

CITY OF LYNDEN

EXECUTIVE SUMMARY



Meeting Date:	August 19, 2019	
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 1513 Establishing the Moratorium		
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. Some of these key points are noted below:</p> <p>May 2017 – City initiates a Pepin Creek sub-area study and the drafting of a sub-area plan</p> <p>July 2018 – Value engineering study held to explore alternate creek realignment options.</p> <p>September 2018 - Planning Department releases a draft of the Pepin Creek Sub-Area Plan.</p> <p>December 2018 – City officially amends the Comprehensive Plan and establish the Pepin Creek Sub-area.</p> <p>March 2019 – Adoption of residential design standards in light of future growth within the sub-area.</p> <p>March 2019 – City initiates a Financial Mitigation Study with Berk Consulting to establish the “fair share” contribution of development to the realignment and roadway improvements with the Pepin Creek Subarea</p> <p>June 2019 – Engineering team completes the review and estimation of the Value Engineering scenarios.</p> <p>September 2019 – Engineering team develops phasing plan for the creek realignment project to deduce a preferred scenario</p> <p>It has been determined that the significant infrastructure improvements associated with the creek re-alignment and the improvement of Benson and Double Ditch Roads must be undertaken in a phased approach. Given this approach, the engineering team and the Public Works department is developing a preferred scenario which is expected to be finalized in September. Subsequently, the financial mitigation study, which began in March, can then be completed as it must correspond closely with a specific plan for creek realignment and a corresponding transportation network.</p> <p>As these final elements are defined and executed, City staff recommends that the moratorium on construction and development within the Pepin Creek area be continued an additional 6 months from the current date of expiration of September 9, 2019.</p>		
Recommended Action:		
Motion to set a public hearing date of September 3, 2019 to consider a 6 month extension the existing moratorium of development on those properties previously identified within the Pepin Creek Sub-area.		