners, LLC, has filed an application ("Property Owners") for a subdivision which was accepted by the City as complete on December 4, 2020.

1.02 Location. The Property is located at 8744 Northwood Road in Lynden, Whatcom Co., Washington as described above.

1.03 Ownership. Northwood Partners, LLC are the Property Owners.

1.04 Request. To subdivide a parcel approximately 28.41 acres in size into 92 residential lots located within the RMD zone.

1.05 Reason for Request. To make effective use of land within the existing city limits where all urban services are available.

1.06 Conformance with Zoning and Comprehensive Plans. The subdivision of the Property proposed in the application is in conformity with City zoning ordinances,

comprehensive plans, and all other applicable City development regulations including Chapter 17.15 LMC.

1.07 Compliance with General Requirements for Subdivision Approval. The application complies with Chapter 18.06 LMC, General Requirements for Subdivision Approval, as applicable.

1.08 Compliance with Lot and Plat Design Standards. The application complies with lot and plat design standards as required under Chapter 18.14 LMC, as applicable.

1.09 Compliance with Project Manual for Engineering Design and Development Standards. The application complies with the development standards and requirements set forth in Title 18 LMC and with the Project Manual for Engineering Design and Development Standards.

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

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

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

1.13 Public Interest. The application results in additional infilling within the City consistent with the City's Comprehensive Plan and the Growth Management Act. The public interest will be served by the approval of the application.

1.14 Critical Area Review. The Critical Area checklist for this project has been submitted and requires no further review.

1.15 SEPA Determination. Environmental review of the proposal has been made under the requirements of WAC 197-11 and a mitigated determination of non-significance has been made.

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 Council establishes the following conditions:

II. CONDITIONS

Any approval of the Petitioner's application shall be subject to the conditions as listed below:

The proposed long plat was reviewed against the subdivision standards found in Chapter 18 of the Lynden Municipal Code (LMC) and the Engineering Design and Development Standards. The following aspects were found to be consistent with these standards:

Zoning: The area to be developed in this application is located within the RMD residential mixed density zone and permits the development of a mixture of single-family and duplex housing styles and types.

Minimum Lot Size: If the proposed rezone of the property is approved by the City Council the new zoning category, allows for detached single-family homes on lots as small as 6,000 square feet. Attached / paired homes are permitted on lots as small as 4,000 square feet. Duplexes are permitted on lots of at least 8,000 square feet. The lots proposed in this subdivision meet the RMD minimum lot size for detached dwellings (6,000 square feet). As proposed, parcels within this plat range from 6,000 square feet to about 28,700 square feet.

Street Sections: Per Chapter 4 of the Engineering Design and Development Standards the minimum street width, for a publicly dedicated access street right-of-way is 60 feet. This standard has been met as proposed.

Build-out: Be advised, both single family and duplex homes are permitted within the RMD zone. All lots are subject to the development requirements listed under 19.16 of the Lynden Municipal Code and associated design standards.

Parking: Be advised, per Chapter 19.51.040 of the LMC, a minimum of 2 parking stalls is required *per home and or unit*. It is important to note that if an enclosed single car garage is provided per dwelling unit, a minimum of two outside spaces must be provided. If an enclosed garage for two or more vehicles is provided, a minimum of one outside parking space must be provided.

Specific Project Comments from the Technical Review Committee:

Planning and Development

1. *Applicant Response Required:* Provide a written response to each of the Technical Review Committee's comments below. Advisory comments should be acknowledged. A Word version of this document will be provided to you for your convenience.

- 2. Agent Authorization: Please provide an agent authorization letter, formation documents, or other documentation which allows Jeff Palmer to process the long plat application on behalf of Northwood Partners LLC.
- 3. Plat Documents: Provide draft plat sheets include the plats signature page with plat notes.
- 4. Phasing Plan: Please respond indicating if the plat improvements will be phased. If phasing of the plat is planned, provide a plat map which shows phases as well as a plan indicating the interim condition which will exist following the build-out of Phase 1 but not Phase 2. Staff is particularly interested in the infrastructure improvements which will exist at this time. Show the proposed condition of the street section and existing buildings at this stage of completion. See Public Works comments related to the minimum roadway standard for emergency access.
- 5. Plat Area Break-down: Whatcom County and the City of Lynden have been mandated to participate in an annual report provided to the State which tracks achieved housing density. In an effort to track accurate data for this program all plats will be required to provide supporting data. Please provide on the face of the plat a table which breaks down the total area of the plat into the categories shown below. Note that in some instances the area may be zero and that "other infrastructure" could refer to area used for sewer pump station, stormwater ponds, etc.

