

# CITY OF LYNDEN



## EXECUTIVE SUMMARY

<b>Meeting Date:</b>	3/4/2019	<b>Legal Review:</b>
<b>Department:</b>	Planning Department	<input type="checkbox"/> Yes - Reviewed
<b>Contact Name/Phone:</b>	Heidi Gudde (360)354-5532	<input type="checkbox"/> No - Not Reviewed
<b>Council Committee Review:</b>		<input checked="" type="checkbox"/> Review Not Required
<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: _____	
<b>Attachments:</b>		
Draft Ordinance 1575, Staff memo, and Planning Commission Minutes from 1-24-19		
<b>Name of Agenda Item:</b>		
Public Hearing for Ord 1575 re Pepin Creek Subarea		
<b>Summary Statement:</b>		
<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 1575 addresses the Pepin Creek Sub-area specifically by describing the permitted uses within the subarea, establishing the zoning category of Residential Multi-family-Pepin Creek (RM-PC), and the zoning overlays of Senior Housing Overlay and a Neighborhood Commercial Overlay.</p> <p>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 this amendment to Chapter 19 of the land development code for the accommodation of the Pepin Creek Sub-area.</p>		
<b>Recommended Action:</b>		
Motion to approve 1575 which amends Chapter 19 of the Lynden Municipal Code to add the Pepin Creek Sub-area zoning categories and overlays and authorize the Mayor's signature on the document.		