

CITY OF LYNDEN

EXECUTIVE SUMMARY



Meeting Date:	September 3, 2019	
Name of Agenda Item:	Ord 1591 - Extension of the Pepin Creek Moratorium	
Section of Agenda:	Public Hearing	
Department:	Planning Department	
Council Committee Review:	<input type="checkbox"/> Community Development <input type="checkbox"/> Finance <input type="checkbox"/> Parks	<input type="checkbox"/> Public Safety <input type="checkbox"/> Public Works <input type="checkbox"/> Other: _____
		Legal Review: <input type="checkbox"/> Yes - Reviewed <input type="checkbox"/> No - Not Reviewed <input checked="" type="checkbox"/> Review Not Required
Attachments:		
Ordinance 1591 Extending the Pepin Creek Moratorium, Moratorium Area Map,		
Summary Statement:		
<p>The Pepin Creek moratorium has been in place since September of 2016. It was established in recognition of significant constraints associated with what is now known as the Pepin Creek Sub-area. The City has undertaken significant efforts to examine these constraints and develop solutions which would allow for growth in this area.</p> <p>It has been determined that the significant infrastructure improvements associated with the creek re-alignment and the improvement of Benson and Double Ditch Roads must be undertaken in a phased approach. Given this approach, the engineering team and the Public Works department is developing a preferred scenario which is expected to be finalized in September. Subsequently, the financial mitigation study, which began in March, can then be completed as it must correspond closely with a specific plan for creek realignment and a corresponding transportation network. This is scheduled to be completed by the end of November 2019.</p> <p>As these final elements are defined and executed, City staff recommends that the moratorium on construction and development within the Pepin Creek area be continued an additional 6 months from the current date of expiration of September 9, 2019. The moratorium may be lifted earlier as sub-area planning work is completed.</p>		
Recommended Action:		
Motion to approve Ordinance 1591 extending, by 6 months, the existing moratorium of development on those properties previously identified within the Pepin Creek Sub-area and authorize the Mayor's signature on the document.		