

CLEARANCES	Initial	Date	Date Received in Council Office	Agenda Date	Assigned to:
<i>Originator:</i>		7/17/2007		7/24/2007	COTW/Council
<i>Division Head:</i>				8/07/2007	Public Hearing
<i>Dept. Head:</i>					
<i>Prosecutor:</i>					
<i>Purchasing/Budget:</i>					
<i>Executive:</i>					

TITLE OF DOCUMENT:

Res to resolve differences with COB re: land capacity analysis & UGA

ATTACHMENTS:

<i>SEPA review required?</i> () Yes () NO	<i>Should Clerk schedule a hearing?</i> () Yes () NO
<i>SEPA review completed?</i> () Yes () NO	<i>Requested Date:</i>

SUMMARY STATEMENT OR LEGAL NOTICE LANGUAGE: (If this item is an ordinance or requires a public hearing, you must provide the language for use in the required public notice. Be specific and cite RCW or WCC as appropriate. Be clear in explaining the intent of the action.)

Resolution initiating reconciliation of differences with the City of Bellingham relating to land capacity analysis, proposed UGA zoning, and UGA boundary adjustment of the Bellingham Subarea (AB2007-...)

COMMITTEE ACTION:

7/24/2007: Amended and forwarded to Council for approval 5-2 Nelson & Crawford opposed

COUNCIL ACTION:

7/24/2007: Public Hearing to be scheduled August 7, 2007
 8/07/2007: Council Amended and Approved 4-2 Nelson & Crawford opposed and Caskey-Schreiber absent Res. 2007-038

Related County Contract #:	Related File Numbers: AB2006-309	Ordinance or Resolution Number: Res. 2007-038
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Please Note: Once adopted and signed, ordinances and resolutions are available for viewing and printing on the County's website at: www.co.whatcom.wa.us/council.

SPONSORED BY: Consent
PROPOSED BY: Planning
INTRODUCTION DATE: _____

RESOLUTION NO. 2007-038

APPROVING RECOMMENDATIONS RELATING TO LAND SUPPLY ANALYSIS, PROPOSED UGA ZONING CHANGES, UGA BOUNDARY ADJUSTMENT OF THE BELLINGHAM SUBAREA AND INITIATING RECONCILIATION DISCUSSIONS WITH THE CITY OF BELLINGHAM

WHEREAS, The City of Bellingham and Whatcom County are updating the County's 1997 Bellingham Urban Fringe Subarea Plan as required by the 1997 interlocal agreement between the City and County and in accordance with state law; and

WHEREAS, The Growth Management Act (GMA) requires counties and cities to review and, if needed, revise comprehensive plans to ensure continued compliance with the GMA (RCW 36.70A.130); and

WHEREAS, the Council Planning and Development Committee received recommendations regarding the Bellingham Urban Growth Area (UGA) land supply analysis, proposed zoning, and UGA boundary adjustment for the Bellingham Subarea Plan Update from the City of Bellingham and Whatcom County Planning Commission; and

WHEREAS, the Planning and Development Committee has held 13 work sessions on the City of Bellingham's and Whatcom County Planning Commission's recommendations regarding Bellingham Subarea Plan Update; and

WHEREAS, the Planning and Development Committee made recommendations on July 10, 2007 that the UGA boundary be adjusted to accommodate projected growth based on the City of Bellingham's land supply analysis using a ten percent safety factor (except for specified areas in a single ownership), adding the Queen Mountain Five Year Review area, and the King Mountain Five Year Review area except that portion north of Van Wyck Road, reflected in Exhibit B; and

WHEREAS, the Planning and Development Committee made recommendations over the course of its deliberations on proposed zoning within the existing urban growth area that varies in a few places from the City's recommendation, reflected in Exhibit A; and

WHEREAS, the City of Bellingham has recommended that the UGA boundary be adjusted to accommodate projected growth based on the City of Bellingham's land supply analysis using a higher safety factor, and adding approximately 2200 acres to the UGA, substantially more than recommended by the Council Planning and Development Committee; and

WHEREAS, the 1997 Interlocal Agreement between the City of Bellingham and Whatcom County concerning annexation and development within the City of Bellingham UGA, Amendment #4, Exhibit 1 provides that the county and city will enter into a reconciliation process prior to final action by the Whatcom County that would conflict with the City Council recommendations; and

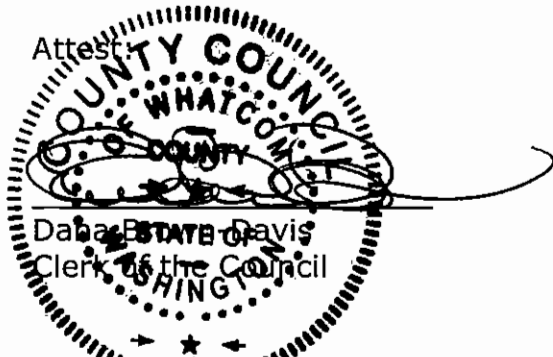
WHEREAS, RCW 36.70A.110(2) requires that the county attempt to reach agreement with the city on the location of the urban growth area within which the city is located; and

NOW, THEREFORE, BE IT RESOLVED BY THE WHATCOM COUNTY COUNCIL:

1. The Whatcom County Council resolves, pursuant to the Planning and Development Committee's recommendation, that the UGA boundary be adjusted to accommodate projected growth based on the City of Bellingham's land supply analysis using a ten percent safety factor, adding the Queen Mountain Five Year Review area, and the King Mountain Five Year Review area except that portion north of Van Wyck Road, as reflected in Exhibit B, and adjusting zoning in the existing UGA as reflected in Exhibit A, provided that review of the land supply analysis in the reconciliation process confirms the need for additional growth areas.
2. The Whatcom County Council requests the participation of the City of Bellingham in an effort to reach agreement on the location of the urban growth area for Bellingham before the County Council takes final action to adopt updates to the Urban Fringe Subarea Plan, in compliance with the 1997 Interlocal Agreement between the City of Bellingham and Whatcom County concerning annexation and development within the City of Bellingham UGA, Amendment #4, Exhibit 1, and in compliance with the terms of RCW 36.70A.110(2).
3. The Whatcom County Council anticipates that the reconciliation process will involve discussions between City and County staff and at least one joint work session between the County Council and the City Council.
4. The Whatcom County Council anticipates that the discussions will cover the issues involved in establishing the UGA boundary, including review of the assumptions of the land supply analysis, the extent to which expansion of the UGA is appropriate and the appropriateness of various

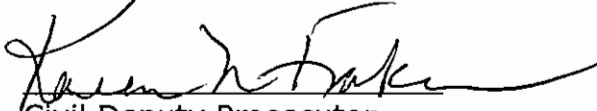
- potential expansion areas.
5. The Whatcom County Council will hold a public hearing before adopting updates to the Urban Fringe Subarea Plan after the reconciliation process with the City of Bellingham is complete.
 6. The meetings with the City will include at least a majority of the Planning and Development Committee members.

APPROVED this 7th day of August, 2007.



