

WHATCOM COUNTY COUNCIL AGENDA BILL

NO. 98-171

CLEARANCES	Initial	Date	Date Received in Council Office:	Agenda date	Assigned to:
Originator: Matt W. Aamot	MA	4/9/98	RECEIVED APR 15 1998 WHATCOM COUNTY COUNCIL	4/21/98	P & D / Council
Division Head: Sylvia Goodwin	SG	4/9/98			
Dept. Head: Michael Knapp	MK	4/9/98			
Prosecutor:	KAE	4/10/98			
Purchasing/Budget:					
Executive:	PK	4-15-98			

SUBJECT: File Reference: 18-98:CMT Docket of proposed amendments to the Whatcom County Comprehensive Plan and associated amendments to the Official Whatcom County Zoning Ordinance (Title 20).

- ATTACHMENTS:**
1. Whatcom County Comprehensive Plan Suggested Amendments Docket
 2. Location Maps

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 /X / NO / / (Please explain below) n/a
Budget line item number(s): n/a	

Pursuant to the Growth Management Act (RCW 36.70A.130), the County Council is to consider amendments to the Comprehensive Plan no more frequently than once per year (with certain exceptions). Additionally, the provisions of WCC 20.10.070, which were recently adopted under Ordinance 98-011, indicate that Comprehensive Plan amendments are to be "initiated" by the County Council by a majority vote. Planning and Development Services is forwarding the proposed amendments to the Council so that the Council can determine which docketed items to initiate.

ORIGINATOR'S RECOMMENDED ACTION: Planning and Development Services recommends that the County Council pass a resolution deciding which amendments will be initiated for formal review.

COMMITTEE ACTION TAKEN:

COUNCIL ACTION TAKEN:

398 - 171 4/21/98: Held in Council until May 5, 1998
 5/5/98: Amended & Adopted 7 - 0. Forwarded to Planning Commission. Res. #98-023

Res. #98-023

Sponsored by: Consent
Proposed by: Planning & Development Services
Introduction date: 4/21/98

RESOLUTION NO. 98-023

INITIATING COMPREHENSIVE PLAN AMENDMENTS

WHEREAS, the Growth Management Act (RCW 36.70A.130) requires that the County Council consider amendments to the Whatcom County Comprehensive Plan no more frequently than once per year (with certain exceptions); and

WHEREAS, the provisions of WCC 20.10.070, which were adopted earlier this year under Ordinance 98-011, indicate that Comprehensive Plan amendments are to be "initiated" by approval of a resolution by the County Council; and


WHEREAS, the Whatcom County Planning and Development Services Department has forwarded a docket of 20 proposed Comprehensive Plan amendments to the County Council for consideration;

NOW, THEREFORE, BE IT RESOLVED that the Whatcom County Council hereby initiates for formal review Comprehensive Plan Docket #'s 01-98 through 11-98 and 13-98 through 21-98 as shown on attached Exhibit A.

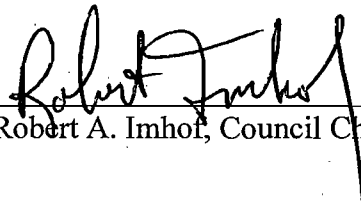
APPROVED this 5 day of May, 1998.

ATTEST

WHATCOM COUNTY COUNCIL
WHATCOM COUNTY, WASHINGTON

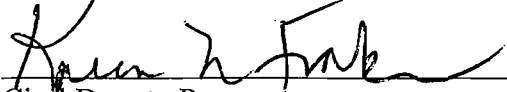


Dana Brown-Davis, Clerk of the Council



Robert A. Imhof, Council Chair

APPROVED AS TO FORM:



Civil Deputy Prosecutor

ATTACHMENT 1

**WHATCOM COUNTY COMPREHENSIVE PLAN
SUGGESTED AMENDMENTS DOCKET**

D:1 Whatcom County Comprehensive Plan Suggested Amendments Docket

10-Apr-98

Docket #: 01-98 File #: None Type of Amendment: Comp Plan Text Location: TwinRingSec: N/A
Date of Application: 6/9/97 Rezone Also?: No TwinRingSec: TwinRingSec:
Applicant's Name: N/A Address: N/A TwinRingSec: TwinRingSec:
Sponsor:
Agent: Dan Gibson, Prosecuting Attorney
Project Name: Ag Statistics Text

Amendment Description: A request to amend descriptive text in the Introduction and Land Use chapters to assure that acreage figures for agricultural and forestry land uses are consistent and correct.

