

# CITY OF LYNDEN



## EXECUTIVE SUMMARY

<b>Meeting Date:</b>	2/19/2019	<b>Legal Review:</b>
<b>Department:</b>	Planning Department	<input type="checkbox"/> Yes - Reviewed
<b>Contact Name/Phone:</b>	Heidi Gudde (360)354-5532	<input type="checkbox"/> No - Not Reviewed
<b>Council Committee Review:</b>		<input checked="" type="checkbox"/> Review Not Required
<input checked="" type="checkbox"/> Community Development	<input type="checkbox"/> Public Safety	
<input type="checkbox"/> Finance	<input type="checkbox"/> Public Works	
<input type="checkbox"/> Parks	<input type="checkbox"/> Other: _____	
<b>Attachments:</b>		
Draft Ordinance 1576, Staff memo, and Planning Commission Minutes from 1-24-19		
<b>Name of Agenda Item:</b>		
Set the Public Hearing Date for Ord 1576		
<b>Summary Statement:</b>		
<p>The planning of the Pepin Creek Sub-area represents a significant multi-step project. One aspect of the project is to create zoning categories and overlays which take into account the City's growth priorities, housing density goals, infrastructure requirements, and community character.</p> <p>The proposed zoning text amendments will come forward to the City Council in three separate ordinances.</p> <ul style="list-style-type: none"> <li>-Ordinance 1575 addresses the Pepin Creek Sub-area specifically,</li> <li>-Ordinance 1576 proposes revisions to the Residential Mixed Density (RMD) zoning category which is anticipated to be used within the Pepin Creek Sub-area, and</li> <li>-Ordinance 1574 proposes amendments within the three land development chapters which accommodate the proposed code and promote consistency throughout zoning categories.</li> </ul> <p>The proposed amendments and new zoning categories are summarized in a staff memo attached.</p> <p>The current proposals come forward after careful review that has included public survey results, input from local real estate agents and builders, detailed work sessions with the Planning Commission and Community Development Committee.</p> <p>On January 24, 2019 the Planning Commission held a public hearing and recommended approval of the amendments described in Ordinance 1574, 1575, and 1576.</p> <p>It should be noted that while these ordinances create the zoning categories they do not assign them to properties within the sub-area. These assignments will be subsequently adopted through the sub-area plan later this year. A draft of this plan was released on September 12, 2018 and is available on the City's website.</p> <p>At this time staff would like to request that the City Council set a public hearing date of March 4, 2019 to consider the approval of these amendments to Chapters 17, 18, and 19 of the land development code for the accommodation of the Pepin Creek Sub-area.</p>		
<b>Recommended Action:</b>		
Motion to set a public hearing date of March 4, 2019 to consider Ordinance 1576 which amends Chapter 19.16 of the Lynden Municipal Code to revise the standards associated with the Residential Mixed Density (RMD) zoning category in anticipation of the development of the Pepin Creek Sub-area.		