Attest:
 Dana Davis
 Clerk of the Council

Approved as to form:


 Civil Deputy Prosecutor

WHATCOM COUNTY COUNCIL
 WHATCOM COUNTY, WASHINGTON





 Carl Weimer, Chairperson

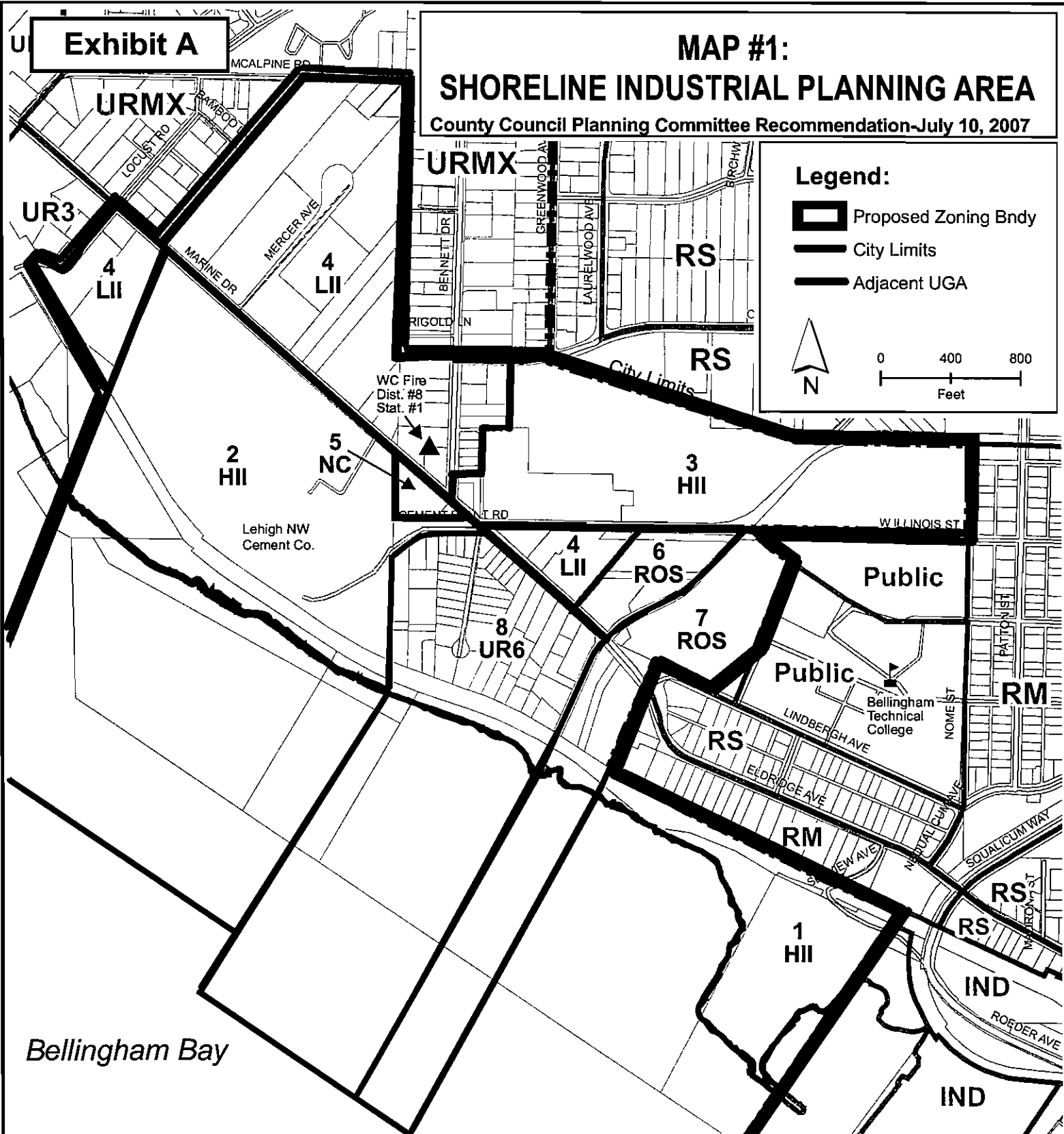
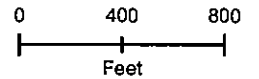
Exhibit A

**MAP #1:
SHORELINE INDUSTRIAL PLANNING AREA**

County Council Planning Committee Recommendation-July 10, 2007

Legend:




-  Proposed Zoning Bndy
-  City Limits
-  Adjacent UGA



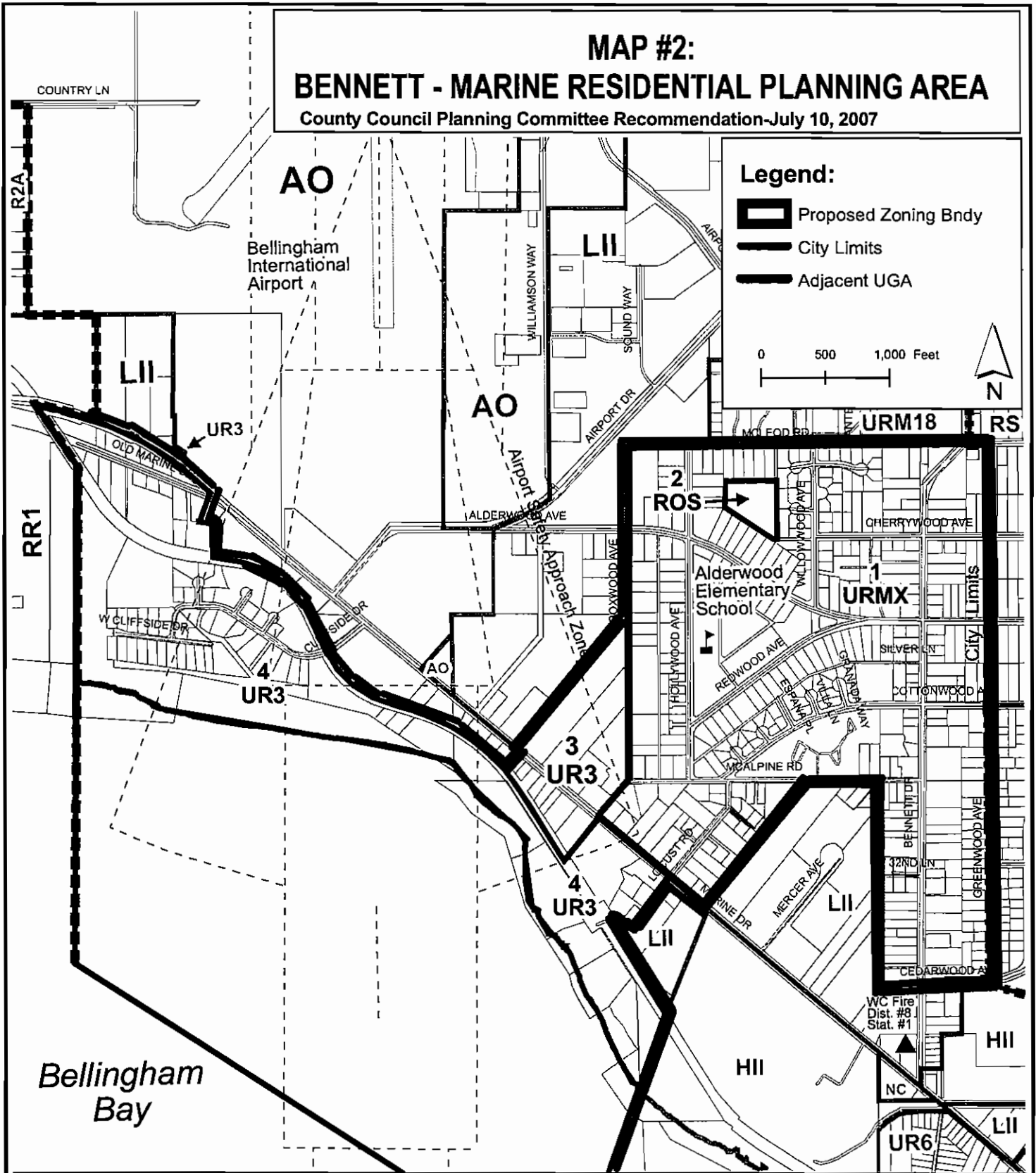
MAP #2: BENNETT - MARINE RESIDENTIAL PLANNING AREA

County Council Planning Committee Recommendation-July 10, 2007

Legend:

