

CITY OF LYNDEN

EXECUTIVE SUMMARY



Meeting Date:	September 8, 2020	
Name of Agenda Item:	Ord 1607 - Extension of the Pepin Creek Moratorium	
Section of Agenda:	Public Hearing	
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:		
Ord 1607 Extending the Moratorium, Exhibit A – Map of Moratorium Area, Pepin Lite Summary Graphic, Revised Projection of Pepin Lite Unit Counts, Revised Area Calculations per Pepin Lite		
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.</p> <p>Earlier this year the City Council approved the Pepin Creek Sub-Area Plan that addresses circulation, open space and assigned land use and zoning within the area. Because of the significant infrastructure improvements associated with the creek re-alignment the 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 revised creek re-alignment plan which decreases the overall infrastructure cost.</p> <p>Using revised engineering estimates and final unit counts associated with the revised approach, City staff and a consultant team are developing a strategy for the financial assessment. Results of the assessment conclusions will be used to define the next steps toward lifting the moratorium on development. Conclusions and recommendations will be brought to the City Council a little later this fall. As these final elements are defined and executed, City staff recommends that the Council set a public hearing date of September 8 to consider an additional 6 months of moratorium.</p>		
Recommended Action:		
Motion to approve Ordinance 1607 extending until March of 2021 the existing moratorium of development on those properties previously identified within the Pepin Creek Sub-area and authorize the Mayor’s signature on the document.		