

# CITY OF LYNDEN

## EXECUTIVE SUMMARY



<b>Meeting Date:</b>	August 16, 2021	
<b>Name of Agenda Item:</b>	Continuation of Public Hearing to Amend LMC Titles 16 and 19 regarding SEPA thresholds and minimum density - Ord 1627	
<b>Section of Agenda:</b>	Public Hearing	
<b>Department:</b>	Planning Department	
<b>Council Committee Review:</b>	<input checked="" 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: _____
	<b>Legal Review:</b> <input checked="" type="checkbox"/> Yes - Reviewed <input type="checkbox"/> No - Not Reviewed <input type="checkbox"/> Review Not Required	
<b>Attachments:</b>		
Ordinance 1627. See meeting package materials from August 2, 2021 for supporting information.		
<b>Summary Statement:</b>		
<p>On June 7, 2021 the City Council held a hearing to take comment and review proposed amendments to LMC 16 and 19. The primary objectives of the amendment are to:</p> <ul style="list-style-type: none"> <li>• Lowers the SEPA threshold within the Pepin Creek Sub-Area</li> <li>• Specifically references the Pepin Creek Sub-Area Plan in LMC 16.05.160</li> <li>• Implements a minimum density requirement for new development within the Pepin Creek Sub-Area.</li> <li>• Deletes the a code section to a Senior Overlay as this was not adopted in the Sub-area Plan</li> </ul> <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"> <li>• Clarifies the definitions of net and gross density</li> <li>• 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.</li> </ul> <p>The intent of the ordinance is to ensure that new development within the Pepin Creek Subarea is reviewed and assessed for impacts with the goal of recouping costs associated with infrastructure improvement in this area.</p> <p>The Planning Commission held a public hearing on this item on March 25, 2021, which concluded with a recommendation for approval. Staff, also recommending approval, is bringing this item forward as Ordinance 1627.</p>		
<b>Recommended Action:</b>		
Motion to approve Ordinance 1627 and authorize the Mayor’s signature on the document to amend LMC 16 and 19 which implements changes to SEPA authority, SEPA thresholds, and minimum density requirements within the Pepin Creek Subarea.		