-  Proposed Zoning Bndy
-  City Limits
-  Adjacent UGA

0 500 1,000 Feet



WC Fire
Dist. #8
Stat. #1

NC




UR6


Bellingham
Bay

MAP #4: INTERSTATE/NORTHWEST RD. PLANNING AREA

County Council Planning Committee Recommendation-July 10, 2007

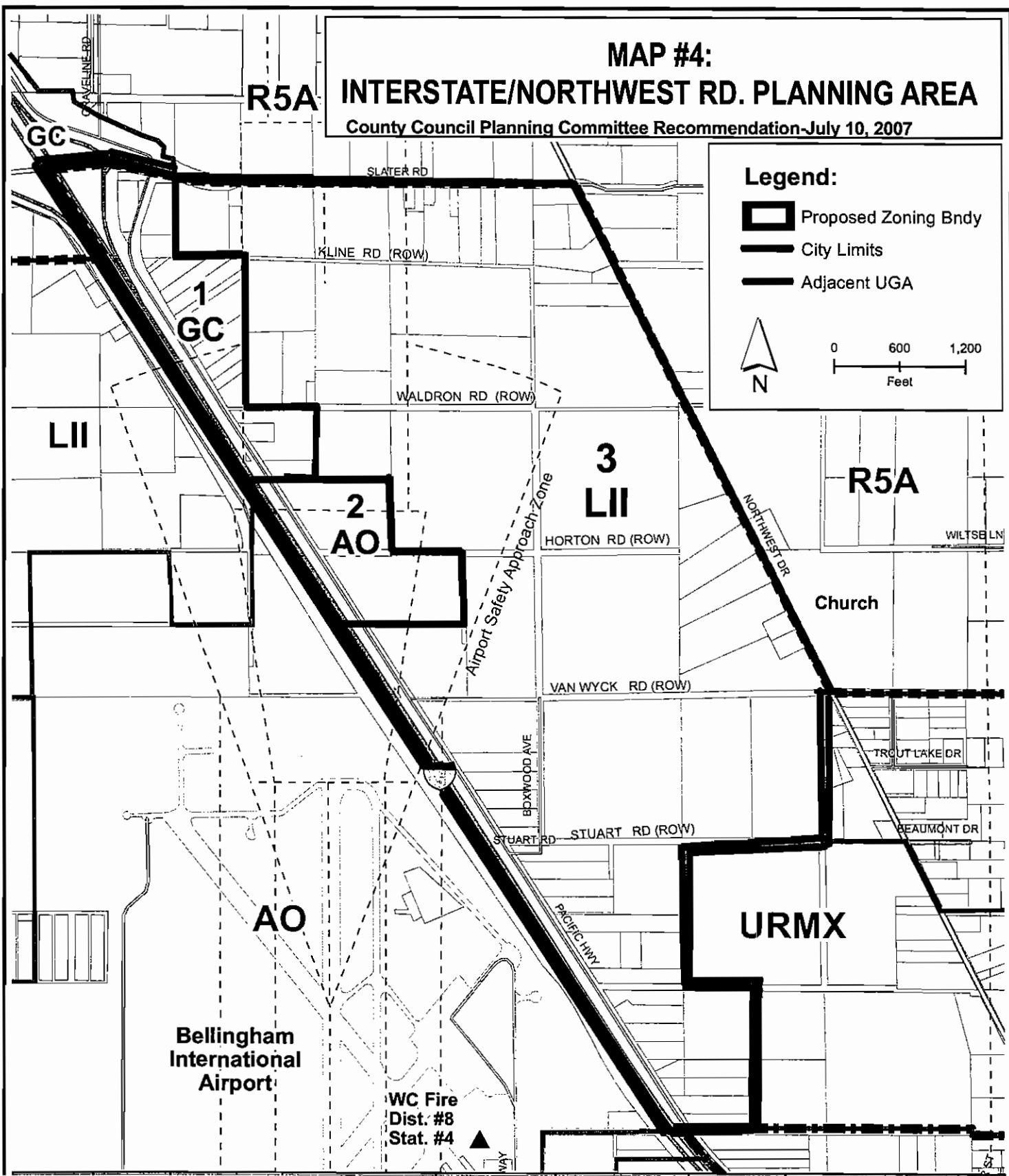
Legend:

-  Proposed Zoning Bndy
-  City Limits
-  Adjacent UGA



0 600 1,200




Feet

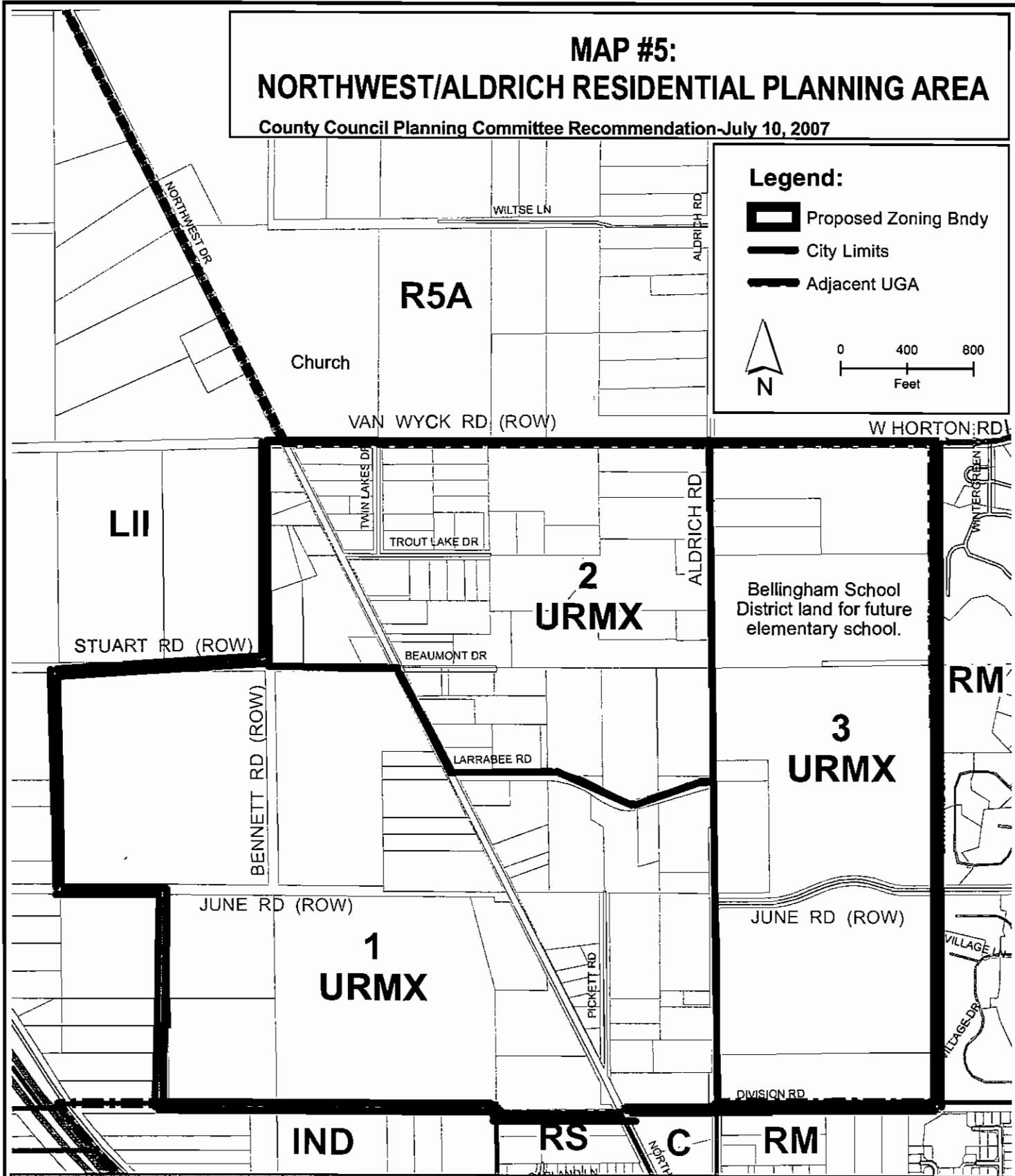
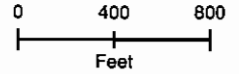