Docket #: 02-98 File #: 11-98:CZM Type of Amendment: Comp Plan or Rezone Location: TwinRingSec: T40N
Date of Application: 5/20/97 Rezone Also?: ? TwinRingSec: R6E
Applicant's Name: Whatcom County Address: TwinRingSec: S35
Sponsor:
Agent:
Project Name: The Logs

Amendment Description: Identified as an area of conflict on Comprehensive Plan and zoning maps. Comp plan designation is "Rural" while zoning is Resort Commercial for an area of approximately 76 acres (four parcels). On April 9, 1998, the Planning Commission passed a motion directing staff to examine an amendment to the Comprehensive Plan and Zoning designations to Rural Forestry (RF) and expanding the recreational uses permitted in the RF zone.

Docket #: 03-98 File #: Type of Amendment: Comp Plan Map Location: TwinRingSec: T39N
Date of Application: 5/20/97 Rezone Also?: Yes TwinRingSec: R2E
Applicant's Name: N/A Address: N/A TwinRingSec: S26
Sponsor:
Agent: Bill and Daisy Manthey, Property Owners
Project Name: Manthey et al. West Smith Road

Amendment Description: Mantheys, DeGroot, Waschke and Smith-Poland submitted a request for consideration to be changed from Agriculture zoning to "five or ten acre" zoning. The subject parcels total approximately 200 acres. The County Council retained the Agriculture designation on the comp plan map and suggested greater depth of review at a later date.

D.1 Whatcom County Comprehensive-Plan Suggested Amendments Docket

10-Apr-98

Docket #: 04-98

File #: 20-91:CZM

Type of Amendment: Comp Plan Map

Location: TwnRngSec: T37N

Date of Application: 12/31/91

Rezoned Also?: Yes

TwnRngSec: R3E

Applicant's Name: Robert

Haskell

TwnRngSec: S23

Address:

Sponsor:

1312 S. Country Club Dr.

Agent:

Carnano Island

WA 98292

Project Name: Haskell

Amendment Description:

Request to amend Comprehensive Plan map from Rural to Crossroads Commercial and rezone from Rural 5 acres to Tourist Commercial approximately 20 acres in the Chuckanut-Lake Samish Subarea, one mile east of southern Bellingham City Limits and one mile north of Lake Samish on the east side of I-5, along the northeast side of Old 99. Planning Commission held a hearing November 13, 1997 and voted 5 to 1 to deny the rezoning. Administratively decided to docket for comp plan amendment.

Docket #: 05-98

File #:

Type of Amendment: Comp Plan Map

Location: TwnRngSec: T40N

Date of Application: 5/20/97

Rezoned Also?: No

TwnRngSec: R1E

Applicant's Name:

TwnRngSec: S27

Address:

Sponsor:

Agent: Maurice A. Knight, Property Owner

Project Name: Knight-Custer

Amendment Description:

A request was submitted to the Whatcom County Council in July, 1996 to include the west half of a 37 acre parcel in the Custer "provisional urban growth area". The eastern half had been previously included in the original Custer Intermodal rezoning request. The subject property had not been included in the SEPA review for the intermodal request, therefore, it was left with a "rural" designation when the comp plan was adopted.

D.1 Whatcom County Comprehensive Plan Suggested Amendments Docket

10-Apr-98

Docket #: 06-98 **File #:** **Type of Amendment:** Comp Plan Map **Location:** TwinRngSec: T41N
Date of Application: 5/20/97 **Rezone Also?:** Yes **TwinRngSec:** R3W
Applicant's Name: N/A **TwinRngSec:** S34
Address: N/A
Sponsor:
Agent: Bill Geyer, Consultant
Project Name: Century Holdings

Amendment Description: Request submitted during plan adoption (#10, 11-96) for inclusion in UGA and rezone to Urban Residential, three dwellings per acre for approximately 52 acres at Point Roberts. Subject property was designated "Rural" when plan was adopted. Areas of Point Roberts formerly designated as Interim Urban Growth Areas became designated as "Resort and Recreational Subdivisions" when the comp plan was adopted.

