

CITY OF LYNDEN

EXECUTIVE SUMMARY – Community Development Committee



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| CDC Meeting Date: | June 16, 2021 | |
| Name of Agenda Item: | Pepin Creek Development Update – TIF and Minimum Density | |
| Section of Agenda: | Discussion | |
| Next Steps Proposed by Staff: | <input type="checkbox"/> Staff revisions <input type="checkbox"/> Return to CDC <input type="checkbox"/> Schedule for full Council | <input type="checkbox"/> Planning Commission <input type="checkbox"/> Other Committees <input type="checkbox"/> Other: _____ |
| | | Legal Review: <input type="checkbox"/> Completed <input type="checkbox"/> Recommended <input checked="" type="checkbox"/> Not Required |
| Attachments: | | |
| TIF: Transpo Memo re 2021 TIF Update, Project spreadsheets, TIF Options re Pepin Overlay Minimum Density: Code Redlines, Example of Minimum Density (Rader Property). 50' ROW Concept | | |
| Summary Statement: | | |
| <p>The Planning and Public Works Departments have begun to work with developers in the Pepin Creek Sub-area to layout and define the issues related development in this area.</p> <ul style="list-style-type: none"> Transportation Impact Fee (TIF): Please find attached updated project sheets that include Pepin Lite Infrastructure. Transpo has provided a memo summarizing their work as well as 3 options regarding the update to TIF. Option 3 is consistent with the Resolution of Intent regarding Pepin Development. Note that Pepin Lite projects reflect some benefit (10%) to the city as a whole. This percentage can be revised, but Transpo recommends that it reflect some city-wide benefit to establish a more defensible City policy. Minimum Density: At the last Council meeting staff presented a code amendment regarding minimum density. The calculation proposed would be use gross acreage to calculate the minimum density requirement unless wetlands began to exceed 25% of the subject property. In that case, any wetland area over and above the 25% calculation could be excluded from the calculation. Property owner, Brad Rader spoke to the Council with concerns. Staff believe the minimum density requirement is feasible even for smaller properties and has provided an example of how this property could meet minimum density. Right-of-Way: The Pepin Subarea plan includes a concept for a 50 wide ROW that could serve up to 8 units. This could be applied in the Rader property situation. If there is Council support of this concept, then is can be added to the City’s engineering design standards as a design option. | | |
| Recommended Action: | | |
| Confirmation of next steps on these issues. | | |