MAP #5: NORTHWEST/ALDRICH RESIDENTIAL PLANNING AREA

County Council Planning Committee Recommendation-July 10, 2007

Legend:

-  Proposed Zoning Bndy
-  City Limits
-  Adjacent UGA






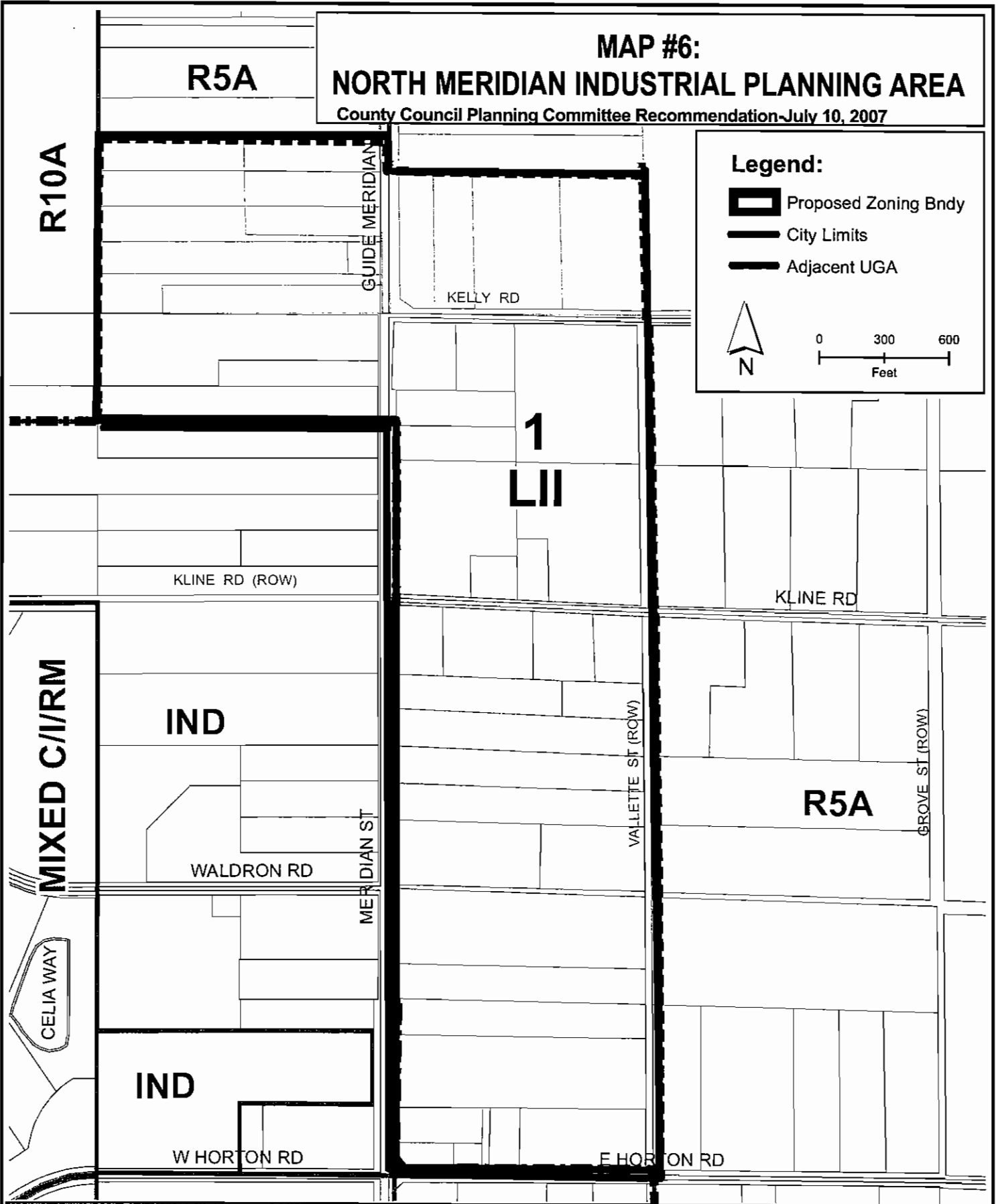
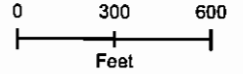
MAP #6:

NORTH MERIDIAN INDUSTRIAL PLANNING AREA

County Council Planning Committee Recommendation-July 10, 2007

Legend:




-  Proposed Zoning Bndy
-  City Limits
-  Adjacent UGA

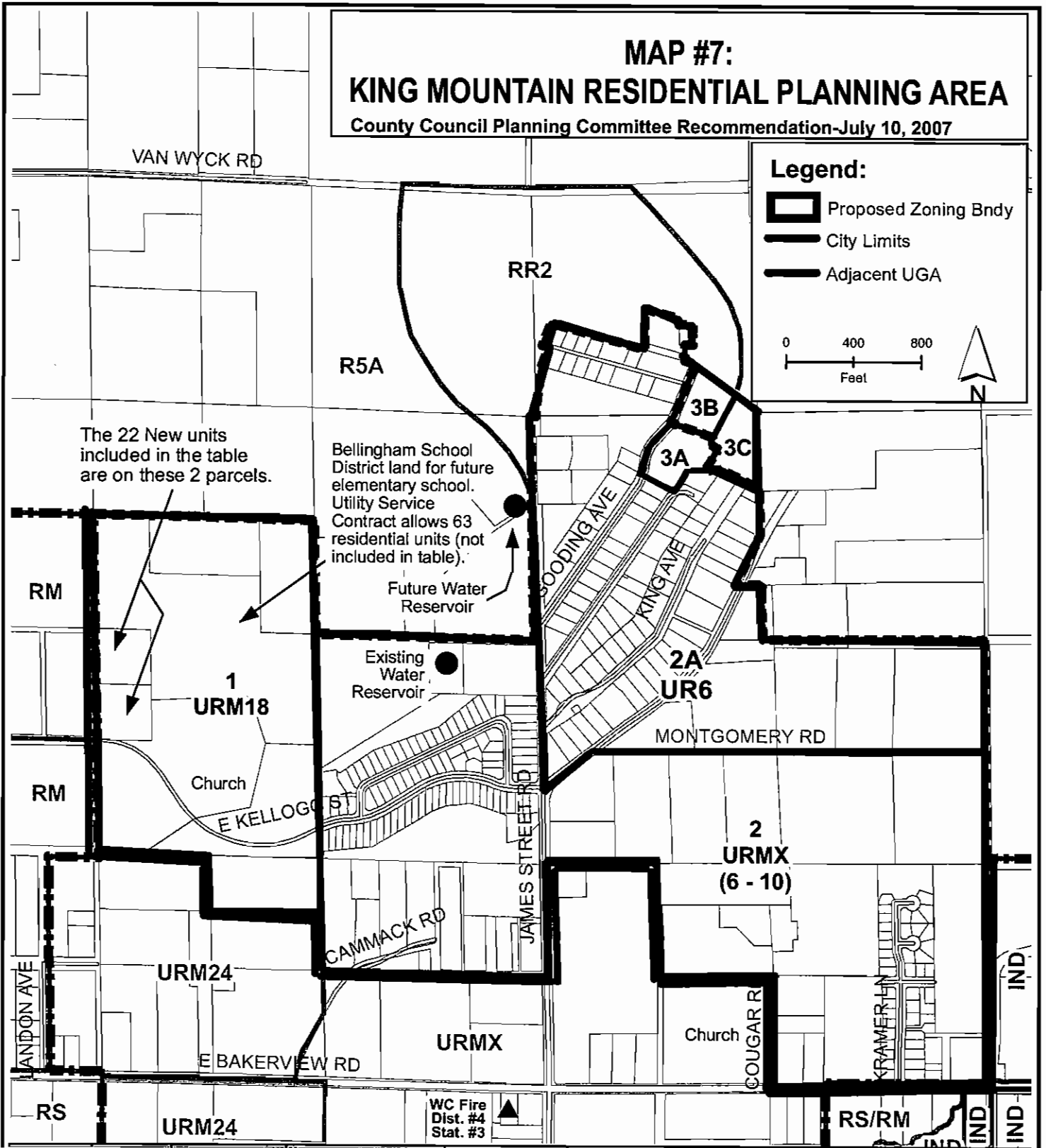
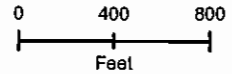


