

CITY OF LYNDEN

EXECUTIVE SUMMARY



Meeting Date:	August 7, 2023
Name of Agenda Item:	Set the Public Hearing for Agreement to Exchange Property for Pepin Creek Pkwy ROW
Section of Agenda:	Consent
Department:	Planning & Community Development Department
Council Committee Review:	Legal Review:
<input type="checkbox"/> Community Development	<input checked="" type="checkbox"/> Yes - Reviewed
<input type="checkbox"/> Finance	<input type="checkbox"/> No - Not Reviewed
<input checked="" type="checkbox"/> Parks	<input type="checkbox"/> Review Not Required
<input type="checkbox"/> Public Safety	
<input type="checkbox"/> Public Works	
<input type="checkbox"/> Other: _____	
Attachments:	
Draft Agreement, vicinity map, and Lot Line Adjustment re the Exchange of Property	
Summary Statement:	
<p>Mountain Summit Ventures, LLC is proposing to develop approximately 9 acres of property with RM-3 zoning into townhomes. This property is the first in the Pepin Creek Subarea to come forward for development after the approval of the Pepin Creek Subarea Plan. The property is also pivotal in that it provides the opportunity for the alignment and initial construction of Pepin Creek Parkway at Benson Road.</p> <p>As the subject property is relatively small and narrow and the 80-foot right-of-way for the Parkway wider than a typical city street, staff and the developer are proposing a property exchange which would mitigate disproportional impacts by exchanging city owned property at the northern edge of the subject property for the right-of-way needed for Pepin Creek Parkway. The city-owned property consists of a 48-foot-wide strip of the Benson Park property. It also includes the intercept ditch which is used to protect the subject property from overland flow during specific weather events.</p> <p>A staff report and recommendation will come forward at the August 21st meeting which is slated to include a public hearing on this right-of-way dedication and property exchange proposal.</p>	
Recommended Action:	
Motion to set the public hearing date of August 21, 2023, for the right-of-way dedication and corresponding property exchange for Pepin Creek Parkway at Benson Road.	