

# CITY OF LYNDEN

## EXECUTIVE SUMMARY



<b>Meeting Date:</b>	February 16, 2021	
<b>Name of Agenda Item:</b>	Ord 1619 - Pepin Area Wide Rezone, Rezone Application #20-02	
<b>Section of Agenda:</b>	Public Hearing	
<b>Department:</b>	Planning Department	
<b>Council Committee Review:</b>		<b>Legal Review:</b>
<input checked="" type="checkbox"/> Community Development <input type="checkbox"/> Public Safety		<input type="checkbox"/> Yes - Reviewed
<input type="checkbox"/> Finance <input type="checkbox"/> Public Works		<input type="checkbox"/> No - Not Reviewed
<input type="checkbox"/> Parks <input type="checkbox"/> Other: _____		<input checked="" type="checkbox"/> Review Not Required
<b>Attachments:</b>		
Proposed Ord 1619, Planning Commission Resolution 21-01, Planning Commission Minutes and Meeting Pkg of 1-14-20 including staff's Technical Review Committee Report		
<b>Summary Statement:</b>		
<p>In March of 2020 the City of Lynden adopted the Pepin Creek Sub-Area plan. This document is a guide for an area slated to accommodate a majority of residential growth in the next 15 years. The proposed rezone action would officially shift the properties within the City's boundaries to the zoning categories described in the plan. It is an action that is required so that the City's zoning map and comprehensive plan are not in conflict. It is important to complete this step before the moratorium on development is lifted from these properties.</p> <p>The parcels affected by the rezone actions are detailed in the application. These property owners have been involved in the sub-area planning process and were contacted about the January 14<sup>th</sup> hearing before the Planning Commission. Properties outside of the City, but within the planned sub-area, will retain their zoning categories as assigned by Whatcom County until they are annexed into the City. However, anticipating these future zoning assignments allows the City to more accurately predict and plan for development in these areas.</p> <p>On January 14, the Planning Commission held a public hearing to consider the area wide rezone and recommended approval to the City Council. Changes to the sub-area plan are likely to occur in the future in response to a revised project scope for the creek realignment. However, the proposed zoning categories within the moratorium remain a good fit for the sub-area and staff will be asking that the Council review and approve the rezone request at the February 16<sup>th</sup> hearing.</p>		
<b>Recommended Action:</b>		
Motion to approve, and authorize the Mayor's signature, on Ordinance 1619 which revises the residential zoning categories for properties within the City limits and in the Pepin Creek Sub-Area, and establishes prospective zoning categories for the Pepin Creek Sub-area properties within the Urban Growth Area.		