MAP #7: KING MOUNTAIN RESIDENTIAL PLANNING AREA

County Council Planning Committee Recommendation-July 10, 2007

Legend:

-  Proposed Zoning Bndy
-  City Limits
-  Adjacent UGA



The 22 New units included in the table are on these 2 parcels.

Bellingham School District land for future elementary school. Utility Service Contract allows 63 residential units (not included in table).

Future Water Reservoir

Existing Water Reservoir

Church

2 URMX (6 - 10)

Church

WC Fire Dist. #4 Stat. #3

RS/RM




IND

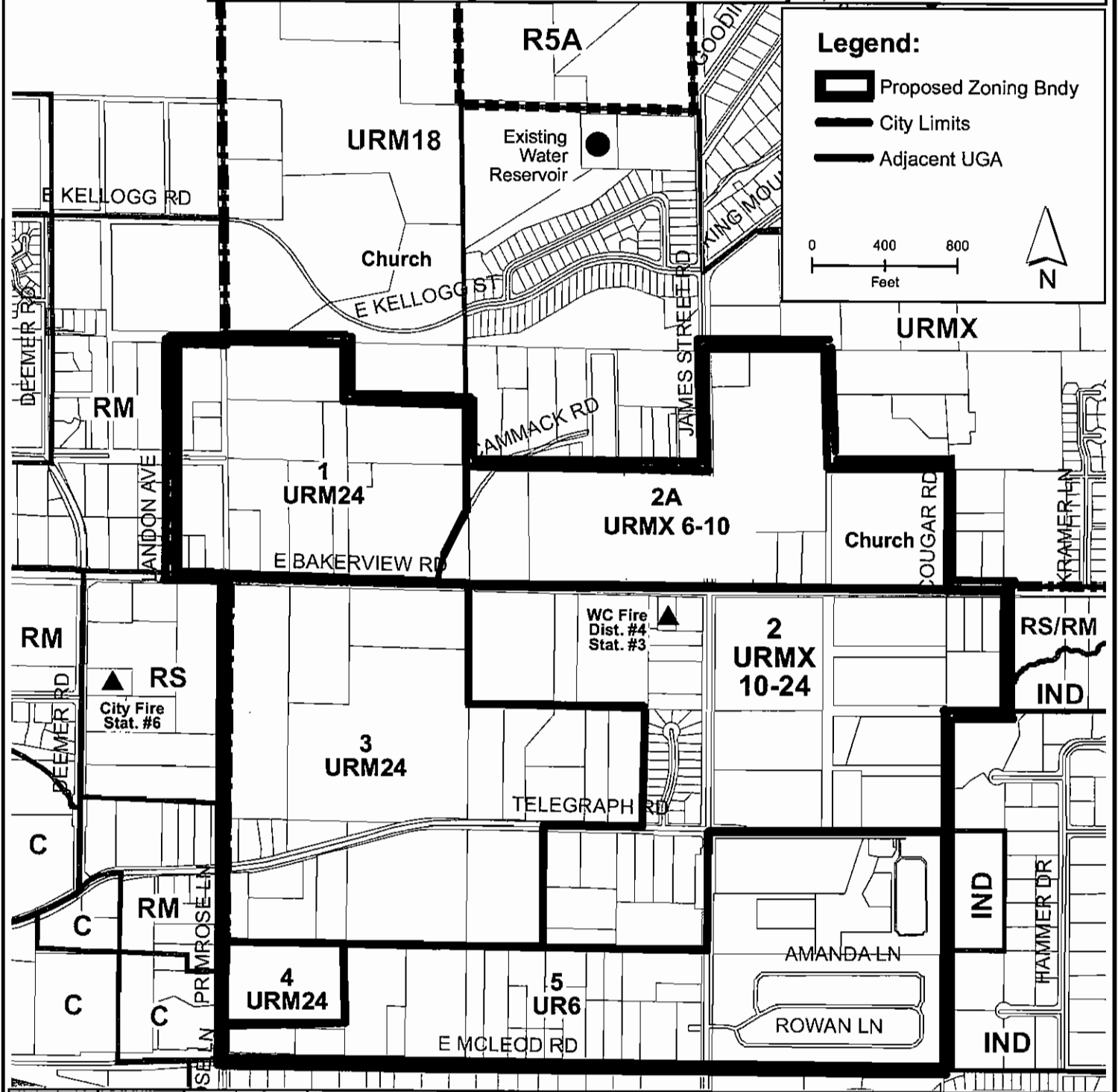
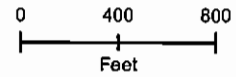
IND

MAP #8: EAST BAKERVIEW/JAMES/TELEGRAPH PLANNING AREA

County Council Planning Committee Recommendation-July 10, 2007

Legend:




