

RESOLUTION 24-1093
A RESOLUTION OF INTENT OF THE LYNDEN CITY COUNCIL TO AMEND THE
PEPIN CREEK SUBAREA PLAN AND THE TRANSPORTATION ELEMENT TO
REFLECT A REVISED ALIGNMENT OF THE ARTERIAL CORRIDOR OF PEPIN
PARKWAY

WHEREAS, on August 16, 2021, the City of Lynden (“City”) adopted Ordinance 1632 amending the 2020 Pepin Subarea Plan. The adopted plan includes a roadway, called Pepin Parkway, to be constructed in order to provide an arterial connection through the Pepin Creek Subarea (“Subarea”) as shown in **Exhibit A**. It begins near the intersection of Benson Road and Sunrise Drive and then extends to a southern connection at Double Ditch Road; and

WHEREAS, Pepin Parkway is intended to reduce the infrastructure cost burden associated with improving both the Benson and Double Ditch Road corridors, which include fish bearing ditches, to full arterial standards by redirecting regional traffic to the Parkway, and to provide arterial access to developing properties within the subarea; and

WHEREAS, the redirection of traffic from the Benson Road corridor to the Parkway also will reduce associated traffic conflicts with the uses of Isom Elementary School and the Lynden Municipal Airport; and

WHEREAS, since Subarea Plan approval in August of 2021 the City conducted additional study of land use, transportation needs, and utility needs and determined that additional benefits of the Parkway could be realized if the corridor is shifted to the west and the northern intersection of the Parkway connected to an extension of Homestead Boulevard rather than Sunrise Drive; and

WHEREAS, these benefits include:

- Providing centrally located arterial that is more equitably accessible to developable properties of the Subarea.
- Providing an improved location for a deep sewer line which will allow for more efficient connections to the properties needing connection to the Subarea’s sewer pump station.
- Allowing direct access from the Parkway to the western edge of Benson Park which will provide entrance / exit opportunities to the park for vehicular and pedestrian traffic to balance the traffic utilizing the Benson Road entrance to the park.
- Increasing the distance between the end of the airport runway and the Parkway to reduce potential conflicts between land uses.

- Discourages the use of Sunrise Drive (a neighborhood collector) as an east / west connector and instead appropriately encourages the use of Homestead Boulevard (an arterial).
- Reducing the public cost of property acquisition by locating the Parkway primarily on property that is already owned by the City of Lynden.

WHEREAS, amendments to the roadway alignment will be reflected in an update to the Pepin Subarea Plan and the Transportation Element as components of the City's Comprehensive Plan periodic update which is slated to be completed in June 2025; and

WHEREAS, in the meantime, city staff have worked with a transportation consultant to refine the transportation network including development obligations to provide roadway stubs to neighboring properties and review of critical intersections in the Subarea to respond to current development inquiries; and

WHEREAS, the transportation consultant has endorsed the shift of the Pepin Parkway corridor and its merits, especially as it relates to property access and intersection design; and

WHEREAS, the proposed revision to the alignment as shown in **Exhibit B** was presented at the January 10, 2024 Community Development Committee meeting, the January 29th Council work session, and the February 7th Public Works Committee; and

WHEREAS, city staff met with the property owners, or their representatives, who are most affected by the shift to the Parkway alignment; and

WHEREAS, Council endorsement of the alignment is needed ahead of the 2025 Comprehensive Plan update in order to continue design of the Parkway and the associated realignment of Pepin Creek, both critical components to the Pepin Subarea infrastructure; and

WHEREAS, improvements to Benson Road at the northeast corner of the Subarea and a 2026 Department of Transportation improvement to SR 546 at Benson Road require a certain location of Pepin Parkway as it influences traffic count and intersection design; and

WHEREAS, this resolution seeks to confirm the Council's support of this realignment and endorse the pursuit of additional design work and funding opportunities so as to allow the private development prospects to move ahead and contribute to the infrastructure build-out.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Lynden, Washington as follows:

SECTION 1: City staff will continue to work with the city’s transportation consultant and engineering team to develop the alignment of Pepin Parkway and Pepin Creek as reflected in the attached **Exhibit B**. Notwithstanding additional refinements of radius and path within the shown corridor as determined by design standards and best available science.

SECTION 2: The City of Lynden intends to adopt a revision to Pepin Creek Subarea to update and refine the circulation network and infrastructure elements in order to provide clearly defined expectations to the development community.

SECTION 3: The City of Lynden will act in good faith to, as much as possible, utilize city-owned properties to locate necessary infrastructure and to distribute between the affected properties both the benefit and burden associated with the Pepin Creek and Pepin Parkway corridors.

