

# CITY OF LYNDEN

## EXECUTIVE SUMMARY



<b>Meeting Date:</b>	February 2, 2026	
<b>Name of Agenda Item:</b>	Mountain Summit Ventures Easement Proposal	
<b>Section of Agenda:</b>	Unfinished Business	
<b>Department:</b>	Community Development	
<b>Council Committee Review:</b>	<input checked="" type="checkbox"/> Community Development <input type="checkbox"/> Finance <input type="checkbox"/> Parks	<input type="checkbox"/> Public Safety <input checked="" type="checkbox"/> Public Works <input checked="" type="checkbox"/> Other: Mayor
		<b>Legal Review:</b> <input type="checkbox"/> Yes - Reviewed <input checked="" type="checkbox"/> No - Not Reviewed <input type="checkbox"/> Review Not Required
<b>Attachments:</b>	Expanded executive summary,	
<b>Summary Statement:</b>	<p>At the January 20<sup>th</sup> meeting the Council considered an easement agreement over city-owned property which would align the access to the proposed Summit View townhome community with the intersection of Benson Road and Sunrise Drive. The Council agreed that City Administration could negotiate terms of this proposal and return the agreement to the Council for final consideration.</p> <p>Generally, the proposal anticipates that in exchange for perpetual access across the city-owned property located at 8691 Benson Road while the developer would be responsible for the construction of the access lane and utilities connections within the easement. The property dedicated to the use of the easement has been valued at approximately \$91,000 but the expenditures for the improvements to the city-owned property total nearly \$147,000.</p> <p>Improvements as proposed will increase the value of the city-owned property – prepping it for residential development - so that it has the potential of restoring the original expenditure made from the Sewer Fund. Mountain Summit Ventures is not requesting payment for this balance in value added. The alternative to the easement would be a Summit View access point approximately 60-100 feet south of the street intersection with no access or utilities to the city-owned property.</p> <p>Exhibits and a more complete executive summary of the proposal and considerations for the Council has been attached.</p>	
<b>Recommended Action:</b>	<p>Motion to approve the proposed access and utility easement agreement which both burdens and benefits the city-owned property located at 8691 Benson Road; at no cost to the City and at no cost to Mountain Summit Ventures; and to authorize the Mayor’s signature on the document.</p>	