

CITY OF LYNDEN

EXECUTIVE SUMMARY



Meeting Date:	September 7, 2021	
Name of Agenda Item:	Request to Petition for Annexation of the West Lynden UGA	
Section of Agenda:	New Business	
Department:	Planning Department	
Council Committee Review:	<input checked="" 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 Vander Hage and Rutgers, West Lynden UGA Property List, Proposed Petition Format		
Summary Statement:		
<p>Property owners Bill and Frances Vander Hage, and Dale and Femmie Rutgers have submitted a request to petition for the annexation of their property and others within the City's western Urban Growth Area (UGA).</p> <p>The proposed annexation action would include the entirety of the UGA located at the southwestern edge of the City. This extends to the intersection of Birch Bay Lynden Road and Berthusen Road and encompasses approximately 277 acres. The City's Comprehensive Plan assigns land use with UGA areas and specific zoning categories are usually designated at the time of annexation. If annexed, the area would add Industrial, Commercial, and Medium-density Residential properties to the City. It would also include the City-owned parcel that contains the West Lynden Pond which is zoned Public Use.</p> <p>As required by code, the assessed value of the property represented by the Vander Hages and Rutgers 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.</p> <p>The west Lynden area represents opportunities for growth near the commerce and transportation corridor of the Guide Meridian. Annexation of an area this size also facilitates comprehensive and proactive planning of infrastructure and stormwater facilities. The Community Development Committee expressed support for the circulation of a petition at the May 2021 meeting.</p>		
Recommended Action:		
Motion to approve the request to petition for the annexation of the west Lynden Urban Growth Area.		