

**ORDINANCE NO. 1600**

**AN ORDINANCE ADOPTING THE CITY OF LYNDEN'S  
PEPIN CREEK SUB-AREA PLAN**

WHEREAS, in the mid-1990's, to address the historical drainage patterns that now contribute to unique flooding issues in the northwest portion of the City, the City has identified the "Pepin Creek Project" which would relocate the creek channel in such a way to protect public roads and infrastructure, alleviate flooding concerns and provide beneficial fish habitat; and

WHEREAS, in the City's update to its Comprehensive Plan in 2016, the City added 155 acres of its Urban Growth Reserve to its Urban Growth Area (UGA) the area west of Double Ditch Road and identified this area of the UGA west of Benson Rd, north of Main, and South of the Badger Road as its next area of residential growth; and

WHEREAS, on September 19, 2016 the City established a moratorium on development for recently annexed area in the northwest portion of its city limits so that design work for the Pepin Creek Project and additional land use planning could occur in this area before development progressed; and

WHEREAS, on October 17, 2017 the City Council passed Resolution 975, a Resolution of Intent to adopt a Pepin Creek Subarea Plan; and

WHEREAS, the City subsequently embarked on an intensive planning project to create a subarea boundary and develop a comprehensive plan for the future development of the area under moratorium and the adjacent Urban Growth Areas; and

WHEREAS, the Pepin Creek Subarea Plan is a 20-year plan for the growth and development of the Pepin Creek Subarea and the goal of the plan is to provide guidance on zoning, circulation, public space and housing design for this subarea; and

WHEREAS, in September of 2018, after multiple public meetings, workshops and surveys with the public, City Council and Planning Commission to gather input and feedback, the City released a draft of the Pepin Creek Subarea Plan to gather additional public comment; and

WHEREAS, on December 17, 2018 the City Council adopted Ordinance 1569 to officially amended the City's Comprehensive Plan to identify the Pepin Creek Sub-Area; and

WHEREAS, on March 4, 2019 the City Council adopted Ordinances 1574, 1575, and 1576 to amend the land use development code to identify specific development standards for the Pepin Creek Subarea and accommodate the housing types planned there; and

WHEREAS, at a public hearing on November 21, 2019 the Planning Commission recommended approval of the Pepin Creek Subarea with a condition that the City Council further examine the proposed layout of Pepin Parkway so that it avoids bisecting the City-owned Benson property.

WHEREAS, at a public hearing on December 16, 2019 the Lynden City Council reviewed and considered the entire Pepin Creek Subarea Plan, including multiple circulation routes and unanimously voted to adopt the Plan as long as it reflected a specific circulation plan indicated by Council; and

WHEREAS, the State Department of Commerce review period of the Pepin Creek Subarea Plan concluded without comment on January 27, 2020; and

Based on the foregoing proceedings and record thereof the City Council hereby enters the following findings:

1. The public has had the opportunity to be informed on the proposed Plan through the development of a stakeholder contact list, numerous public workshops, meetings and the publication of legal notice of public hearings; and

2. The Plan provides a compelling and positive vision for the future development of the Pepin Creek Subarea; and

NOW THEREFORE, BE IT RESOLVED that the Lynden City Council hereby approves the Pepin Creek Subarea Plan as completed and recommended by the Lynden Planning Commission, attached hereto as Exhibit A.

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
MAYOR

ATTEST:

APPROVED AS TO FORM

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
CITY ATTORNEY