

CITY OF LYNDEN

EXECUTIVE SUMMARY



Meeting Date:	February 18, 2020	
Name of Agenda Item:	Set the Public Hearing to Consider Extension of the Pepin Creek Moratorium	
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:		
Moratorium Area Map, Ordinance 1591 Extending the Moratorium (September 2019)		
Summary Statement:		
<p>The Pepin Creek moratorium has been in place since September of 2016. It was established in recognition of significant constraints associated with what is now known as the Pepin Creek Sub-area. The City has undertaken significant efforts to examine these constraints and develop solutions which would allow for growth in this area. The progression of study and design are outlined in the attached Ordinance 1591 which was passed in September 2019.</p> <p>Since then the City Council approved the Pepin Creek Sub-Area Plan and Comprehensive Plan amendment that addresses circulation, open space and assigned land use and zoning within the area. Additionally, because of the significant infrastructure improvements associated with the creek re-alignment and the improvement of Benson and Double Ditch Roads, Council has recognized that work must be undertaken in a phased approach. Given this approach, the engineering team, Public Works, and Planning departments are developing a plan which decreases the overall infrastructure cost associated with the creek realignment, is consistent with the concepts of the approved sub-area plan, and focuses on portions of the sub-area already within the City and under moratorium.</p> <p>As these final elements are defined and executed, City staff recommends that the Council set a public hearing date of March 2nd to consider an additional 6 months of moratorium as the current date of expiration is March 9, 2020.</p>		
Recommended Action:		
Motion to set a public hearing date of March 2, 2020 to consider a 6 month extension of the existing moratorium of development on those properties previously identified within the Pepin Creek Sub-area.		