Docket #: 07-98 **File #:** **Type of Amendment:** Comp Plan Map **Location:** TwinRngSec: T40N
Date of Application: 12/31/97 **Rezone Also?:** No **TwinRngSec:** R3E
Applicant's Name: City of Lynden **Planning Department:** **TwinRngSec:** S18
Address: 323 Front Street
Sponsor:
Agent: Arny Mangum, Lynden City Planner
Project Name: Lynden - AG UGA
 Lynden WA 98264

Amendment Description: The City of Lynden is requesting a Comprehensive Plan amendment to include an approximately 20 acre parcel, which is currently designated Agriculture, in the Lynden Urban Growth Area. The city is not proposing to change the current Agriculture zoning. The application indicates that the inclusion of this property in Lynden's UGA would facilitate the dedication of five to seven acres of park area to complement Lynden's park and trail system. The site is generally located on the East side of Double Ditch Road, North of E. Main Street.

D.1 Whatcom County Comprehensive Plan Suggested Amendments Docket

10-Apr-98

Docket #: 08-98

File #:

Type of Amendment: Comp Plan

Location: TwinRngSec: T40

Date of Application:

1/2/98

Rezoned Also?: Yes

TwinRngSec: R04E

Applicant's Name: Brandorff

Family

TwinRngSec: S28

Address: Attn: Ted Mischalkov

Sponsor:

501 Fern Road

Agent: Ted Mischalkov

Bellingham

WA 98225

Project Name: Brandorff MRL

Amendment Description: The subject parcel (400428/139495) currently falls within the Breckenridge Road MRL. The parcel is bisected from southwest to northeast by Trans Mountain Pipeline, resulting in two sections of approximately eight and 14 acres. The applicant is requesting that the eastern portion (approximately 8 acres) be removed from the MRL designation and rezoned to R5A.

Docket #: 09-98

File #:

Type of Amendment: Comp Plan Map

Location: TwinRngSec: T40N

Date of Application:

12/31/97

Rezoned Also?: Yes

TwinRngSec: R1E

Applicant's Name: Gold Star Resorts, Inc.

TwinRngSec: S22

Address: c/o Jack O. Swanson

Sponsor:

1200 Harris Ave. Ste 307

Agent: Jack Swanson

Bellingham

WA 98225-71

Project Name: Gold Star Resorts - Gateway

Amendment Description: The applicant is requesting a Comprehensive Plan amendment to redesignate approximately 32 acres from Rural to Transportation Corridors and to change the zoning from R5A to Gateway Industrial. The site is generally located on the east side of I-5 north of BirchBay-Lynden Road.

D.1 Whatcom County Comprehensive Plan Suggested Amendments Docket

10-Apr-98

Docket #: 10-98

File #:

Type of Amendment: Comp Plan Map

Location: TwnRngSec: T39N

Date of Application:

12/31/97

Rezoned Also?: No

TwnRngSec: R2E

Applicant's Name: City of Ferrdale

Address:

Sponsor:

PO Box 936

Rick Simon, Ferrdale Planning Director

Ferrdale

WA 98248

Project Name: Ferrdale - South of Grandview

TwnRngSec: S7

Amendment Description:

The City of Ferrdale is requesting a Comprehensive Plan amendment to redesignate approximately 469 acres from Urban Growth Area (UGA) to Rural in order to make the County's UGA boundary consistent with Ferrdale's Comprehensive Plan. The applicant is not proposing to change the current R5A zoning. The area included in the proposed amendment is generally located south of Grandview Road and north of Ferrdale.

Docket #: 11-98

File #: 15-96-ZT

Type of Amendment: Comp Plan Map

Location: TwnRngSec: T37N

Date of Application:

9/12/96

Rezoned Also?: Yes

TwnRngSec: R1E

Applicant's Name: LISE Community Club, Inc

Address:

Sponsor: Whatcom County Planning Commission

301 W. Holly #U-10

Agent:

Bellingham

WA 98227

Project Name: Lummi Island Scenic Estates

TwnRngSec: S23*

Amendment Description:

At the request of the Lummi Island Scenic Estates Community Club, the Whatcom County Planning Commission is sponsoring a zoning map amendment from Rural Forestry to Rural Residential Island (RR-I) District for the Lummi Island Scenic Estates subdivision. This subdivision contains 437 lots on approximately 230 acres. WCC 20.83.140 already treats this subdivision as if it were zoned RR-I. An amendment to the Comprehensive Plan map from Rural Forestry to Rural should be considered in conjunction with this proposed amendment to the zoning map. Additionally, WCC 20.83.140 should be deleted from the zoning text. *Also includes Sections 14 and 24.