-  Proposed Zoning Bndy
-  City Limits
-  Adjacent UGA

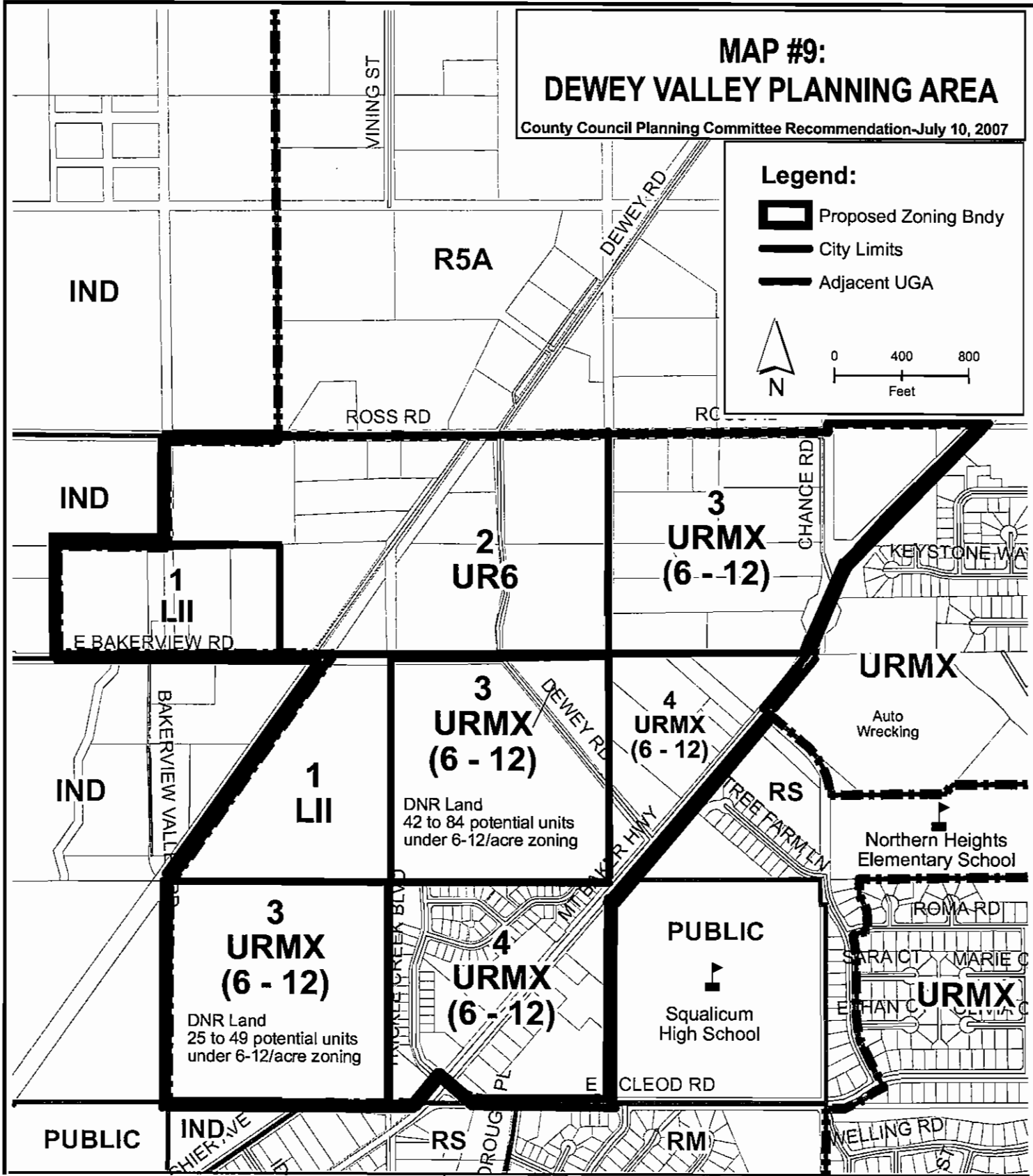
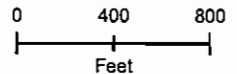


MAP #9: DEWEY VALLEY PLANNING AREA

County Council Planning Committee Recommendation-July 10, 2007

Legend:




-  Proposed Zoning Bndy
-  City Limits
-  Adjacent UGA

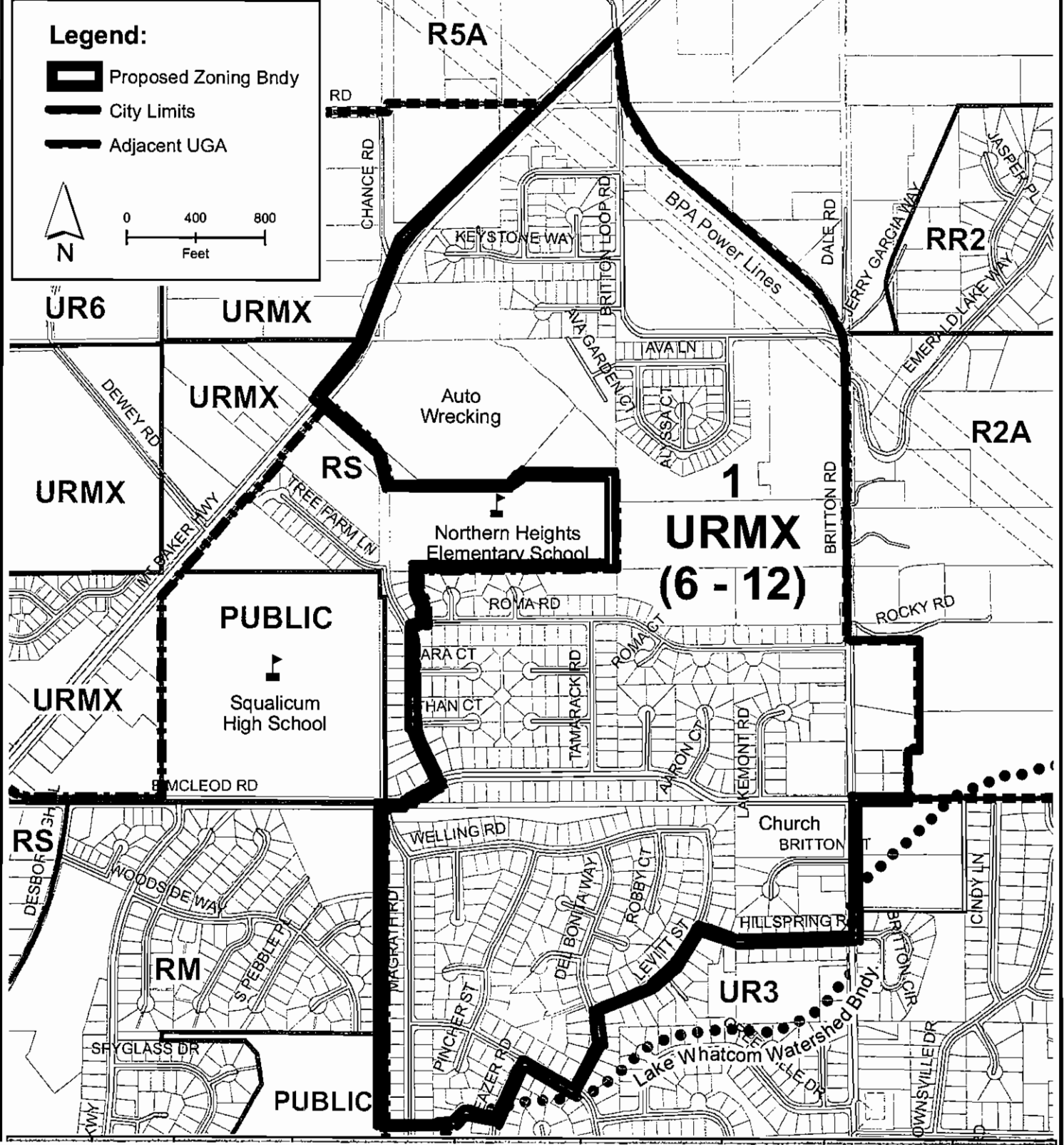
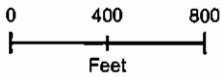


MAP #10: BRITTON RD. RESIDENTIAL PLANNING AREA

County Council Planning Committee Recommendation-July 10, 2007

Legend:




