

CITY OF LYNDEN



EXECUTIVE SUMMARY

Meeting Date:	March 1, 2021	
Name of Agenda Item:	Resolution 1031 – a Resolution of Intent regarding the Pepin Creek Project	
Section of Agenda:	New Business	
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 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:		
Resolution 1031, see also the executive summary and minutes of the January 20 CDC meeting, and the minutes of the February 17 th Special Council Meeting included in the this meeting’s packet.		
Summary Statement:		
<p>At the January CDC / Special Council Meeting staff presented concepts for the allocation of costs associated with the Pepin Lite infrastructure. As Council will recall, the goal of the Pepin Lite design is to reduce overall infrastructure costs, focus on transportation improvements within the Pepin Creek Sub-Area, and lift the existing development moratorium. The 13 projects identified in Pepin Lite include creek re-location but also considerable street improvement projects. Nine of the projects directly serve the development within the Pepin Creek Sub-Area. Another 4 projects are identified as providing benefit to existing neighborhoods or the general community.</p> <p>Next steps in the planning process include the establishment of a fair allocation of costs for the 9 projects specific to the sub-area. The mechanism that showed the most merit is the use of Transportation Impact Fees (TIF) administered in the form of a SEPA mitigation fee. This fee can be based on the percentage of trips which will be generated by the build-out of the Sub-Area. Traffic analysis concluded that 98.7% of new trips in this area will stem from development in the Sub-Area. This is the nexus for allocating 98.7% of the 9 infrastructure projects to new development. Since the January meeting Berk Consulting conducted a market analysis to determine if this is a realistic share of costs for private development to assume. Results showed that development within the Sub-Area appears feasible even if it shoulders 98.7% of the cost of infrastructure improvements, other fees, utility costs, and raw land costs.</p> <p>Given these results, staff has drafted the attached <u>Resolution of Intent</u> which summarizes the conclusions of the Pepin Creek Financial Mitigation Study and outlines the path toward lifting the moratorium on development within the Sub-Area. While the resolution does not finalize needed legislative changes, it clearly outlines the City Council’s direction on this complicated project and provides guidance to staff and landowners in this area.</p>		
Recommended Action:		
Motion to approve Resolution 1031 outlining the Council’s intentions in the allocation of infrastructure costs associated with the Pepin Creek Sub-area and authorize the Mayor’s signature on the document.		