D-1 Whatcom County Comprehensive Plan Suggested Amendments Docket

10-Apr-98

Docket #: 12-98

File #: 3-96:CZM

Type of Amendment: Comp Plan Map

Location:

TwnRngSec: T39N

Date of Application:

5/20/97

Rezoned Also?: Yes

TwnRngSec: R3E

Applicant's Name: Mark

Hollander

TwnRngSec: S6

Address:

359 E. Wisner Lake Road

Sponsor:

Lynden

WA 98264

Agent: Mark Hollander

Project Name: Hollander

Amendment Description:

Request is to revise the Comprehensive Plan designation for approximately 18 acres from Agriculture to Rural and to rezone 28 acres from Agriculture and RR2 to R2A. The application was put on hold at the request of the applicant in April, 1996. When the Comprehensive Plan was adopted in May, 1997, the designation of Agriculture was retained. The area is not within or adjacent to an Urban Growth Area and has agricultural soils.

Docket #: 13-98

File #:

Type of Amendment: Comp Plan Map

Location:

TwnRngSec: T39N

Date of Application:

12/31/97

Rezoned Also?: No

TwnRngSec: R1E

Applicant's Name: City of Ferndale

TwnRngSec: S1

Address: PO Box 936

Sponsor:

Ferndale

WA 98248

Agent: Rick Simon, Ferndale Planning Director

Amendment Description:

The City of Ferndale is requesting a Comprehensive Plan amendment to redesignate approximately 28 acres from Rural to Urban Growth Area (UGA) in order to make the County's UGA boundary consistent with the Ferndale Comprehensive Plan. The applicant is not proposing to change the current R5A zoning. The parcel included in the proposed amendment is generally located north of Grandview and adjacent to Vista Drive to the northeast.

D.1 Whatcom County Comprehensive Plan Suggested Amendments Docket

10-Apr-98

Docket #: 14-98 File #: 17-96:CZM Type of Amendment: Comp Plan Map Location: TwnRngSec: T39N

Date of Application: 12/4/96 Rezone Also?: Yes TwnRngSec: R2E

Applicant's Name: Andie Ochoa TwnRngSec: S28

Address: 5315 Bel-West Dr Sponsor:

Agent:

Bellingham WA 98226 Project Name: Ochoa

Amendment Description: Request is for rezoning 1.10 acres in the Cherry Point-Ferndale subarea from Residential Rural One Dwelling Unit per Acre (RR-1) to Urban Residential Four Dwelling Units per Acre (UR-4) on the northwest corner of West Smith Road and Bel-West Drive. (Previous request 11-91:CZM, staff recommended denial. Re-submitted for same request 12-4-96). It may also require a Comp Plan Map amendment redesignating the site as an Urban Growth Area in order to rezone the property.

Docket #: 15-98 File #: 02-97:ZM Type of Amendment: Comp Plan Map Location: TwnRngSec: T40N

Date of Application: 12/20/96 Rezone Also?: No TwnRngSec: R5E

Applicant's Name: Whatcom County TwnRngSec: S17

Address: Sponsor:

Agent:

Project Name: Ballinger

Amendment Description: Parcel 400517-010080. Rezone from Commercial Forestry (CF) to Rural Forestry (RF) applied for in December, 1996, rezone from Commercial Forestry to Rural Forestry (CF to RF) approved December 3, 1997 during which time the Comprehensive Plan for Whatcom County was approved in May, 1997. Conflict arises between the zoning map which indicates RF on Ballinger property and the Comprehensive Map which indicates CF designation.