	Plat Area (in square feet)
Gross plat area	
Reserve tracts	
Critical areas	
Right of ways (ROWs)	
Other infrastructure	
Net developable	
Percent ROW and Infrastructure	%

- 6. Utility Easements: Per 18.14.075, the proposed plat must identify the required 5-foot utility easements around the interior property line of all lots. Revise plat map to include this easement on the face of the plat.

7. Street Name: Provide a street name for the proposed long plat. Be advised, the street name must be approved by the Whatcom County emergency dispatching agencies and avoid duplication with any other road within the County.

8. Street Tree Requirements: Be advised, street trees will be required. Submission of tree locations, species selection, and planting specifications must be included in the utilities plan (civil review) to avoid conflicts. Planting and establishment must be executed as described here:
 - a. As per Section 18.14.130, Street trees shall be provided by the sub-divider in all subdivisions within the dedicated public utility easements adjacent to the street; preferably between the curb and the sidewalk.
 1. One street tree is required for every 50 linear feet of street frontage. Distance may be averaged due to driveways and sight distance requirements.
 2. Street trees shall be a minimum caliper of 1 1/2" at the time of installation, small trees used under powerlines shall be a minimum a caliper of 1".
 3. Street trees shall be selected, installed, and maintained in accordance with the standard City of Lynden engineering specifications. Trees shall be placed on the property with consideration of potential driveway cuts and utility services.
 - b. Establishment of street trees and planting strips shall be per an approved site plan in conformance with design and bonding standards as set forth in LMC 19.61.
 - c. Maintenance of street trees and planting strips shall be the responsibility of the adjoining property owner and shall be done in accordance with the city's engineering design and development standards.

9. Topography: Due to the sloping nature of the site (a grade change of approximately 50 feet), the grading of the site will affect the buildability and drainage plans of each lot. Please provide a preliminary grading plan with the plat drawings. Civil plans must include proposed site topography at 2-foot intervals which ties into the finished grades of the right-of-way and surrounding properties. Be advised, this topography information must be confirmed on as-built drawings. Approved grades will be used to establish pre-construction elevations from which final building heights will be measured.

10. Critical Areas: The applicant has submitted a Critical Areas Assessment of the subject parcel. The report identifies wetlands and regulated streams on the

property. The civil construction plans shall clearly indicate the onsite location of these wetlands and their buffers. The proposed development avoids critical areas and their buffers. Any alterations to the proposal that results in impact to any critical areas and/or their buffers will require additional impact analysis and an approved mitigation plan.

Unobtrusive fencing (split rail) and Critical Area signage designating the location of the onsite critical areas is required consistent with LMC 16.16.210.

A conservation easement that designates ownership, liability, maintenance responsibility and enhancement opportunities for the critical areas and their buffers is required. Easement language shall be submitted for City approval. The conservation easement shall be recorded as a separate document and referenced on the final plat.

- 11. Existing Structures: This property was surveyed during the 2018 City of Lynden historic resources reconnaissance survey. The house and portions of the barn and other farm structures are more than 100 years old. Although the structures are likely not eligible for federal listing, they may be considered potentially eligible for listing on the Lynden Register due to their age and connection to Lynden’s agricultural legacy. As such, prior to demolition, an Intensive Survey of the structures as defined by the Washington State Standards for Cultural Resource Reporting is required. Survey results shall be provided to the City and added to WISAARD, the DAHP online database for this address.
- 12. Cultural Resources: The applicant shall have an Inadvertent Discovery Plan onsite that identifies protocol for contacting the appropriate authorities and protecting archaeological resources if they are inadvertently found during future construction activity.

While no archaeological resources were found, there are known cultural sites in the vicinity. Additional consultation with the Nooksack Tribe and the Department of Archaeology and Historic Preservation is required to ensure these sites are protected.

- 13. Vehicular Access Prohibition: Be advised, no private driveways are permitted on Kamm or Northwood Roads. Access to lots must be internal to the plat. This vehicular prohibition must appear on the face of the plat.
- 14. Pipe Stem Lots: A long plat may utilize one pipe stem lot for every 25 lots or portion thereof (LMC 18.14.040). As such, the proposed plat may utilize up to 4 pipe stem lots. Staff has identified these lots as lots 10, 25,42, and 87. Pipe stems shall be a minimum of 24 feet wide, shall not be longer than 150 feet, and the address must be clearly marked at the street for emergency access. It appears lot 25 and lot 42 were designed with stems only 20 feet in width. Please revise to meet the minimum standard of 24 feet.

