

CITY OF LYNDEN

EXECUTIVE SUMMARY – Community Development Committee



CDC Meeting Date:	July 21, 2021	
Name of Agenda Item:	Pepin Creek Development Update – Minimum Density Standards	
Section of Agenda:	Discussion	
Next Steps Proposed by Staff:	<input type="checkbox"/> Staff revisions <input type="checkbox"/> Return to CDC <input checked="" type="checkbox"/> Schedule for full Council	<input type="checkbox"/> Planning Commission <input type="checkbox"/> Other Committees <input type="checkbox"/> Other: _____
Legal Review:	<input checked="" type="checkbox"/> Completed <input type="checkbox"/> Recommended <input type="checkbox"/> Not Required	
Attachments:	Code Redlines of LMC 19.11, 19.18 and 16.05, Legal Memo re the Binding of Lots and TIF Refund Risk	
Summary Statement:	<p>At the last Community Development Committee, the group discussed the minimum density requirements proposed for the Pepin Creek Subarea. As you will recall, the requirements are recommended to prevent the under-collection of impact fees including the additional Transportation Impact Fee (TIF) associated with Pepin Creek. The fees are a critical source of infrastructure funding in this area. However, the Committee recognized that existing homeowners in the area may want to maintain their homes (often part of original farmsteads) on larger lots – at least until such time they choose to redevelop (demolish outbuildings, etc). The Committee expressed a desire to modify the proposed code to allow for an exception to minimum density requirements for existing homes.</p> <p>The Committee also discussed the potential use of legally binding lots to lower residential density and if it posed a risk to the City’s ability to collect impact fees.</p> <p>Staff and legal counsel reviewed the code and made the following revisions and clarifications:</p> <ul style="list-style-type: none"> • Allow new Pepin subdivisions to exclude a parcel from the minimum density calculation if it accommodates an existing home / farmstead. • Prohibits the binding of lots unless expressly allowed by City Council. See legal memo for more information. • Clarified the language used to grant a minimum density exception for portion of a wetland that exceeds 25% of the subject property. • Included definitions of net acreage and gross acreage. • Consolidated language related to Neighborhood Commercial Uses 	
Recommended Action:	Return code revision to Council at the August 16 th meeting.	