

# CITY OF LYNDEN



## EXECUTIVE SUMMARY

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| <b>Meeting Date:</b>  | May 1, 2023  |  |
| <b>Name of Agenda Item:</b>   | Ord 1660 - Whatcom Buildable Lands Report  |  |
| <b>Section of Agenda:</b>   | Unfinished Business  |  |
| <b>Department:</b>  | Planning Department  |  |
| <b>Council Committee Review:</b>  | <input checked="" type="checkbox"/> Community Development<br><input type="checkbox"/> Finance<br><input type="checkbox"/> Parks  | <input type="checkbox"/> Public Safety<br><input type="checkbox"/> Public Works<br><input type="checkbox"/> Other: _____ |
|   | <b>Legal Review:</b><br><input type="checkbox"/> Yes - Reviewed<br><input type="checkbox"/> No - Not Reviewed<br><input checked="" type="checkbox"/> Review Not Required |  |
| <b>Attachments:</b>   |  |  |
| Ord 1660 and the associated Buildable Lands Report (Public Hearing on this item was held 11-21-22)  |  |  |
| <b>Summary Statement:</b>   |  |  |
| <p>On November 21, 2022, Lynden City Council held a public hearing to review the 2022 Buildable Lands Report for Whatcom County jurisdictions. While the Report covers the entire County, each jurisdiction is responsible for review and adoption by their policy makers.</p> <p>The Buildable Lands Report is a data driven growth evaluation program that “looks back” at how development has occurred in the County (and specifically in each UGA) since the last Comprehensive Plan update in 2016. The Buildable Lands Report reviews planned densities and land availability for those densities as determined in the Comp Plan, but then specifically evaluates how development has actually occurred in the city since 2016. The data collected for the Report will be used by the city to inform the writing of the 2025 Comp Plan update.</p> <p>If the analysis in the Report shows that growth assumptions are not occurring as expected, then the city must identify “reasonable measures” that must be enacted in the next Comp Plan update to reduce the differences between development assumptions and actual growth. The Report shows that Lynden has been reaching its density assumptions as development has occurred since 2016, and therefore, no reasonable measures are being proposed for Lynden.</p> <p>Since the November 21 public hearing, additional review by the County Council has prompted revisions to the Report – these revisions are mostly associated with the Bellingham UGA profile and do not substantially change the Report as it relates to Lynden. Furthermore, additional Findings have been added to Ordinance 1660, a draft of which was available for review at the November hearing. These additional Findings are concerned with housing affordability and specifically recognize that the Buildable Lands Report does not address housing affordability or reasons for the housing crisis in the State. We anticipate that housing issues, particularly through the Housing Element, will be an important component of the 2025 periodic update to the City’s Comprehensive Plan.</p> |  |  |
| <b>Recommended Action:</b>  |  |  |
| Motion to approve Ord 1660 adopting the Buildable Lands Report and authorize the mayor’s signature on the document.   |  |  |