15. Easement Access Lots: *In addition to pipestem lots, a long plat may also utilize private access easements for one lot per 25 lots or portion thereof. As such, the proposed plat may design up to 4 lots without accessible frontage on public streets and utilize an access easement instead (LMC 18.14.110(c)). Access easements shall be a minimum of 24 feet wide, shall not be longer than 150 feet, and the address must be clearly marked at the street for emergency access. The plat design currently exceeds the 4-lot maximum. Staff has identified applicable lots as lots 1, 2, 68, 69, and 70. Please revise the plat to include not more than 4 lots accessed via access easement.*
16. Frontage Requirements and Lot Access: *Unless an approved pipestem or access easement lot, no lots shall be created that have less than 50-feet of frontage except that lots on cul-de-sacs may reduce frontages to no less than 40 feet as long as a 50-foot width is achieved at the point of front setback (15 feet from the property line). It appears that some lots in the proposed plat may not meet this standard. Please provide a drawing which demonstrates compliance with this section of code in each of the two cul-de-sacs. (LMC 18.14.020)*
17. Housing Types: *If the proposed rezone of the property is approved by the City Council the new zoning category or Residential Mixed Density, allows for attached / paired homes (each on their own lot) and duplexes (on lots at least 8,000 square feet in size). The plat must clearly address if these housing types will be permitted and if so, on which lots. Please add an applicable plat note and indicate on the face of the plat map if necessary.*

Public Works

18. Right-of-Way: *Dedication is required along the full frontage of Northwood Road to achieve a total dimension of 30 feet to the center line of the road.*
19. Street Section: *Street section of Currant Street extension must match the existing roadway to the north of the proposed plat.*
20. Phase 1 Emergency Access: *If phasing is proposed, be advised, at the time of Phase 1 construction, Phase 2 street sections must be constructed to a minimum of a 24-foot wide, stabilized surface which is sufficient to support emergency vehicles. If the stabilized surface is gravel, or similar, a minimum of 50 linear feet must be paved adjacent to any existing public right-of-way to prevent tracking of material onto roadway surfaces.*
21. Access: *As proposed, no vehicular access will be permitted to/from Kamm Road. Any existing driveways must be abandoned prior to final plat approval.*
22. Lot Access: *Vehicular access will be prohibited from proposed lots to/from Kamm Road and Northwood Road.*

23. Eastern Roadway Stub: The proposed eastern roadway stub accesses property which is not part of the City's Urban Growth Area. As such it is unlikely to be added to the City for some time (no sooner than the year 2036 unless otherwise petitioned to be added). City staff recommends the stub be dedicated as right-of-way easement but not improved beyond what is needed to access lots 68-71. A curb cut in this area will be limited to 30 feet with the balance of the stub finished with curb and sidewalk. Additionally, staff recommends the plat and, if needed, property covenants address the use of the area until such time is developed into a street.

24. Engineering Design Standards: All proposed streets must meet the minimum separation requirements as outlined in the City of Lynden Project Manual for Engineering Design and Development Standards.

25. Utility Easements: Plat must show the required 10-foot utility easement along the frontage of each lot (back of sidewalk).

26. Traffic analysis needs to be completed. All recommended items of the report shall be completed.

27. Street Lighting: Puget Sound Energy to design street lighting. Please submit a final plan.

28. Stormwater Advisory Comments
 - a. A stormwater management plan prepared by a professional engineer will be required for this development and must be approved by the City of Lynden prior to approval of construction plans. An erosion control plan must be included in the drainage plan and construction plans as necessary.

 - b. All plans must be designed and constructed in compliance with the Department of Ecology's Best Management Practices and the standards approved in the Manual for Engineering Design and Development Standards.

 - c. Stormwater from public streets may be infiltrated within the dedicated right-of-way, or within a separate dedicated tract, but may not be within the street prism. Infiltration areas and street trees should have adequate separation to insure the proper functioning of the drainage system and survival of the tree.

 - d. A Construction National Pollutant Discharge Elimination System (NPDES) permit may be needed.

29. Water

- a. As per 6.2 (M) of the City of Lynden Project Manual for Engineering Design and Development Standards, the water mainline must be looped through the plat and extended to the east and west property lines. Show easements as appropriate on the face of the plat.
- b. Be advised, water system design and construction must meet the requirements of the City of Lynden Engineering Design and Development Standards
- c. Be advised, each house and/or unit within this plat must be individually metered. Water meters must be located within the City right-of-way.