-  Proposed Zoning Bndy
-  City Limits
-  Adjacent UGA

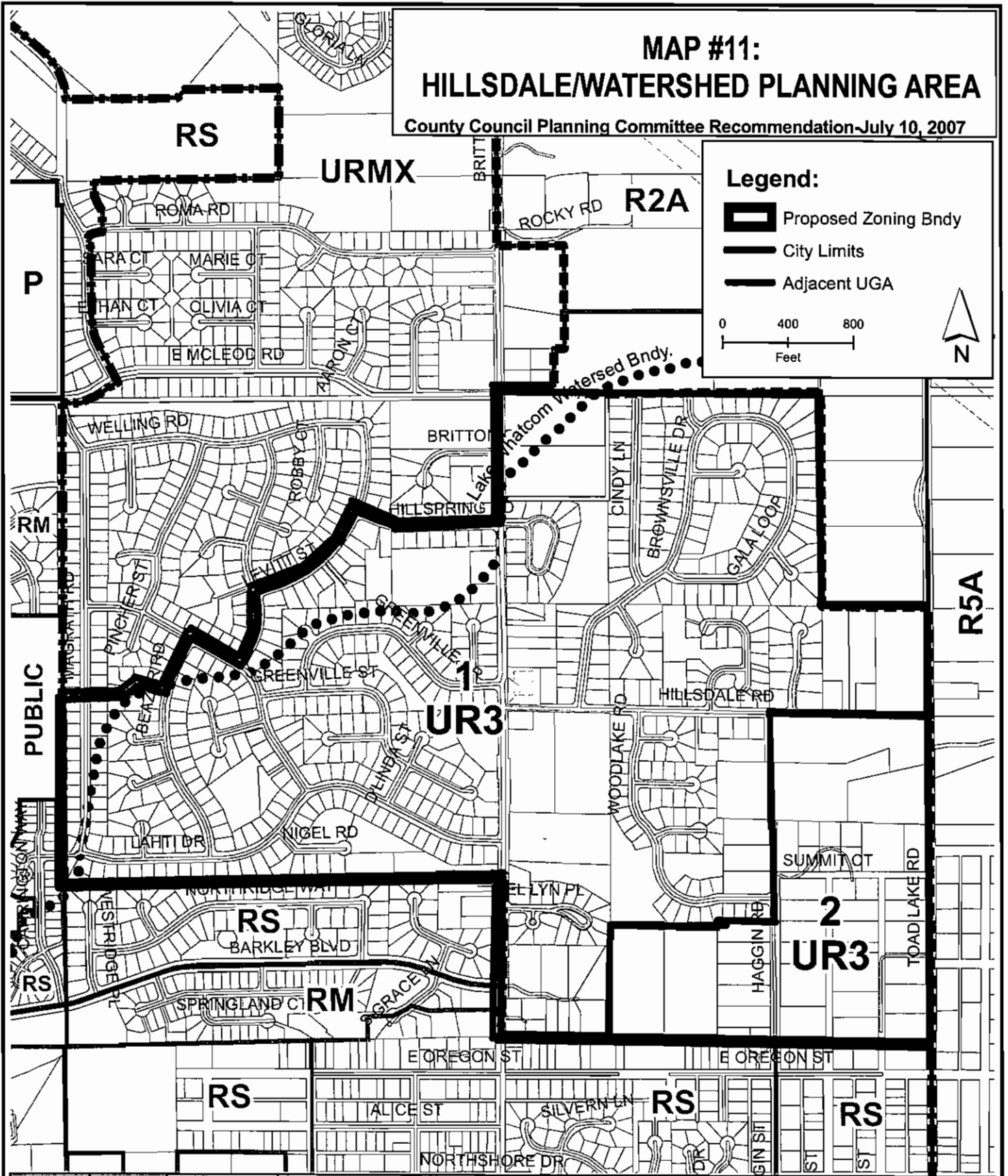
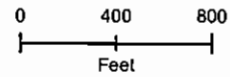


MAP #11: HILLSDALE/WATERSHED PLANNING AREA

County Council Planning Committee Recommendation-July 10, 2007



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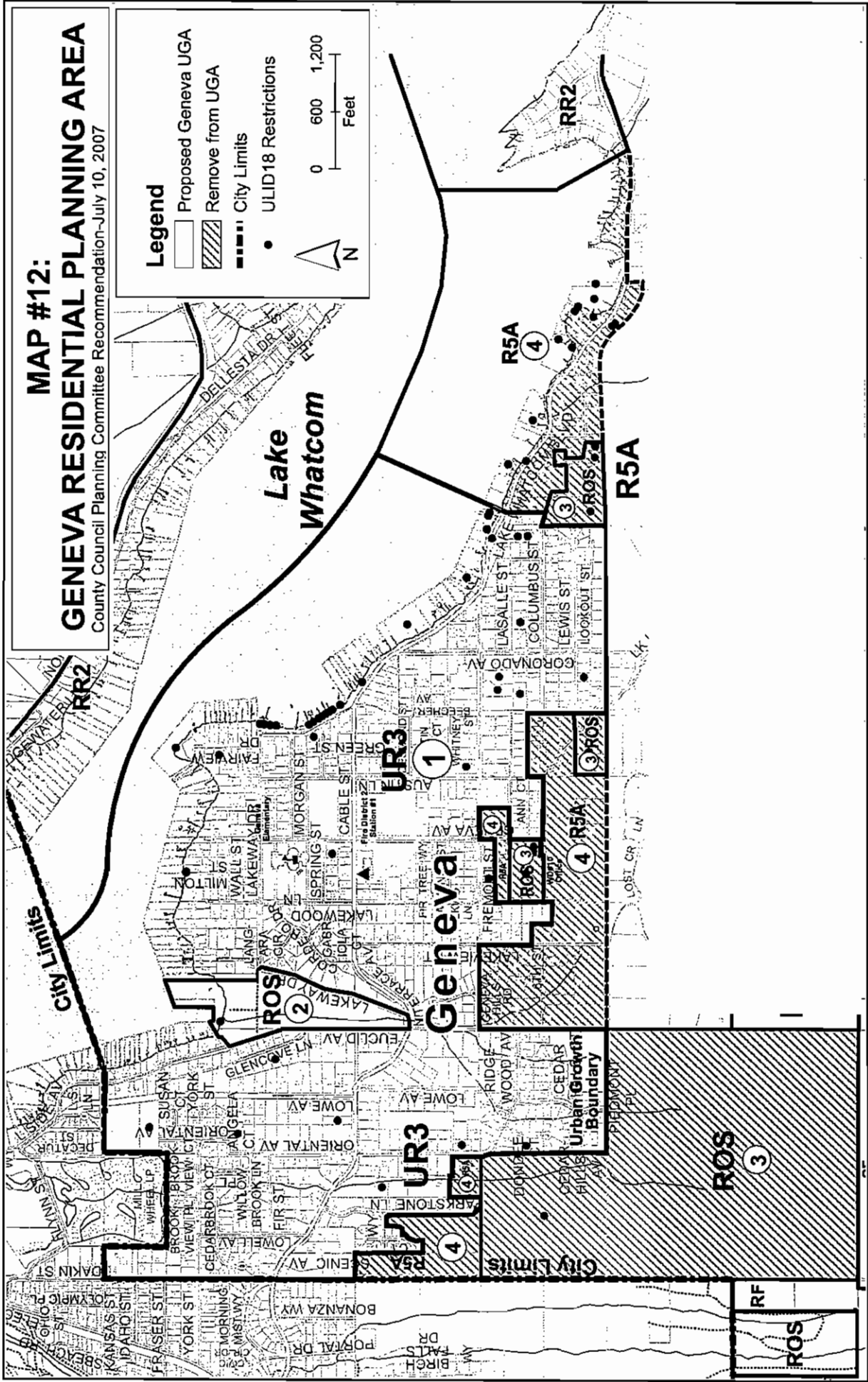
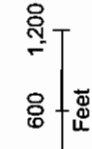
-  Proposed Zoning Bndy
-  City Limits
-  Adjacent UGA



MAP #12:
GENEVA RESIDENTIAL PLANNING AREA
 County Council Planning Committee Recommendation-July 10, 2007

