

CLEARANCES	Initial	Date	Date Received in Council Office:	Agenda date	Assigned to:
Originator: Carl Batchelor	CB	2/5/95	RECEIVED FEB 8 1995 WHATCOM COUNTY COUNCIL	2/14/95	
Division Head: Dan Taylor	DTD	2/5/95		2/28/95	Council
Dept. Head: Nate Brown	NWB	2/5/95			
Prosecutor: Karen Frakes					
Purchasing/Budget:					
Executive:	gsp/pal	2/7/95			

SUBJECT: An Ordinance to amend the text of Title 20, the Official Whatcom County Code, Chapter 20.67, General Manufacturing (GM) District to add eating establishments, convenience grocery stores, vehicle washes and gas stations as permitted uses subject to certain limitations.

ATTACHMENTS: Draft ordinance

SUMMARY STATEMENT: Please complete sections of box as appropriate & explain the item below.

Related County contract #: n/a	Should Clerk schedule a hearing? NO /X/ YES / / Requested date:
Amount budgeted for this item/project: \$ n/a	Is it (or will it be) within budget? YES / / NO / / (Please explain below) n/a
Budget line item number(s): n/a	

As a part of the Urban Fringe Subarea Comprehensive Plan, Land Use Element update, the Whatcom County Planning Commission has recommended several zoning text amendments. Given that the Bellingham and Whatcom County Councils will not likely adopt the updated plan and zoning amendments until later this year due to a full schedule; and given the desire on the part of at least one property owner to apply for a permit under the proposed change to the GM zone text, it was decided to forward this one recommended zone text change to Council ahead of the rest of the Urban Fringe Subarea package. A SEPA Determination of Nonsignificance was issued by the Whatcom County Deputy SEPA Official on January 18, 1995. The Whatcom County Planning Commission held public hearings on this and other related amendments on September 8 and 14, 1994 and voted unanimously in support of the change.

Based on comments from the Land Use Division, minor non-substantive changes have been made to the language proposed by the Planning Commission. There is still concern about not enough criteria to effectively evaluate which uses serve the district. Additional discussion will be presented at the committee meeting.

ORIGINATOR'S RECOMMENDED ACTION: The Director of Planning and Development Services recommends Council accept this recommendation of the Planning Commission and adopt the proposed ordinance.

COMMITTEE ACTION TAKEN:

COUNCIL ACTION TAKEN:

2/14/95" Introduced ~~2/17/95~~ 2/28/95: Adopted 7-0

Related File Numbers: 21-90:CZMT

Ordinance or Resolution Number (this item only): Ord. 95-009

SPONSORED BY: Consent

PROPOSED BY: Carl Batchelor

INTRODUCTION DATE: 2/14/95

ORDINANCE NO. 95-009

AN ORDINANCE AMENDING THE TEXT OF TITLE 20, THE OFFICIAL WHATCOM COUNTY CODE, CHAPTER 20.67, GENERAL MANUFACTURING (GM) DISTRICT TO ADD EATING ESTABLISHMENTS, CONVENIENCE GROCERY STORES, VEHICLE WASHES AND GAS STATIONS AS PERMITTED USES SUBJECT TO CERTAIN LIMITATIONS.

WHEREAS, as part of the update of the Urban Fringe Subarea land Use Plan the Planning Commission has recommended amendments to Title 20 including adding certain commercial uses to the GM zone; and

WHEREAS, pursuant to RCW 36.70.590 legal notice was published in the Bellingham Herald on Sunday August 28, 1994; and

WHEREAS, the Planning Commission held public hearings on the proposed amendments on September 8 and 14, 1994, and, after a series of work sessions recommended approval of the amendment as modified; and

WHEREAS, a Determination of Non-Significance was issued on January 18, 1995 by the Deputy SEPA Official; and

WHEREAS, the Council held a public meeting on February 14, 1995 to consider this matter and approved the Planning Commission recommendation; and

WHEREAS, the Council found the amendment in the best interest of the public health, safety, and welfare; and

WHEREAS, the Council has adopted the following Findings and Conclusion:

FINDINGS

1. The Light Impact Industrial District (LII) allows a range of uses similar in impact and intensity to those allowed in the General Manufacturing (GM) District.
2. The LII allows eating establishments, convenience grocery stores, vehicle washes and facilities, and gas stations operating primarily for the convenience of employees, clients and customers of the District; providing certain criteria are met; whereas the GM district does not.
3. The proposal would help meet a need for goods and services for employees and clients of the GM district that would reduce the necessity for them to travel to other parts of the county, thus reducing traffic generation.

CONCLUSION

The proposed revision to the GM district would make it more consistent with the LII district, would provide needed goods and services to employees and clients of the GM district and would potentially reduce traffic generation.

1 potentially reduce traffic generation.

2
3 **NOW, THEREFORE, BE IT ORDAINED** by the Whatcom County Council that:

4
5 Section 1. The Official Whatcom County Zoning Code, Title 20, Chapter 20.67, General
6 Manufacturing (GM) District is hereby amended as follows:

7
8
9 **GENERAL MANUFACTURING [GM] DISTRICT**

10
11 20.67.050 PERMITTED USES

12
13 *(New Section:)*

14
15 ~~075 Eating establishments, convenience grocery stores, vehicle washes and facilities, and gas~~
16 ~~stations operating primarily for the convenience of employees, clients and customers of the~~
17 ~~District; providing the following criteria are met:~~

- 18
19 ~~(1) Maximum floor area is 3,500 square feet per use;~~
- 20
21 ~~(2) No more than two pump islands for each gas station;~~
- 22
23 ~~(3) Centrally located within the district to primarily serve the uses of this District and not~~
24 ~~to primarily serve the uses in adjacent residential, rural, or commercial zone districts.~~

25
26 20.67.100 ACCESSORY USES

27
(Delete)

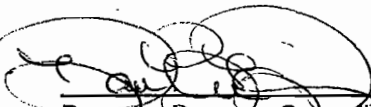
28
29 ~~20.67.102 Restaurants, cafes or cafeterias operated primarily for the convenience of employees,~~
30 ~~clients, and customers of the district.~~

31
32 Section 2. Adjudication of invalidity of any of the sections, clauses, or provisions of this Ordinance
33 shall not affect or impair the validity of the Ordinance as a whole or any part thereof other than the
34 part so declared to be invalid.

35
36 ADOPTED this 28 day of February, 1995.

37
38
39 ATTEST:

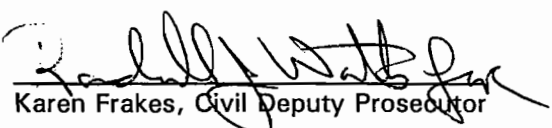
WHATCOM COUNTY COUNCIL
WHATCOM COUNTY, WASHINGTON

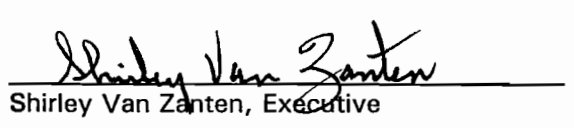
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41 
42 *ACTING CLERK*
43 Ramona Reeves, Council Clerk


Robert A. Imhof, Chairman

44
45
46 APPROVED as to form & content:

Approved Denied

47
48 
49 Karen Frakes, Civil Deputy Prosecutor


Shirley Van Zanten, Executive

50
51 Date: _____