30. Sanitary Sewer

- a. Be advised, sanitary sewer design and construction must meet the requirements of the City of Lynden Engineering Design and Development Standards.
- b. Sanitary sewer services for all units and must be sized for maximum number of units.
- c. As per 7.2 (P) of the City of Lynden Project Manual for Engineering Design and Development Standards, sanitary sewer must be extended to the north property line unless other service is available. Show easements as appropriate on the face of the plat.
- d. Be advised that all parcels in this plat are within the East Lynden Sewer Special Assessment Area and will be subject to additional connection charges for the regional sanitary sewer facilities. This must be noted on the face of the plat.

Fire and Life Safety

31. *Fire Service Impact Fee:* Be advised, half of the required fire impact fee is due at the time of final plat approval. The balance of the fire impact fees is deferred to the time of building permit. Contact Planning staff for an estimated fee total.
32. *Street Addressing:* Be advised, address numbers must be clearly posted on each house to assist in efficient fire aid response.
33. *Hydrants:* The installation of a fire hydrant is required. The final hydrant location will be determined upon review of civil plans and must be approved by the Fire Department.

Parks and Recreation

34. *Trail Easement:* This development is located along sub-standard roadways which do not have pedestrian accommodations. It is also identified along the

proposed route of the East Lynden Loop Trail. As such, the proposal must accommodate that trail system. At a minimum this must include a separated 8-foot wide asphalt pedestrian path and public access easement (if not in ROW) parallel to Northwood Road. An equivalent amenity such as a more creative path winding through the development could also be proposed by the applicant during the long plat review process.

35. *Park Impact Fee:* Be advised, half of the required park impact fee is due at the time of final plat approval. The balance of the park impact fees can be deferred to the time of building permit. Contact Planning staff for an estimated fee total.

Long Plat Advisory Comments

36. *Impact Fees:* Be advised, prior to final plat (PRD) approval, the developer will be required to pay transportation mitigation fees, plus the first half of park and fire mitigation fees. Contact Planning Staff for a fee estimate.
37. *Civil Drawings:* The construction drawings for any civil and utility improvements must be submitted for review and approval prior to construction. These drawing must illustrate that the utility improvements and extensions meet the standards listed within the Project Manual for Engineering Design and Development Standards, unless they have been specifically varied by the approval of the plat. It is the project engineer's responsibility to be aware of these standards.
38. *Civil Review Deposit Required:* Be advised, a review deposit of \$200 per lot, \$2,000 minimum, to review the construction plans and a plat / PRD construction inspection deposit of \$350 per lot, \$5,000 minimum, is due prior to review and construction respectively.
39. *Infrastructure Installation:* A City of Lynden Fill and Grade Permit is required prior to the commencement of site work. The site and utility work must be addressed on SEPA Checklist.
40. *Performance Bonding Requirements:* Be advised, a 150% performance bond may be required for all work in the City's right-of-way or on city owned property which is deemed incomplete. Only items not specifically exempted from bonding under LMC 18.18.010(G) are eligible for bonding.
41. *Maintenance Bonding Requirements:* A post construction maintenance bond for infrastructure in the amount of 10% of the construction costs will be required prior to final plat approval.
42. *Landscape Bonding:* Be advised, performance and maintenance bonding will be required for the plat. This relates to street trees and any required mitigation trees. Bonds are due prior to final plat approval.

- 43. Surveying: All surveying work and engineering design must be based on the City of Lynden survey control monuments. AutoCAD files for all improvements must be provided to the City in digital format approved by the City. A copy of the City's control monuments is available to the project consultant for their use.
- 44. Expiration of Preliminary Approval: Petitioner shall record the final subdivision, with the County in conformance with LMC 18.06.010.2, 18.06.020 and 18.06.030 within five (5) years of the date this preliminary approval becomes final, after which City approval of this application shall become void; provided that, this one year deadline may be extended for up to one (1) additional year upon application to and approval by the City Council.
- 45. Property Addressing: Be advised, all street addressing must follow the requirements of the Lynden Municipal Code. Addresses will be assigned by the Public Works Department prior to final Long Plat approval.
- 46. Covenants, Conditions and Restrictions (CC&Rs): CC&R's for the long plat may be recorded in conjunction with the final long plat. This document can impose more restrictive conditions on the property but not less restrictive than City of Lynden development code. Be advised, enforcement of CC&R documents is the responsibility of the developer and/or neighborhood association.
- 47. Design Review: Design Review Approval will be required for all duplex buildings.

III. DECISION

Petitioner's application to subdivide the property described herein into ninety-two (92) parcels for future development is hereby **Preliminarily Approved** as outlined in Planning Commission Resolution #21-04 and subject to the conditions set forth in this document.

