Chapter 18.18
Final Plats

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18.18.010 Requirements for a Completed Application
A. Payment for all work done by City in connection with the checking, computing and correcting of the plat, and for plan checking, inspecting, and testing as to all plat improvements including water lines, sanitary sewer lines, storm water retention and drainage systems, streets, curbs, gutters and sidewalks.

B. The applicant shall submit the final plat showing the following:
1. Plat name, scale, north arrow, date and legend of symbols.
2. Primary control points and “ties” to two monuments, or reference to previous ties, on Lynden’s Survey Control Network, to which all dimensions, angles, bearings, and similar data on the plat shall be referred;
3. Boundary lines, right-of-way lines of streets, easements and other rights-of-way, and property lines of residential lots and other sites, with accurate dimensions, bearings, and radii, arcs, central angles of all curves arcs;
4. Name and right-of-way width of each street or other right-of-way;
5. Location, dimensions and purpose of any easement;
6. Lot number to identify each lot or site;
7. Lot size in square footage on all lots and other sites;
8. Purpose for which sites other than residential lots, are dedicated or reserved;
9. Location and description of monuments by symbol;
10. Reference to plats of adjoining land by their recorded name, date, volume and page number;
11. Certification by a professional land surveyor licensed to practice within Washington State
12. A certificate giving a full and correct description of the lands divided as they appear on the plat, including a statement that the subdivision has been made with the free consent and in accordance with the desires of the owner(s). If the plat contains a dedication, the certificate shall also contain the dedication of all streets and other areas to the public as shown on the plat and a waiver of all claims for damages against any the city which may be occasioned to the adjacent land by the established construction, drainage, and maintenance of the road. The certificate shall be signed and
acknowledged before a notary public by all parties having any interest in
the lands subdivided.

C. Every plat filed for record must be accompanied by a title report confirming that
the title of the lands as described and shown on the plat is in the name of the
owners signing the certificate;

D. Any dedication, donation or grant as shown on the face of the plat shall warrant
good and sufficient title by the donor(s) or grantor(s) for the property dedicated,
donated, or granted. The scope of any such dedication, donation, or grant shall be
as stated in the conveyance and if not expressly stated shall be consistent with the
intent of the parties. Roads not dedicated to the public must be clearly so marked
on the face of the plat;

E. As-built plans and profiles of all utilities and street improvements showing
certification of the design by a professional engineers. The City shall receive one
mylar copy, two paper copies and in a digital format specified by the City;

F. Calculated lot closures showing all lots and blocks close within an arc of one foot
within five thousand feet;

G. Certificate of completion of one of the following alternatives shall accompany the
final plat:
   1. All improvements have been installed in accord with the requirements of
      the City of Lynden;
   2. That approved plans are on file with the Public Works Director for all
      required utilities and street improvements along with a bond or other
      acceptable instrument as provided in Chapter 18.06. 010(5) LMC.
      However, notwithstanding any other provision herein, the City will NOT
      accept bonding or other security instruments in lieu of substantial
      completion of the following improvements:
         i. Water mains;
         ii. Sanitary sewer mains and pump stations;
         iii. Stormwater detention facilities;
         iv. Sidewalks, curbs and gutters;
         v. Streetlights; and
         vi. First lift of asphalt for street construction.

H. Draft covenants, if applicable, to review for advisory purposes only.

18.18.020 Time Frame for Submission of Final Plat.

1. A final plat meeting all requirements of Chapter 58.17 RCW and this Title 18 shall be
submitted to the City for approval within five years of the date of preliminary plat
approval. The City Council may extend the time limit for one year at a time and only
two such extensions shall be approved. If the final plat is not submitted or completed
by the end of all approved extensions, then it shall be considered abandoned. No
action shall be taken on an abandoned subdivision application without resubmission.

2. For subdivisions with an approved phasing plan, submission of final plat for all
phases must be completed within five years, unless the approval specifies a longer
period.
18.18.030 Recommendations as Prerequisites for Final Plat Approval.
Each final plat application shall be accompanied by the following recommendations:

A. The Planning Director's recommendation as to compliance with all of the terms of preliminary plat approval of the proposed plat or subdivision and consistency with zoning and the Comprehensive Plan.

B. The Public Works Director’s recommendation as to the compliance with all the Engineering Design and Development Standards adopted by the City of Lynden.

18.18.040 Criteria for Approval.
A final plat application shall be approved if the subdivision proposed for approval:

A. Meets all requirements for plats and plat approval as set forth in this Title 18 LMC that were in effect at the time of preliminary plat approval; and

B. Conforms to all terms and conditions of the preliminary plat approval; and

C. Meets the requirements of Chapter 58.17 RCW, other applicable state laws, and any other applicable City ordinances that were in effect at the time of preliminary plat approval.

The City Council shall make written findings of fact relating to its decision on the final plat.

18.18.050 Effect of Final Plat Approval.
Any lots in a final plat filed for record shall be a valid land use notwithstanding any change in zoning laws for a period of five years from the date of filing. A subdivision shall be governed by the terms of approval of the final plat, and the statutes, ordinances and regulations in effect at the time of approval under RCW 58.17.150(1) and (3) for a period of five years after final plat approval unless the City Council finds that a change in conditions creates a serious threat to the public health or safety in the subdivision.

18.18.060 Time Frame for Approval.
As required under RCW 58.17.140, final plats shall be approved, disapproved or returned to the applicant within thirty (30) days after the application has been determined to be complete, unless the applicant consents to an extension of such time period.

18.18.070 After recording - Copies required.
No building permits will be issued within a subdivision until the City receives one mylar copy and two paper copies of the recorded plat.