

CITY OF LYNDEN

EXECUTIVE SUMMARY



Meeting Date:	August 2, 2021	
Name of Agenda Item:	Set the Public Hearing to Amendment to the Comprehensive Plan – Pepin Planning	
Section of Agenda:	Consent	
Department:	Planning Department	
Council Committee Review:		Legal Review:
<input 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
Attachments:		
Proposed amendment to City Comprehensive Plan including changes to the Pepin Creek Subarea Plan and the Transportation Element. Pepin Lite Projects list. City-led Comp Plan Amendment Application. Corresponding PC Minutes of June 10, 2021.		
Summary Statement:		
<p>On March 1, 2021 the City Council adopted a Resolution of Intent (Reso 1031) which outlines the path forward to lifting the moratorium on the Pepin Creek Sub-Area and implementing the infrastructure associated with the Pepin Lite Plan.</p> <p>The 13 infrastructure projects identified in Pepin Lite include creek re-location but also considerable street improvement projects. Nine of the projects directly serve the development within the Pepin Creek Sub-Area. Another 4 projects are identified as providing benefit to existing neighborhoods or the general community. Next steps include the establishment of a fair allocation of costs for the 9 projects specific to the sub-area. The mechanism that showed the most merit is the use of Transportation Impact Fees (TIF) administered in the form of a SEPA mitigation fee or adopted as a TIF overlay.</p> <p>The attached amendment to portions of the City's Comprehensive Plan, including the Pepin Creek Subarea Plan and Transportation Element, reflects the infrastructure projects associated with the Pepin Lite plan. Amending the Comprehensive Plan as well as the development code (see accompanying Ord 1627) assures alignment among the City's documents and standards.</p> <p>On June 10, 2021 the Planning Commission held a public hearing on the item. The Commission concluded the hearing and review with a recommendation to approve the Amendment. (Minutes of that meeting are attached.)</p> <p>As this is a legislative item, a second public hearing will be held with the City Council. Tonight, the Council is asked to set the date of that hearing for August 16, 2021.</p>		
Recommended Action:		
Motion to set a public hearing date of August 16, 2021 for an ordinance amending the City's Comprehensive Plan to accommodate the Pepin Lite infrastructure improvement plan and lift the development moratorium.		