DATED: 4.5.21



Scott Korthuis
Mayor

ORIGINAL

CITY OF LYNDEN
PLANNING COMMISSION RESOLUTION #21-04

**A resolution of recommendation for the approval of the
Kode Kamp Vista Long Plat**

WHEREAS, Northwood Partners, LLC, hereinafter called the "Proponents," submitted a complete application to the City of Lynden, hereinafter called "the City," for the subdivision of approximately 28.41 acres into 92 single family residential building lots at 8744 Northwood Road in Lynden; and

WHEREAS, the RMD zone, permits single-family homes only on lots with a minimum of 6,000 square feet subject to the requirements listed under 19.16 of the Lynden Municipal Code in accordance with the zoning and subdivision ordinances; and

WHEREAS, the application was determined complete on December 4, 2020, and the notice of application was published in the Lynden Tribune on January 20, 2021; 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 proposal was reviewed under the State Environmental Policy Act and a mitigated determination of non-significance was issued for the project, and

WHEREAS, the Lynden Planning Commission held a virtual public hearing on January 28, 2021, to accept public testimony on the proposed subdivision and that meeting was duly recorded;

WHEREAS, the City's Technical Review Committee has reviewed the request for the subdivision of the property and has provided comments and recommendations to the Planning Commission in a report dated January 6, 2021, and

WHEREAS, the Lynden Planning Commission has reviewed the application and has made the following findings of fact for recommending **approval** the Kode Kamp Vista Long Plat:

1. The development is consistent with the Comprehensive Plan and meets the applicable requirements and intent of the Lynden Municipal Code.
2. The development makes adequate provisions for open space, drainage ways, streets and other public ways, transit stops, water supply, sanitary wastes, parks and recreation facilities, playgrounds, sites for schools and school grounds.
3. The development adequately mitigates impacts identified under Titles 16-19.
4. The development is beneficial to the public health, safety and welfare and is in the public interest.

- 5. The development does not lower the level of service of transportation and / or neighborhood park facilities below the minimum standards established within the Comprehensive Plan, and fully complies with Chapter 17.15 of the City Code.
- 6. The area, location and features of land proposed for dedication are a direct result of the development proposal, are reasonably needed to mitigate the effects of the development and are proportional to the impacts created by the development.

NOW THEREFORE, BE IT RESOLVED by the Lynden Planning Commission to recommend approval of the **Kode Kamp Vista Long Plat #20-01** by a vote of 5-0, to the Lynden City Council, subject to the Technical Review Committee Report dated January 6, 2021, and further subject to the following conditions:

- That duplex lots be disbursed throughout the interior of the plat (on lots at least 8,000 sf or greater) in areas where on-street parking is more readily available and that there be no single family or duplex parking allowed on Northwood Road.
- That the East Lynden Trail be extended along Northwood Road to meet condition #34 as noted in the Technical Review Committee Report dated January 6, 2021, under Parks and Recreation.

PASSED by the Planning Commission of the City of Lynden, Whatcom County, at their regular meeting held on the 28th day of January 2021.



 Diane Veltkamp, Chairperson
 Lynden Planning Commission



 Heidi Gudde,
 Planning Director

CITY OF LYNDEN

EXECUTIVE SUMMARY - FINANCE



Meeting Date:	October 18, 2021	
Name of Agenda Item:	Introduction of the 2022 Preliminary Budget and the Mayor’s Budget Message	
Section of Agenda:	New Business	
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 – The 2022 Preliminary Budget will be distributed manually.		
Summary Statement:		
<p>The Mayor will read his 2022 Budget message to the Council and present the Council with a copy of this message and the 2022 Preliminary Budget.</p> <p>Due to the meeting being online the budget packets will be placed in the Council mailboxes at City Hall by Thursday, October 14th and a confirmation email will be sent.</p>		
Recommended Action:		
None – Information only for the Council’s review and consideration.		

CITY OF LYNDEN

EXECUTIVE SUMMARY



Meeting Date:	October 6, 2021	
Name of Agenda Item:	Public Works Committee Meeting Minutes October 6, 2021	
Section of Agenda:	Approval of Minutes	
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:		
October 6, 2021 Draft Public Works Committee Meeting Minutes		
Summary Statement:		
Draft minutes for the October 6, 2021 Public Works Committee meeting.		
Recommended Action:		
For Review		

CITY OF LYNDEN

PUBLIC WORKS DEPARTMENT
Main Number: (360) 354-3446



Public Works Committee Meeting Minutes

City Hall – 300 4th Street
4:00 PM October 06, 2021

Roll Call

Members Present: Mayor Scott Korthuis, Councilors Gary Bode and Ron De Valois

Members Absent: Jerry Kuiken

Staff Present: City Administrator John Williams, Public Works Director Steve Banham, Public Works Office Manager Heather Sytsma

Public Present: Gary Vis, Dick Vandenberg

Action Items

1. **Approve Minutes from September 8, 2021**

De Valois motioned to approve the minutes and Bode seconded the motion.

