

EXECUTIVE SUMMARY

Meeting Date:	December 16, 2019	
Name of Agenda Item:	Ord 1600 - Pepin Creek Sub-Area Plan	
Section of Agenda:	Public Hearing	
Department:	Planning Department	
Council Committee Review:	<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: _____
		Legal Review:
		<input checked="" type="checkbox"/> Yes - Reviewed <input type="checkbox"/> No - Not Reviewed <input type="checkbox"/> Review Not Required
Attachments:		
See agenda package from Dec 2, 2019 for Pepin Creek Sub-Area Plan (dated November 2019) - clarifications (redlines) made following PC Hearing, PC Hearing Minutes, Roadway design alternatives to be distributed prior to the meeting.		
Summary Statement:		
<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 adopted in March of 2019.</p> <p>It is important to note that the sub-area plan assumes the realignment of Pepin Creek but 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, and the needs of the City.</p> <p>At a November 21st hearing the Planning Commission recommended approval with specific considerations outlined for the City Council (see attached). Additionally, the comment period with the Department of Commerce, regarding the PCSA plan, has begun but will not officially conclude until early 2020. Based on tonight's outcome Planning staff will be finalizing Ord 1600 and returning the document at a subsequent Council meeting.</p>		
Recommended Action:		
Motion to approve Pepin Creek Sub-Area Plan on the conditions that multiple circulation and park plan alternatives be included in the Plan, and that no concerns are generated during the Department of Commerce review.		

CITY OF LYNDEN

