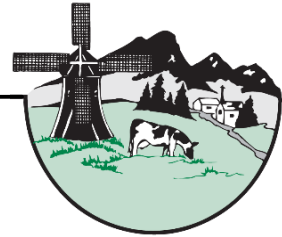


CITY OF LYNDEN

EXECUTIVE SUMMARY – Community Development Committee



CDC Meeting Date:	July 17, 2024	
Name of Agenda Item:	Pepin Creek Subarea Plan Review	
Section of Agenda:	Discussion	
Next Steps Proposed by Staff:		Legal Review:
<input type="checkbox"/> Staff revisions	<input type="checkbox"/> Planning Commission	<input type="checkbox"/> Completed
<input type="checkbox"/> Return to CDC	<input type="checkbox"/> Other Committees	<input type="checkbox"/> Recommended
<input type="checkbox"/> Schedule for full Council	<input type="checkbox"/> Other: _____	<input checked="" type="checkbox"/> Not Required
Attachments:		
Summary Statement:		
<p>At the July 15th City Council meeting the members raised issues and concerns related to the development of the Pepin Creek Subarea. As you will recall the Plan was last revised and approved by the Council in August of 2021 and a Resolution of Intent to revise the backbone of the roadway network was more recently approved by Council.</p> <p>The issues raised by Council seem to fall into the following categories:</p> <ul style="list-style-type: none"> • Public financial contribution toward residential development in Pepin seems as if it would be disproportionate to other residential development in the City. • Potential negative impacts (traffic and parks) to increase development within the Pepin area but also to the City as a whole. • Housing density within the Pepin Subarea and reluctance to see high density housing here. • Residential development as a cost burden to the city without the balance of additional economic development. • Fisheries approvals for the relocated creek. • How continued growth may change the character of Lynden. • Use of “permitting fees” for new developments. • Affordable housing not likely in Pepin Creek – then where? <p>The Council intends to set a date for a workshop on the Pepin Creek Subarea. The date of the workshop likely to be discussed at the CDC meeting.</p>		
Recommended Action:		
Clarifications and additions as needed. Consider potential dates for the Pepin Subarea Workshop.		