

# CITY OF LYNDEN

## EXECUTIVE SUMMARY



<b>Meeting Date:</b>	3/4/2019	<b>Legal Review:</b> <input checked="" type="checkbox"/> Yes - Reviewed <input type="checkbox"/> No - Not Reviewed <input type="checkbox"/> Review Not Required
<b>Department:</b>	Planning Department	
<b>Contact Name/Phone:</b>	Heidi Gudde (360)354-5532	
<b>Council Committee Review:</b>		
<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 1577, Exhibit A-Map of Moratorium Area		
<b>Name of Agenda Item:</b>		
Public Hearing for Ord 1577 re Pepin Creek Moratorium Extension		
<b>Summary Statement:</b>		
<p>Planning and engineering efforts regarding the Pepin Creek Subarea are moving forward:</p> <p>In December of 2018 the City Council voted to amend the Comprehensive Plan and establish the Pepin Creek Sub-area.</p> <p>Next month the City Council will consider the adoption of zoning categories created for the sub-area.</p> <p>Later this spring the Sub-area plan, originally released on September 12, 2018, will go to a public hearing before the Planning Commission and City Council. The plan designates zoning categories within the sub-area, addresses known flood hazards and constraints, and presents financial analysis on development in the area.</p> <p>Additional study is required:</p> <p>The subarea plan does not determine the full benefit area of flood protection that the Pepin Creek channel project provides. Nor does it determine the proportionate share of the project that properties within the subarea must contribute. These elements are linked specifically to channel design and both must be determined prior to permitting development in the subarea. Critical to this point, the engineering design team has been exploring alternative channel designs which may decrease the cost of construction and risk. These efforts of determining final channel design and proportionate share are expected to require the duration of the next 6 months.</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 March 9, 2019.</p> <p>City staff would like to request that the City Council consider and approve Ordinance 1577 regarding the extension of the Pepin Creek Moratorium.</p>		
<b>Recommended Action:</b>		
Motion to approve Ordinance 1577 extending the existing moratorium of development on those properties previously identified within the Pepin Creek Sub-area for an additional six months.		