

CITY OF LYNDEN

EXECUTIVE SUMMARY



Meeting Date:	August 2, 2021	
Name of Agenda Item:	Continuation of Public Hearing to Amend LMC Titles 16 and 19 regarding SEPA thresholds and minimum density (Ord 1627)	
Section of Agenda:	Consent	
Department:	Planning Department	
Council Committee Review:	Legal Review:	
<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
Attachments:		
Proposed amendment to LMC 16 and LMC 19. Corresponding PC Minutes of 3-25-21. See minutes of 5-19-21 CDC meeting also in this meetings package.		
Summary Statement:		
<p>On June 7, 2021 the City Council held a hearing to take comment and review proposed amendments to LMC 16 and 19. The amendment:</p> <ul style="list-style-type: none">• Lowers the SEPA threshold so that short plats within the Pepin Creek Sub-Area are no longer exempt from SEPA review.• Implements a minimum density requirement. This ensures that property is developed at an expected density and fees are collected at an expected rate so that infrastructure costs can be covered.• Removes the text related to Senior Housing Overlay as this was not implemented and is unnecessary.• Specifically references the Pepin Creek Sub-Area Plan as part of SEPA substantive authority in LMC 16.05.160. <p>The Council tabled this decision for additional research into the minimum density issues and subsequently the Community Development Committee met on June 16 and July 21 with landowners and staff to discuss implications of the code and potential revisions.</p> <p>Staff worked with legal counsel to revise as requested. The resulting code now includes the following:</p> <ul style="list-style-type: none">• Clarifies the definitions of net and gross density• Includes a "farmstead exemption" which allows existing homes in the Pepin Subarea to remain on parcels of up to 5 acres in size without being counted toward the minimum density calculation. Minimum density would be applied to new parcels only. <p>Staff is bringing this item forward to note that the hearing associated with this amendment will be continued to the August 16th City Council meeting where it will be brought forward as Ordinance 1627. Draft code language is attached.</p>		
Recommended Action:		
Motion to set the continuation of the public hearing on the amendment to LMC 16 and 19 (Ordinance 1627) to August 16, 2021.		