

CITY OF LYNDEN

EXECUTIVE SUMMARY



Meeting Date:	November 21, 2022	
Name of Agenda Item:	Public Hearing on Whatcom Buildable Lands Report	
Section of Agenda:	Public Hearing	
Department:	Planning Department	
Council Committee Review:	<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: _____
	Legal Review: <input type="checkbox"/> Yes - Reviewed <input type="checkbox"/> No - Not Reviewed <input checked="" type="checkbox"/> Review Not Required	
Attachments:		
Buildable Lands Report (also emailed to Council on 10/4/22 for early review), Draft Ord 1660		
Summary Statement:		
<p>Whatcom County, for the first time, joins 6 other counties in the state who are required to produce a Buildable Lands Report. A report that that examines achieved build-out densities and property availability on a county level. The planning period in focus for this first report is 2016 – 2036 with specific look at achieved build-out data from 2016 – 2020. In this analysis the report strives to account for the constraints of critical areas and market factors and focuses on three goals:</p> <ol style="list-style-type: none"> 1. Determine whether the city is achieving urban densities within UGAs by comparing growth assumptions to actual growth. 2. Determine whether there is sufficient land that is suitable for development in the future. 3. Identifying reasonable measure, if necessary, to reduce differences between comprehensive plan growth assumptions and actual development patterns. <p>The Planning Department has been working with Whatcom County and their consultant, Community Attributes, to develop a methodology and the report itself for the County. Whatcom County recently presented the report to their Planning Commission where it was recommended the following finding be added:</p> <p><i>“Staff and the Planning Commission recognize that the Buildable Lands Report does not address the issue of housing affordability. Additional work that revisits the estimates of supply and demand that are feasible, realistic, and consistent with current regulatory requirements and infrastructure are needed and will be reviewed in the 2025 comprehensive plan updates.”</i></p> <p>The City may choose to adopt a similar finding at the time of adoption following the November 21st public hearing.</p>		
Recommended Action:		
Public hearing only. (Council decision will be sought after the County Council’s decision on the document).		