

CITY OF LYNDEN



EXECUTIVE SUMMARY

Meeting Date:	August 21, 2023	
Name of Agenda Item:	Res 23-1079 Agreement to Exchange Property for Pepin Creek Pkwy ROW	
Section of Agenda:	Public Hearing	
Department:	Planning & Community Development Department	
Council Committee Review:	Legal Review:	
<input type="checkbox"/> Community Development	<input type="checkbox"/> Public Safety	<input checked="" type="checkbox"/> Yes - Reviewed
<input type="checkbox"/> Finance	<input type="checkbox"/> Public Works	<input type="checkbox"/> No - Not Reviewed
<input checked="" type="checkbox"/> Parks	<input type="checkbox"/> Other: _____	<input type="checkbox"/> Review Not Required
Attachments:		
Res 23-1079, Draft Agreement and exhibits, vicinity map.		
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. This alignment is consistent with the option that instigated the city purchase of 8691 Benson Road.</p> <p>As the subject property is relatively small and narrow and the 80-foot right-of-way for the Parkway is 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. Notably, this strip includes the intercept ditch which is used to protect the subject property from overland flow during specific wet-season weather events.</p> <p>An agreement has been drafted for the Council to consider. It details the right-of-way dedication and property exchange and associated actions including the rezone of the exchanged property and the right-of-way grant.</p>		
Recommended Action:		
Motion to approve Resolution 23-1079 and the associated agreement with Mountain Summit Ventures, LLC for the right-of-way dedication and property exchange needed for Pepin Creek Parkway running west and south from the intersection of Benson Road; and to authorize the Mayor's signature on the documents.		