Action:

The minutes from September 8, 2021, were approved.

2. **West Lynden Business Park - Redwood Road Vacation Valuation**

On October 4, 2021, Council held a Public Hearing on vacating the 80-foot wide by approximately 606-foot-long unopened portion of Redwood Road south of Alderwood Road. The developer has proposed to provide a dedication of 40 feet of right-of-way on the east side of that same parcel and to dedicate a 30-foot by approximately 1,280-foot utility easement along the entire south side of the road. The developer is requesting that the City accept this exchange in lieu of requiring a formal appraisal of the property.

Dick Vandenberg described the proposed easements adjacent to the West Lynden Business Park property. This includes the drainage corridor on the south side of property, which could benefit other properties in the Bertrand Creek watershed.

The Committee discussed valuation of the easements. Banham asked whether the Committee is amenable to exchanging the 80-foot right of way, dedicated as part of general binding site plan, for a 40-foot right of way and a utility easement along whole south end. This is more total square footage, but a larger portion is utility easement.

Banham noted that future regional street improvements could include a roadway and extension of Tromp Road north to Main Street. Reconfiguring in this way provides for a more equitably distributed street network and creates more buildable land.

Action:

The Public Works Committee concurred to support the new right of way and easement as a fair land exchange for the vacated right of way and recommended that staff present it to City Council.

3. Request for Crosswalk - Double Ditch Road at Pine Street

Staff received a request from Daniel Meester (8455 Double Ditch Road) for a crosswalk on the corner of Double Ditch Road and Pine Street. Bode reminded the Committee of their usual stance, that crosswalks are not as safe as people perceive them to be. Banham stated there are locations where a break is needed as a designated area for pedestrians to cross the street. He added that this is not an unreasonable request because there are no other crosswalks in the vicinity. However, Double Ditch Road has a high traffic volume.

Action:

The Public Works Committee requested that staff obtain traffic counts in the vicinity of the Double Ditch Road and Pine Street intersection and bring results to a future Committee meeting.

4. 2022 Budget Addendum: Public Works Utility Rates and Fees

Banham reviewed 2022 Public Works Rates and Fees budget addendum.

Regarding meter installation fees, Gary Vis raised the issue of builders constructing apartment buildings and then converting them to condominiums (such as Salmonberry). Banham explained that apartments have one large meter and volume charge, condominiums have smaller meters and individually metered accounts. Banham stated he may speak with the Planning Director about a covenant restricting apartments from converting to condominiums. Gary Vis stated that per a past state law ruling, restricting conversion may not be allowed.

Regarding equipment and labor rates, Korthuis suggested an hourly rate of 0.05% of the price of the initial cost of a piece of equipment. For instance, something purchased for \$300,000 would have an hourly rate of \$150.00. Banham stated that staff will review equipment costs versus hourly rates to determine any adjustments that may be needed.

Regarding compost fees, Banham stated he is proposing to eliminate the free compost for residents, except to provide a first-come first-served location for residents to load their own compost. The current practice having staff available to load free compost will be discontinued. He also proposed a "coupon" insert for spring utility bills, which would allow people to exchange their coupon for a free yard of compost by appointment.

Regarding the increase in airport fees, these were presented to the Airport Board at their meeting on September 21st with no opposition.

Action:

The Public Works Committee concurred to support the proposed rate and fee increases for inclusion in the 2022 budget.

5. 2022 Budget - Two Positions Added

Banham stated that, with the support of the Mayor and City Administrator, he has budgeted one new Operator position and one new Streets and Utilities Technician position. Staff is now

requesting the Committee's support for these new positions to be adopted with the 2022 budget.

Additional stormwater review services are currently being covered by an on-call contract with a consultant.

Nick Hibma, Maintenance Journey, has accepted a position with a local refinery. His last day was September 30th. This position is currently being recruited.

Action:

The Public Works Committee concurred to support the addition of two new positions to the Public Works Department: an Operator position and a Street and Utilities technician.

6. Replacement of AC Waterline using the Small Works Roster:

- 1) Benson Road North to Badger Road (SR546)
- 2) Bender Road North of Badger Road (SR546)

Banham explained that these lines have had several breaks in recent years. There are 14 customers north of Badger Road on Bender Road who are on City water. He is hoping to use farm right-of-way to have the waterline installed quicker. Bode asked for an estimated cost of construction. Banham stated that the Bender Road project is estimated at \$200,000.

