

CITY OF LYNDEN



EXECUTIVE SUMMARY

Meeting Date:	3/4/2019	Legal Review: <input type="checkbox"/> Yes - Reviewed <input type="checkbox"/> No - Not Reviewed <input checked="" type="checkbox"/> Review Not Required
Department:	Planning Department	
Contact Name/Phone:	Heidi Gudde (360)354-5532	
Council Committee Review:		
<input checked="" type="checkbox"/> Community Development <input type="checkbox"/> Public Safety <input type="checkbox"/> Finance <input type="checkbox"/> Public Works <input type="checkbox"/> Parks <input type="checkbox"/> Other: _____		
Attachments:		
Draft Ordinance 1574, Staff memo, tracked changes of applicable code, and Planning Commission Minutes from 1-24-19		
Name of Agenda Item:		
Public Hearing for Ord 1574 re Pepin Creek Zoning Amendment		
Summary Statement:		
<p>The planning of the Pepin Creek Sub-area represents a significant multi-step project. One aspect of the project is to create zoning categories and overlays which take into account the City's growth priorities, housing density goals, infrastructure requirements, and community character.</p> <p>The proposed zoning text amendments will come forward to the City Council in three separate ordinances.</p> <p>Ordinance 1574 proposes amendments within the three land development chapters which accommodate the proposed code and promote consistency throughout zoning categories. Notably, it also provides a city-wide update to the methodology for measuring building setbacks. Currently the City measures setbacks to the farthest extent of the building (usually the eave). This update will dictate that, beginning April 1, 2019, setbacks be measured to foundations as is the industry standard.</p> <p>All of the proposed amendments and new zoning categories are summarized in a staff memo attached.</p> <p>The current proposals come forward after careful review that has included public survey results, input from local real estate agents and builders, detailed work sessions with the Planning Commission and Community Development Committee.</p> <p>On January 24, 2019 the Planning Commission held a public hearing and recommended approval of the amendments described in Ordinance 1574, 1575, and 1576.</p> <p>It should be noted that while these ordinances create the zoning categories they do not assign them to properties within the sub-area. These assignments will be subsequently adopted through the sub-area plan later this year. A draft of this plan was released on September 12, 2018 and is available on the City's website.</p> <p>At this time staff would like to request that the City Council consider and approve these amendments to Chapters 17, 18, and 19 of the land development code for the accommodation of the Pepin Creek Sub-area.</p>		
Recommended Action:		
Motion to approve Ordinance 1574 which amends Chapters 17, 18, and 19 of the Lynden Municipal Code to accommodate the addition of the Pepin Creek Sub-area zoning categories and overlays and authorize the Mayor's signature on the document.		