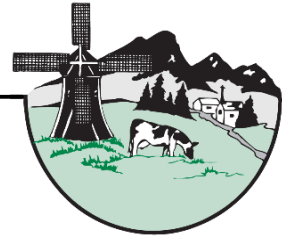


CITY OF LYNDEN

EXECUTIVE SUMMARY – Community Development Committee



CDC Meeting Date:	August 21, 2024	
Name of Agenda Item:	Benson Crossings Proposed Land Swap	
Section of Agenda:	Discussion	
Next Steps Proposed by Staff:		Legal Review:
<input type="checkbox"/> Staff revisions	<input type="checkbox"/> Planning Commission	<input type="checkbox"/> Completed
<input type="checkbox"/> Return to CDC	<input type="checkbox"/> Other Committees	<input type="checkbox"/> Recommended
<input checked="" type="checkbox"/> Schedule for full Council	<input type="checkbox"/> Other: _____	<input checked="" type="checkbox"/> Not Required
Attachments:		
Benson Crossings Proposed Land Swap		
Summary Statement:		
<p>An agent for a property owner in the Pepin Creek subarea has been working on preliminary plans for a housing development. This property is located at 8661 Benson Road immediately north of the city-owned property which serves as airport protection area. Initial concepts drawn by the development group have been reviewed by WSDOT Aviation and airport engineers. The resulting recommendations indicated that removing vertical encroachments from the Runway Protection Zone (RPZ) would be the best option for airport and resident safety. Currently the city-owned property contains only a portion of the RPZ on the eastern end and the western end has no overlap with the RPZ.</p> <p>These conclusions have led to a proposal which would include a land swap between the property owner and the City of Lynden. The resulting swap would allow development to occur outside the RPZ and would place the north west end of the RPZ within city ownership.</p> <p>The swap could be accomplished with a lot line adjustment and associated development agreement as well as a revision of land use and zoning designations in the upcoming Comprehensive Plan update.</p>		
Recommended Action:		
Discuss viability / interest in the property exchange concept for the Benson Crossings project.		