Regarding Benson Road, Korthuis stated this is good timing with PeaceHealth building at this location. Banham stated that PeaceHealth is extending the waterline north to their property boundary and he is seeking a price to have their contractors continue extending the waterline, as an emergency project, to City limits.

Action:

The Public Works Committee concurred to support these AC waterline replacement projects.

7. 2022 Engineering Design and Development Standards Update

Banham explained that staff is now updating the Design Standards on an annual basis. A Public Hearing date of December 6th will be requested at the November 1st City Council meeting, allowing one month for public review of the proposed changes. He noted that staff is also trying to standardize items so there is consistency between cities documents and expectations.

Action:

The Public Works Committee concurred to support the 2022 Engineering Design and Development Standards Update and recommended forwarding this to City Council.

Information Items

8. Front Street Tree Health Summary

Front Street tree trimming was completed in July 2021 with a fair number of branches cleaned out. Banham is proposing a semi-annual schedule for this work. The Committee discussed what people should do if they see limbs that were missed. Staff advises that the public should contact the Public Works office.

9. Septic to Sewer Program

Staff is working with the Whatcom Conservation District to draft a letter to send to property owners

within City limits who have on-site septic systems. These will remind property owners of their responsibility to maintain a healthy septic system and will provide information about how to determine eligibility to connect to City sewer.

10. Grant Applications for 2023

Department of Ecology Grant Applications (due October 2021):

- Judson Area Stormwater Low Impact Development Phase 2 (9th Street)
- Pepin Creek south of Main Street (Erdmann property and around the bend in the creek)
- Street Sweeper (for purchase in 2023)

WSDOT Aviation Grant Application (due March 2022)

- Weather Station Replacement/Upgrade – to aid pilots in navigation and to observe land conditions.

11. Projects Update

Main Street roundabout at Berthusen Road

This project involves coordination with a planned industrial development in the southeast quadrant of the intersection and maintenance of adequate access for properties on the west side of Berthusen Road.

Korthuis asked about the property owned by Kortus, located on the north side of West Main Street. roundabout. Staff is also in discussion with Kortus, who has expressed interest in his property being added to the Urban Growth Area in the future.

Bradley and Line Roads Intersection

Staff is actively communicating with property owners along the proposed project area, who will need to dedicate right of way. The design is to add bike lanes and sidewalk on the south side, crosswalks, and a center turn lane for safe left turns. This will require some additional property from the high school, which would require reconfiguration of their parking.

Korthuis stated he has had discussions with Interim Superintendent Strom about proposed parking arrangements.

Industrial Condensate (Hannegan Road)

The CIPP for the raw water line has been completed. The final phase of this project is from the end of the raw water line to the outfall. Staff is waiting for a County Shoreline Permit hearing date.

Managed Aquifer Recharge (MAR)

Staff presented this project to the Lummi Tribe on September 24th and submitted the preliminary feasibility report last week to Ecology for review. Banham explained that there are two sites that have been identified as the most promising, based on the evaluation criteria. The next step is to do further investigation in the spring. Korthuis suggested inviting County Executive Sidhu to the next Department of Ecology quarterly meeting where the City provides regular updates.

Pepin Creek

Staff is seeking contractors via Small Works Roster to demolish the existing house and outbuilding.

Northwood and Kamm Roads

Staff is entering into a developer agreement to extend the waterlines on Northwood Road (south of Brome Street) and Kamm Road. A second developer agreement would place a pedestrian

walkway along the west side of Northwood Road similar to Line Road, a paved shoulder with an extruded curb for protection.

Sewer Pump Stations

Staff is negotiating easements for Pump Station #17 (Guide Meridian) and developing preliminary requirements for Pump Station #18 (Pepin Creek Basin).

Staff has a location for the pump station on the west side of Guide Meridian. The City is working with developers on a mixed-use development at the corner of Bay Lyn Drive and Guide Meridian, which will benefit from this pump station. This pump station could also serve the Windmill Inn, located on the east side of Guide Meridian, which is currently on septic. With the installation of this pump station, the City will further promote its “Septic to Sewer” transition program and allow properties in this area to connect to City sewer.

New Business

12. KOA Ponds Update

The Committee asked about progress on the stormwater pond that feeds into the KOA pond. Staff got survey results too late to be able to do the clean out this year but will be looking at the control structure.

13. Darigold Crosswalk Concerns

Staff met with Darigold who continues to express concern about their employees crossing on Depot Road. They may be submitting a request for approval to purchase and install flashing crosswalk lights.

