

# CITY OF LYNDEN

## EXECUTIVE SUMMARY - PLANNING COMMISSION



<b>Meeting Date:</b>	January 14, 2021
<b>Name of Agenda Item:</b>	Public Hearing for the Rezone of Pepin Creek Sub-Area Properties (within COL)
<b>Type of Hearing:</b>	Legislative
<b>Attachments:</b>	City-initiated Rezone Application, Proposed Zoning Map, Letter to land owners, See also Pepin Creek Sub-Area Plan, Memo regarding unit counts associated with the zoning assignment
<b>Summary Statement:</b>	<p>In March of 2020 the City of Lynden adopted the Pepin Creek Sub-Area plan. This document is a guide for an area slated to accommodate a majority of residential growth in the next 15 years.</p> <p>The proposed rezone action would officially shift the properties within the City's boundaries to the zoning categories described in the plan. It is an action that is required so that the City's zoning map and comprehensive plan are not in conflict. It is important to complete this step before the moratorium on development is lifted from these properties.</p> <p>The rezone applies to properties within the City limits and these are detailed in the application. These property owners have been involved in the sub-area planning process and contacted about the hearing planned for January 14<sup>th</sup>. Properties outside of the City, but within the planned sub-area, will retain their zoning categories as assigned by Whatcom County until they are annexed into the City. However, anticipating these future zoning assignments allows the City to more accurately predict and plan for development in these areas.</p> <p>Changes to the sub-area plan may be warranted given a phased or reduced scale of the Pepin creek relocation project which is currently being studied by City staff. These revisions will be brought to the Planning Commission for review as part of a sub-area plan amendment when they are ready to move forward.</p> <p>At this time staff is asking that the Planning Commission review the rezone request in light of the current Pepin Creek Sub-Area plan.</p>
<b>Recommended Action:</b>	Motion to recommend to the City Council the approval of the Pepin area-wide rezone consistent with map described in the Pepin Creek Sub-area Plan.