

CITY OF LYNDEN

EXECUTIVE SUMMARY



Meeting Date:	August 17, 2020	
Name of Agenda Item:	Set the Public Hearing to Consider Extension of the Pepin Creek Moratorium	
Section of Agenda:	Consent	
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:		
Moratorium Area Map, Ord 1607 Extending the Moratorium, Pepin Lite Summary Graphic		
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. Earlier this year the City Council approved the Pepin Creek Sub-Area Plan that addresses circulation, open space and assigned land use and zoning within the area.</p> <p>Because of the significant infrastructure improvements associated with the creek re-alignment and the improvement of Benson and Double Ditch Roads, Council has recognized that work must be undertaken in a phased approach. Given this approach, the engineering team, Public Works, and Planning departments are developing a plan which decreases the overall infrastructure cost associated with the creek realignment. This plan has become known as Pepin Lite. Pepin Lite is largely consistent with the concepts of the approved sub-area plan but focuses on portions of the sub-area already within the City and under moratorium. Cost estimates for this version of the creek realignment project have been reduced from approximately \$36 million to \$17 million.</p> <p>Using these estimates, a consultant team is developing a strategy for the financial assessment. Work in this area has been somewhat slowed by the disruptions of COVID-19. It is estimated that results of the mitigation study will be completed by the end of September 2020 and a subsequent course of action brought to the Council for approval. As these final elements are defined and executed, City staff recommends that the Council set a public hearing date of September 8 to consider an additional 6 months of moratorium.</p>		
Recommended Action:		
Motion to set a public hearing date of September 8, 2020 to consider a 6-month extension of the existing moratorium of development on those properties previously identified within the Pepin Creek Sub-area.		