

ORDINANCE NO. 1601

**AN ORDINANCE AMENDING
THE CITY OF LYNDEN'S
FUTURE LAND USE MAP**

WHEREAS, the City of Lynden's Comprehensive Plan, which was updated in 2016, established categories and locations for expected Future Land Use, through its Future Land Use Map; and

WHEREAS, on December 17, 2018 the City Council adopted Ordinance 1569 to amend the Future Land Use Map to identify the Pepin Creek Subarea and the its future land uses, and

WHEREAS, on December 16, 2019, after intensive planning, gathering public input, and work sessions with the City Planning Commission and City Council, the City Council adopted the Pepin Creek Subarea Plan which guides the logical development of land use within the Pepin Creek Subarea; and

WHEREAS, the adopted Pepin Creek Subarea plan proposed future land uses which reflected an alternate arrangement of residential densities within the Pepin Creek Subarea than adopted in 2018 with Ordinance 1569; and

WHEREAS, in 2019 the City of Lynden Planning Department, hereinafter called the "City," submitted a complete application for a Comprehensive Plan Amendment requesting to update the Future Land Use Map for parcels consistent with the Pepin Creek Subarea; and

WHEREAS, the Lynden Planning Commission held a public hearing on November 21, 2019 to accept public testimony on the proposed Comprehensive Plan Amendment and have recommended approval of the amendment; and

WHEREAS, the Washington State Department of Commerce review period of the Comprehensive Plan Amendment concluded without comment; and

WHEREAS, Lynden City Council held a public hearing on December 16, 2019 to further seek public input regarding the Amendment; and

NOW, THEREFORE, The City Council of the City of Lynden does ordain, as follows:

Section 1 The City's Future Land Use Map, and exhibit of the of Lynden Comprehensive Plan is hereby amended to change the arrangement of the Low Density Residential and Medium Density Residential categories within the Pepin Creek Subarea to line up with the established zoning categories determined by the Pepin Creek Subarea Plan.

Section 2 The Future Land Use Map, as amended, is attached as Exhibit A.

Section 3 This Comprehensive Plan Amendment is granted on the following conditions:

- a. These conditions shall run with the land and be binding upon the property owner, their successors and/or assigns.

Section 4 Any ordinance of parts of ordinances in conflict herewith are hereby repealed.

Section 5 Should any section, subsection, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 6 Any ordinance or parts of ordinances in conflict herewith are hereby repealed.

Section 7 This ordinance shall be in force and effect on January 1, 2020.

PASSED BY THE CITY COUNCIL OF THE CITY OF LYNDEN BY AN AFFIRMATIVE VOTE, _____ IN FAVOR _____ AGAINST, AND SIGNED BY THE MAYOR on the _____ day of _____, 2020.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY