

# CITY OF LYNDEN

## EXECUTIVE SUMMARY



<b>Meeting Date:</b>	December 2, 2019	
<b>Name of Agenda Item:</b>	Set the Public Hearing – Pepin Creek Sub-Area Plan	
<b>Section of Agenda:</b>	Consent	
<b>Department:</b>	Planning Department	
<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 type="checkbox"/> Other: _____
	<b>Legal Review:</b> <input checked="" type="checkbox"/> Yes - Reviewed <input type="checkbox"/> No - Not Reviewed <input type="checkbox"/> Review Not Required	
<b>Attachments:</b>		
Pepin Creek Sub-Area Plan (dated November 2019) - clarifications (redlines) made following PC Hearing		
<b>Summary Statement:</b>		
<p>In September of 2018 the City released a draft of the Pepin Creek Sub-Area Plan (PCSA). The intent of the plan is to develop a guide for future growth patterns that will be appropriate for the Lynden community. This is a unique area of the City that warrants a thoughtful planning effort.</p> <p>Given the projected costs of infrastructure in the Pepin Creek Sub-Area the City staff has been exploring alternate circulation routes and conducting traffic studies to test these alternate designs. As a result, the revised 2019 sub-area plan includes a new street layout and adjustments consistent with the code revisions made regarding applicable zoning categories and residential design standards adopted in March of 2019.</p> <p>It is important to note that while the sub-area plan assumes the realignment of Pepin Creek it does not decide on the design of this creek realignment project. The Public Works department is heading up environmental review of a couple different realignment options and their associated costs. It is critical to the environmental review process that the PCSA be in a final Council-approved form.</p> <p>Although the PCSA represents a monumental amount of research, outreach, and staff time it is critical to remember that the document is a plan rather than a contract. The goal of the plan is to guide development and priorities within the sub-area. It can, however, be altered, revised, and improved as we learn more about the channel project, projected costs, the housing market, and the needs of the City.</p> <p>At a November 21, 2019 hearing the Planning Commission recommended approval with specific considerations outlined for the City Council. Details of this hearing and Commission recommendations will be transmitted to the City Council ahead of the December 16<sup>th</sup> hearing.</p>		
<b>Recommended Action:</b>		
Motion to set a public hearing date of December 16, 2019 to consider the Pepin Creek Sub-Area Plan.		