D.1 Whatcom County Comprehensive Plan Suggested Amendments Docket

10-Apr-98

Docket #: 16-98 File #: 13-94:CZM Type of Amendment: Comp Plan Map Location: TwinRngSec: T37N

Date of Application: 12/31/93 Rezone Also?: Yes TwinRngSec: R3E

Applicant's Name: G. Darrel Weden TwinRngSec: S21

Address:

415 N. State St.
Bellingham

WA 98225 Project Name: Weden

Sponsor:

Agent:

Amendment Description: Rezone RF to R5A and Comprehensive Plan Map redesignation from RF to Rural. Parcels 370321-165465, 235465, 300465 and 360465. The land was CF previous to 1992, became Rural Forestry in mid-1992. Applicant wishes to rezone the 70 plus or minus acres in Rural Forestry (RF) to Rural Five Acres (R5A). Application was postponed due to Comprehensive Plan reformat (May, 1997).

Docket #: 17-98 File #: Type of Amendment: Comp Plan Text Location: TwinRngSec:

Date of Application: 5/20/97 Rezone Also?: No TwinRngSec:

Applicant's Name: Whatcom County TwinRngSec:

Address:

Sponsor:

Agent: Whatcom County Planning and Development Services

Project Name: Subarea Plans

Amendment Description: Whatcom County Planning and Development is requesting a Comprehensive Plan Text Amendment to incorporate the Birch Bay-Blaine, Cherry Point-Ferndale, Chuckanut-Lake Samish, Foothills, Lake Whatcom, Lynden-Nooksack Valley, Point Roberts and South Fork Valley Subarea Plans into the Whatcom County Comprehensive Plan.

D.1 Whatcom County Comprehensive Plan Suggested Amendments Docket

10-Apr-98

Docket #: 18-98

File #:

Type of Amendment: Comp Plan Map

Location: TwinRingSec: T39N

Date of Application: 12/31/97

Rezoned Also?: No

TwinRingSec: R2E

Applicant's Name: City of Ferrdale

Address: PO Box 936

Sponsor:

Agent: Rick Simon, Ferrdale Planning Director

Ferrdale

WA 98248

Project Name: Ferrdale - ROS

TwinRingSec: S28

Amendment Description:

The City of Ferrdale is requesting a Comprehensive Plan Amendment to redesignate approximately 20 acres from Urban Growth Area (UGA) to Suburban Enclave in order to make the County's UGA boundary consistent with the Ferrdale Comprehensive Plan. The applicant is not proposing to change the current ROS zoning. The area included in the proposed amendment is generally located east of I-5 and south of West Axton Road.

Docket #: 19-98

File #: 09-98:ZMT

Type of Amendment: Comp Plan or Rezone

Location: TwinRingSec: T40N

Date of Application: 5/20/97

Rezoned Also?: ?

TwinRingSec: R4E

Applicant's Name:

Whatcom County

Address:

Sponsor:

Agent:

Project Name: Great Western Lumber

TwinRingSec: S33/34

Amendment Description:

Parcels 400434-061445, 035393 and 400433-498450, 497520. Identified as an area of conflict on Comprehensive Plan and Zoning Maps. Comp Plan designation is Rural while the zoning is LI. On April 9, 1998, the Planning Commission passed a motion directing staff to develop a new zone/criteria that would allow the existing uses on this site. To do so may also require a Comprehensive Plan amendment.

D.1 Whatcom County Comprehensive Plan Suggested Amendments Docket

10-Apr-98

Docket #: 20-98 **File #:** 09-98:ZMT **Type of Amendment:** Comp Plan or Rezone **Location:** TwnRngSec: T39N

Date of Application: 5/20/97 **Rezone Also?:** ? **TwnRngSec:** R3E

Applicant's Name: Whatcom County **TwnRngSec:** S4

Address: **Sponsor:**

Agent:

Project Name: E. Pole Road/Powers

Amendment Description: Parcels 390304-232068, 216020. Identified as an area of conflict on Comprehensive Plan and Zoning Maps. Comp Plan designation is Agriculture while the zoning is LII. On April 9, 1998 the Planning Commission passed a motion directing staff to develop a new zone/criteria that would allow the existing uses on this site. To do so may also require a Comprehensive Plan amendment.

Docket#: 21.98 File#: Type of Amendment: Comp Plan or Rezone Location#: Twi: 37N

Date Of Application: Rezone Also?: ? Page: 1E

Applicant's Name: Whatcom County Sec: 24

Address: Sponsor:

Agent:

Project Name: Everett Rock Quarry

Amendment Description: Request to correct error in Comprehensive Plan. MRL designation is in conflict with Criteria #6 for MRL designations.