SECTION 3: The City of Lynden will seek outside funding sources to assist in infrastructure improvements within the Subarea and these funding request will represent the Parkway alignment as shown in **Exhibit B**.

SECTION 4: If any section, subsection, sentence, clause or phrase of this Resolution is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Resolution. The Council hereby declares that it would have passed this code and each section, regardless of whether any one or more sections, subsections, sentences, clauses or phrases has been declared invalid or unconstitutional, and if for any reason this Resolution is declared invalid or unconstitutional, then the original Resolution or Resolutions shall be in full force and effect.

SECTION 5: This resolution shall be in full force and effect on March 5, 2024.

PASSED BY THE CITY COUNCIL BY AN AFFIRMATIVE VOTE OF ____ IN FAVOR AND ____ IN OPPOSITION, AND SIGNED BY THE MAYOR THIS ____ DAY OF _____, 2024.

Scott Korthuis, Mayor

ATTEST:

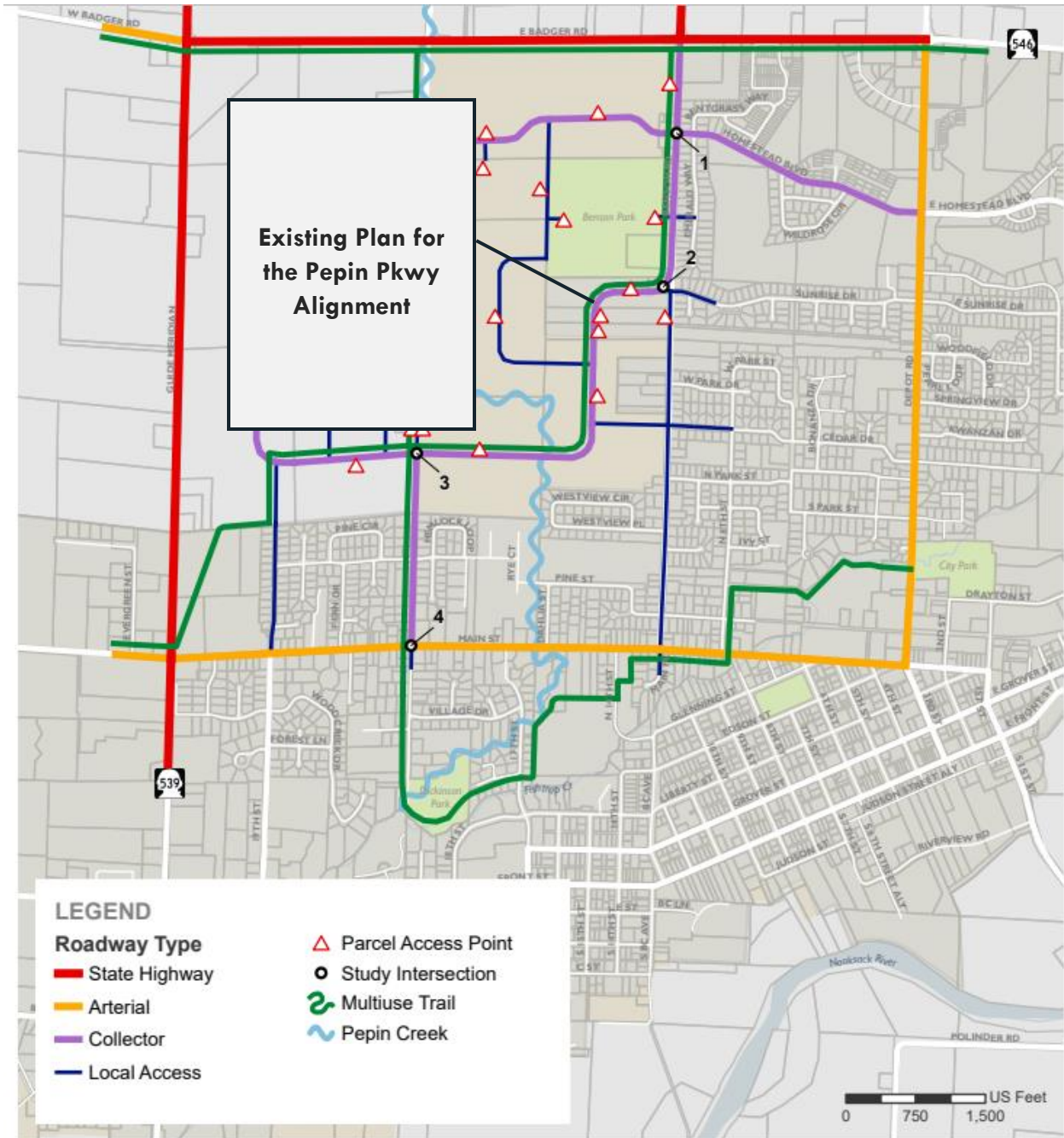
Pam Brown, City Clerk

APPROVED AS TO FORM:

Bob Carmichael, City Attorney

EXHIBIT A

Existing Plan for the Pepin Parkway Alignment



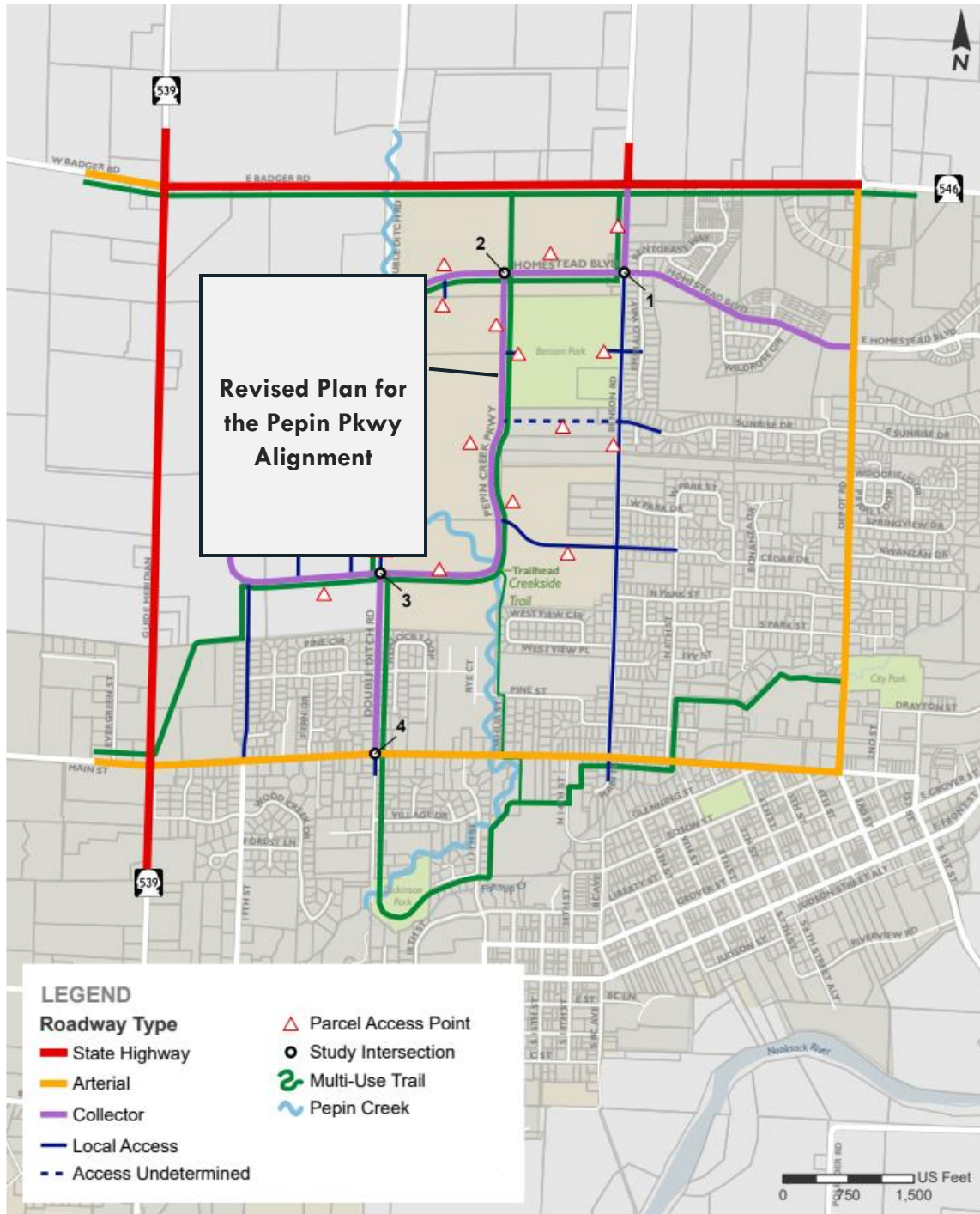
Pepin Creek Subarea Circulation Network

City of Lynden



EXHIBIT B

Revised Plan for the Pepin Parkway Alignment



Pepin Creek Subarea Circulation Network
City of Lynden

