

Mark Sandal

From: Serj Gosal <serj.gosal@gmail.com>
Sent: Monday, March 10, 2025 4:09 PM
To: Heidi Gudde; Mark Sandal
Cc: Owen Gosal
Subject: 8314 Guide Assessment

Hi Heidi/ Mark ,

since a large portion of this site is undevelopable due to wetlands, we do not think this cost allocation is appropriate and we would like to request a public hearing on these proportionate assessments."

Please confirm your receipt and acknowledgement of this request .



1 of 2

LYNDEN

PUBLIC WORKS DEPARTMENT
300 4th Street, Lynden, WA 98264
www.lyndenwa.org



February 18, 2025

MERIDIAN DEVELOPMENTS LLLP
PO BOX 228
LYNDEN WA 98264-0228

NOTICE OF PRELIMINARY DETERMINATION OF CITY-INITIATED ASSESSMENT REIMBURSEMENT AREA FOR UTILITY SYSTEM IMPROVEMENTS

Project: Guide Meridian Sewer Improvements Project No. 2022-06
Parcel Number: 4003190283290000
Parcel Address: 8314 GUIDE MERIDIAN RD
Preliminary Assessment Amount: \$173,731.61

Dear MERIDIAN DEVELOPMENTS LLLP,

This letter constitutes a Notice of Preliminary Determination of a City-Initiated Assessment Reimbursement Area that impacts the property listed above. This notice is being sent to you, as the property owner of record, pursuant to the requirements of RCW 35.91.060(1)(c) and Lynden Municipal Code 13.28.180(A)(3)-(4) & 13.28.060.

The City has made a preliminary determination that your property benefits from the utility system improvements described herein. The City is seeking to establish an assessment reimbursement area that would assess your property an equitable share of the expenses prior to connecting to or utilizing said utility system improvements. **The preliminary assessment reimbursement amount determined for the Parcel listed above is \$173,731.61.** The factors and methodology used in determining the preliminary assessment reimbursement amount are set forth below.

Project: The City of Lynden ("City") has completed construction of approximately 900 linear feet of 8" sewer main along Front Street west of Guide Meridian, extending north along Guide Meridian through the crossing at the AM/PM gas station and convenience store (collectively, the "Sewer Improvements"). Pursuant to RCW 35.91.060 and LMC 13.28.130, the City is authorized to establish an assessment reimbursement area, finance the costs associated with a utility system improvement, and become the sole beneficiary of reimbursements.

Total Reimbursable Costs: The total reimbursable costs associated with the Sewer Improvements financed by the City are \$1,094,898.08. These costs are further detailed in the

Thanks,

Serj