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**RECEIVED**

**MAY 12 2025**

**City of Lynden  
Planning Department**

May 9, 2025

**Via Delivery**

Lynden City Council

c/o Korene Samec

City of Lynden Planning Department

300 4<sup>th</sup> Street

Lynden, WA 98264

**Re: Benson Holdings, LLC Annexation Proposal**

Councilmembers:

This letter is written on behalf of Benson Holdings LLC in regard to the annexation request made for their property lying between Benson Road and Depot Road just south of Badger Road.

Attached is a Whatcom County Assessor map depicting the real property involved in this request. The property involved in the request totals 76.70 assessed acres of which the applicant owns 75.05 acres. There are four small residential parcels fronting Benson Road without the real ability to develop further included in this request that are not owned by the applicant. However, to allow for an appropriate and comprehensive plan for the subject property the developed residential parcels are included in this proposal.

As the City of Lynden recently annexed another property in this vicinity it is prudent to include the Benson Holdings. LLC property to ensure that all parties are at the table for the design and planning phase for infrastructure and development of this area. The City of Lynden is involved in planning for and funding improvements to Benson Road and it is important that the plans for Benson Holdings, LLC are captured now to ensure its future cooperation and participation. Annexation now will ensure that additional development is consistent with the City of Lynden's regulations, rather than under the Whatcom County Code.

The properties proposed for annexation all lie within the City's UGA. They are currently zoned for Agriculture (AG) by Whatcom County. The great majority of that acreage is

flat, cleared of trees, and currently used as crop land. The remaining four parcels are all approximately one acre or less and used predominantly for residences.

This annexation request is not accompanied by any corresponding development proposal to allow expanded municipal and government services to be addressed through a collaborative planning process.

While the City of Lynden needs to be cautious of expanding its borders to take in property that it is not yet ready for, the area subject to his application has been strategically planned for on a global basis and it now needs to be annexed to move to the next stage of infrastructure planning and staging.

The subject properties are ready for annexation. The City and Whatcom County already designated the properties for this purpose, the surrounding areas would not be negatively impacted, and the City will benefit from the new addition. The area proposed for annexation will not strain City services during the planning process and securing funds for buildout takes time. Development will not occur until the proper planning and built out are complete.

The applicant thank you for your consideration. Should you have any questions or require any additional information, please feel free to contact my office.

Sincerely,



Les Starkenburg-Kroontje

enc.

cc: client