

CITY OF LYNDEN

EXECUTIVE SUMMARY



Meeting Date:	May 1, 2023	
Name of Agenda Item:	Parking Easement Agreement	
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: _____
	Legal Review: <input checked="" type="checkbox"/> Yes - Reviewed <input type="checkbox"/> No - Not Reviewed <input type="checkbox"/> Review Not Required	
Attachments:		
Parking Easement Agreement for 1610 Grover Street, Draft plat map		
Summary Statement:		
<p>The City Council is being asked to consider a parking easement agreement with Lynden Professional Group, LLC (LPG), the property owner of Buildings A and B of 1610 Grover Street. The easement would be established on the corner of Liberty St and 17th St. where the existing private parking lot encroaches into the City's right-of-way.</p> <p>The encroachment occurred because the area was inaccurately labeled as "vacated" on a 1972 plat. The issue came to light during the currently proposed plat which would separate Building A and Building B onto their own parcels (see attached plat draft). Aside from land division, no redevelopment or changes to the property are proposed at this time. Encroachment, which totals about 1100 square feet is needed in order for the parking lot to continue to function as designed. The City currently has no plans to utilize this portion of the Liberty Street right-of-way.</p>		
	<p>When public property is utilized by a private entity a value of this use is assigned. The easement agreement details the value at 30% of the assessed land value of the adjacent parcel (which equals \$6,860.86). The easement may remain in place until the property is significantly redeveloped or the right-of-way is successfully vacated and included into the subject parcel. The agreement also requires that the property owner maintain insurance for the benefit of the City and indemnifies the City against claims.</p>	
Recommended Action:		
Motion to approve the Parking Easement Agreement with Lynden Professional Group for a portion of the Liberty Street and 17 th Street right-of-ways and authorize the Mayor's signature on the document.		