Adjournment: The meeting was adjourned at 5:49

Next Meeting: November 3, 2021

CITY OF LYNDEN

EXECUTIVE SUMMARY



Meeting Date:	October 18, 2021	
Name of Agenda Item:	Calendar	
Section of Agenda:	Other Business	
Department:	Administration	
Council Committee Review:	<input type="checkbox"/> Community Development <input type="checkbox"/> Finance <input type="checkbox"/> Parks	<input type="checkbox"/> Public Safety <input type="checkbox"/> Public Works <input type="checkbox"/> Other: N/A
	Legal Review: <input type="checkbox"/> Yes - Reviewed <input type="checkbox"/> No - Not Reviewed <input checked="" type="checkbox"/> Review Not Required	
Attachments:	Outlook Calendar	
Summary Statement:	See next page.	
Recommended Action:	None	

3:00 PM - 4:00 PM

Finance Committee Meeting -- Microsoft Teams Meeting
Finance Committee Meeting

~~UPDATE: beginning June 21st the location will return to the City Hall 1st Floor Large Conference room~~

UPDATE: beginning September 20th the Finance committee meetings will return online via TEAMS

Thank you!

Microsoft Teams meeting

Join on your computer or mobile app

[Click here to join the meeting](#)

Or call in (audio only)

[+1 253-948-9362,,699053786#](#) United States, Tacoma

Phone Conference ID: 699 053 786#

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4:00 PM - 5:00 PM

Parks Committee -- City Hall 1st Floor Large Conference Room

October 18, 2021 Continued
Monday

7:00 PM - 9:00 PM

City Council Meeting -- City Annex Building
City of Lynden is returning to in-person meetings located at the city Annex building.

For questions/concerns please reach out to me.
Thank you.

Pamela (Pam) D. Brown, MMC, CPRO | City Clerk
City of Lynden
300 4th Street, Lynden, WA 98264
Direct: (360) 255-7085 | Email: brownpa@lyndenwa.org

Our Vision: Cultivating Exceptional Service for Our Extraordinary Community
We Value: Communication – Teamwork – Community – Excellence – Integrity

October 19, 2021
Tuesday

4:00 PM - 5:00 PM

REMINDER: Civil Service Meeting -- TEAMS or Telephone
[Click here to join the meeting](#) .

Agenda will be sent out prior to the meeting.
Please let me know if I can assist further.
Pam

Microsoft Teams meeting
Join on your computer or mobile app
[Click here to join the meeting](#)

October 19, 2021 Continued

Tuesday

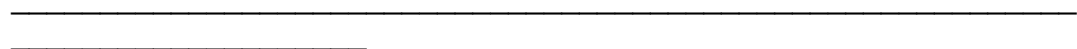
Or call in (audio only)

[+1 253-948-9362,,790576260#](tel:+12539489362790576260) United States, Tacoma

Phone Conference ID: 790 576 260#

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October 20, 2021

Wednesday

All Day

Court -- Annex Council Chamber; Annex North East Conference Room; Annex South East Conference Room; Annex East Training Room

4:00 PM - 5:30 PM

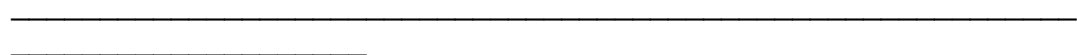
Community Development Committee Mtg -- TBD

October 21, 2021

Thursday

2:00 PM - 4:00 PM

Technical Review Committee -- Microsoft Teams Meeting



Microsoft Teams meeting

Join on your computer or mobile app

[Click here to join the meeting](#)

Or call in (audio only)

[+1 253-948-9362,,672083770#](tel:+12539489362672083770) United States, Tacoma

Phone Conference ID: 672 083 770#

[Find a local number](#) | [Reset PIN](#)

October 21, 2021 Continued
Thursday

[Learn More](#) | [Meeting options](#)

7:00 PM - 10:00 PM

Planning Commission Meeting -- Annex Council Chamber
Hello Commissioners,

We have rescheduled the October 14th Planning Commission date to October 21st. Same time and place, just one week later.

Just to be clear:
October 14th – no meeting
October 21st – meeting

Thank you!

October 27, 2021
Wednesday

9:00 AM - 10:00 AM

Meeting: Mark/Mike -- Mike's office

October 28, 2021
Thursday

7:00 PM - 10:00 PM

Planning Commission Meeting -- Annex Council Chamber

November 1, 2021
Monday

7:00 PM - 9:00 PM

City Council Meeting -- Annex Building