

CITY OF LYNDEN

EXECUTIVE SUMMARY



Meeting Date:	October 18, 2021	
Name of Agenda Item:	Ord 1628 - Vacate Application 21-01 – Redwood Road	
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 type="checkbox"/> Yes - Reviewed <input type="checkbox"/> No - Not Reviewed <input checked="" type="checkbox"/> Review Not Required	
Attachments:		
Vacate Application 21-01 – Redwood Road, TRC Report		
Summary Statement:		
<p>Compass Point Survey, on behalf of the West Lynden Business Park, has applied for the vacate of a portion of Redwood Road right-of-way. The area to be vacated is approximately 48,000 square feet unimproved property meant for the future construction of Redwood Road. This dedication was originally made with the approval of the West Lynden Business Park General Binding Site Plan with the intent that it would be constructed at the time of development.</p> <p>Needs of the industrial market indicate that large scale parcels are desirable. As such, the applicant has requested that the public right-of-way be shifted east so as to not limit the design potential of the parcel.</p> <p>On July 6, 2021 the City Council held a hearing on the item. No public comment was given.</p> <p>Subsequently staff conducted an analysis of the value of the property to be vacated and the value of the property which will be dedicated. New dedications include both right-of-way and utility easements as shown in the attached exhibits. Analysis concluded that the area dedicated was equivalent to the that being vacated. Staff and the Public Works Committee recommend that no additional compensation be collected from the applicant.</p>		
Recommended Action:		
Motion to approve Ordinance 1628 which vacates an unbuilt portion of Redwood Road right-of-way and additionally accept the equivalent dedication of right-of-way and utility easements as depicted in Exhibits B-E and authorize the Mayor’s signature on the document.		