

EXECUTIVE SUMMARY

Meeting Date:	July 18, 2022	
Name of Agenda Item:	Request to Petition for Annexation of Benson Holdings Property	
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: <u> Mayor </u>
		Legal Review:
		<input type="checkbox"/> Yes - Reviewed <input checked="" type="checkbox"/> No - Not Reviewed <input type="checkbox"/> Review Not Required
Attachments:		
Request to petition from property owners of Benson Holdings property, map and zoning exhibits.		
Summary Statement:		
<p>Property owners of the Benson Holdings property located between Benson and Double Ditch Roads, immediately south of the Badger Road, have submitted a request to petition for the annexation of their property. The 75-acre parcel is within the Urban Growth Area (UGA) of the Pepin Creek Subarea and is contiguous with the City’s recent annexation of the Benson park property.</p> <p>The City’s Comprehensive Plan assigns land use within UGA areas and specific zoning categories are typically designated at the time of annexation. In this case the Pepin Creek Subarea Plan has assigned zoning categories of RM-3 (adjacent to the park), RM-PC in the northeast section of the property, and RMD on the western half. This zoning can generally be described as low to medium residential development that can accommodate apartments, townhomes, and single-family lots. Development here would be subject to the provisions of development within the Pepin Creek Subarea. It would also be required to provide right-of-way dedications to improve Benson Road and provide for logical expansion of the City’s roadway network which may include access to Benson Park and connection to Homestead Blvd.</p> <p>As required by code, the assessed value of the property represented by Benson Holdings is at least 10% of the total assessed value. In order to move forward with the next stage of the annexation process, the petitioners will need to acquire signatures from property owners representing at least 60% of the assessed value of the area. A successful petition process allows the applicant to proceed with an annexation application which will be reviewed by staff and ultimately go to public hearings before the Planning Commission and City Council.</p> <p>Annexation within the Pepin Creek Subarea represents opportunities for planned residential growth and the continued funding of related Pepin Creek infrastructure improvements.</p>		
Recommended Action:		
Motion to approve the request to petition for the annexation Benson Holdings which authorizes the requestor to petition for property owner signatures and proceed with an annexation application.		

CITY OF LYNDEN

