

CITY OF LYNDEN

EXECUTIVE SUMMARY



Meeting Date:	June 16, 2021	
Name of Agenda Item:	Public Hearing to Consider Ord 1621 - Extending 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:		
Draft Ord 1626, Map of the Pepin Creek Sub-Area parcel currently under moratorium.		
Summary Statement:		
<p>A financial mitigation study of the Pepin Lite infrastructure build-out showed that transportation related fees could be used for the allocation of infrastructure costs. The City Council subsequently approved a Resolution of Intent which outlined the required steps forward. To allow time for implementation, the City Council also approved Ordinance 1621 extending the moratorium on existing development through June 30, 2021 within the Pepin Creek Subarea.</p> <p>Staff has taken steps to execute this path, consulted with legal counsel and the City's transportation consultant, the Transpo Group. It was advised that the city take the time to not only update development code as planned but also amend the Comprehensive Plan to ensure full alignment of all City planning documents in relation to the planned Pepin Lite infrastructure.</p> <p>To allow time for this Comp Plan amendment and the associated Department of Commerce comment period, staff is requesting a 3-month extension of the existing moratorium. This extension will also allow Transpo to finalize fees as transportation impact fees rather than SEPA mitigation fees.</p> <p>Staff anticipates that all Pepin related actions needed prior to lifting the moratorium can be brought forward to Council by the August 16th or September 7th meeting. As a result, City staff requests that the Council extend the moratorium by three months. The current date of expiration is June 30, 2021.</p>		
Recommended Action:		
Motion to approve Ordinance 1626 extending the existing moratorium of development on those properties previously identified within the Pepin Creek Sub-area through September 30, 2021 and authorize the Mayor's signature on the Ordinance.		