

CITY OF LYNDEN

EXECUTIVE SUMMARY



Meeting Date:	February 1, 2021	
Name of Agenda Item:	Set the Public Hearing for Pepin Area Wide Rezone, Rezone #20-02	
Section of Agenda:	Consent	
Department:	Planning Department	
Council Committee Review:	<input type="checkbox"/> Community Development <input type="checkbox"/> Finance <input type="checkbox"/> Parks	<input type="checkbox"/> Public Safety <input type="checkbox"/> Public Works <input type="checkbox"/> Other: _____
	Legal Review: <input type="checkbox"/> Yes - Reviewed <input type="checkbox"/> No - Not Reviewed <input checked="" type="checkbox"/> Review Not Required	
Attachments:		
Proposed Ord 1619, Planning Commission Minutes and Meeting Pkg of 1-14-20 including staff's Technical Review Committee Report		
Summary Statement:		
<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. 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 parcels affected by the rezone actions are detailed in the application. These property owners have been involved in the sub-area planning process and were contacted about the January 14th hearing before the Planning Commission. 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>On January 14, the Planning Commission held a public hearing to consider the area wide rezone and recommended approval to the City Council. Changes to the sub-area plan are likely to occur in the future in response to a revised project scope for the creek realignment. However, the proposed zoning categories within the moratorium remain a good fit for the sub-area and staff will be asking that the Council review and approve the rezone request at the February 16th hearing.</p>		
Recommended Action:		
Motion to set the public hearing for February 16, 2021 to consider Rezone Application 20-02 and the corresponding Ord 1619 which revises the residential zoning categories within the Pepin Creek Sub-Area.		