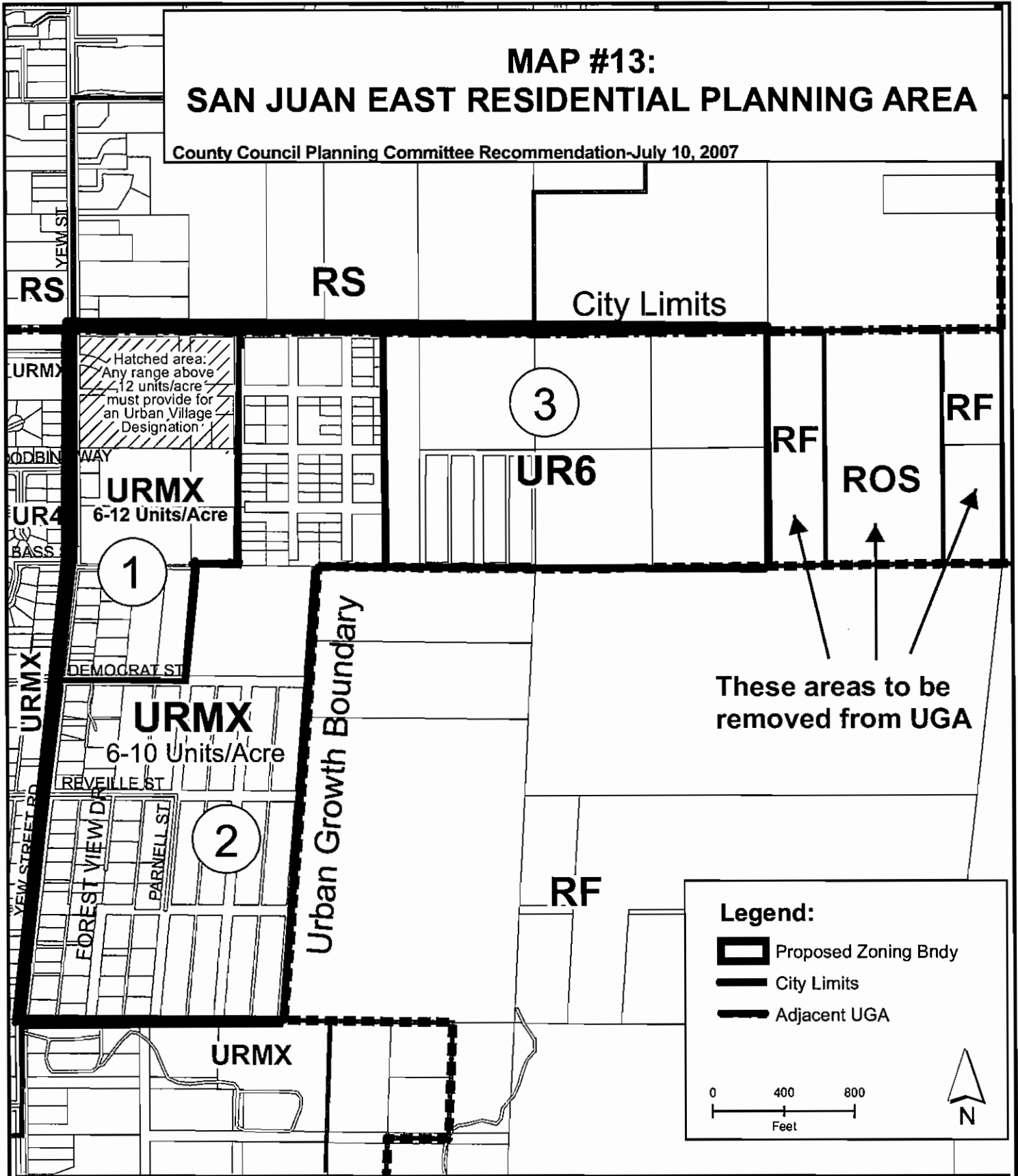
Legend

-  Proposed Geneva UGA
-  Remove from UGA
-  City Limits
-  ULID18 Restrictions



MAP #13: SAN JUAN EAST RESIDENTIAL PLANNING AREA

County Council Planning Committee Recommendation July 10, 2007






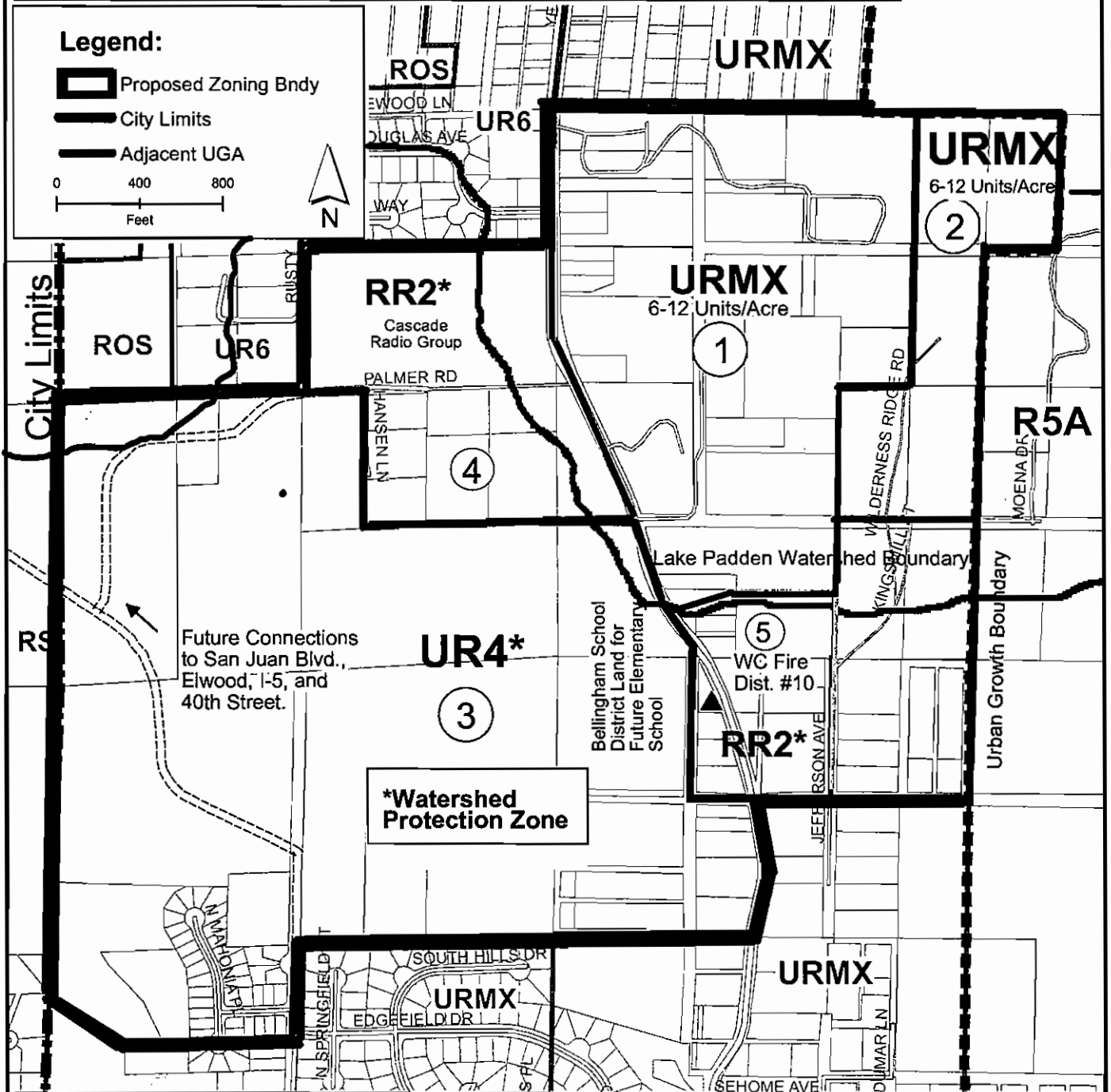
MAP #15: SAMISH CREST RESIDENTIAL PLANNING AREA

RF

County Council Planning Committee Recommendation-July 10, 2007

Legend:




-  Proposed Zoning Bndy
 -  City Limits
 -  Adjacent UGA
- 0 400 800
Feet



MAP #16: GOVERNOR - SOUTH SAMISH RESIDENTIAL PLANNING AREA

County Council Planning Committee Recommendation-July 10, 2007

Legend:

-  Proposed Zoning Bndy
-  City Limits
-  Adjacent UGA

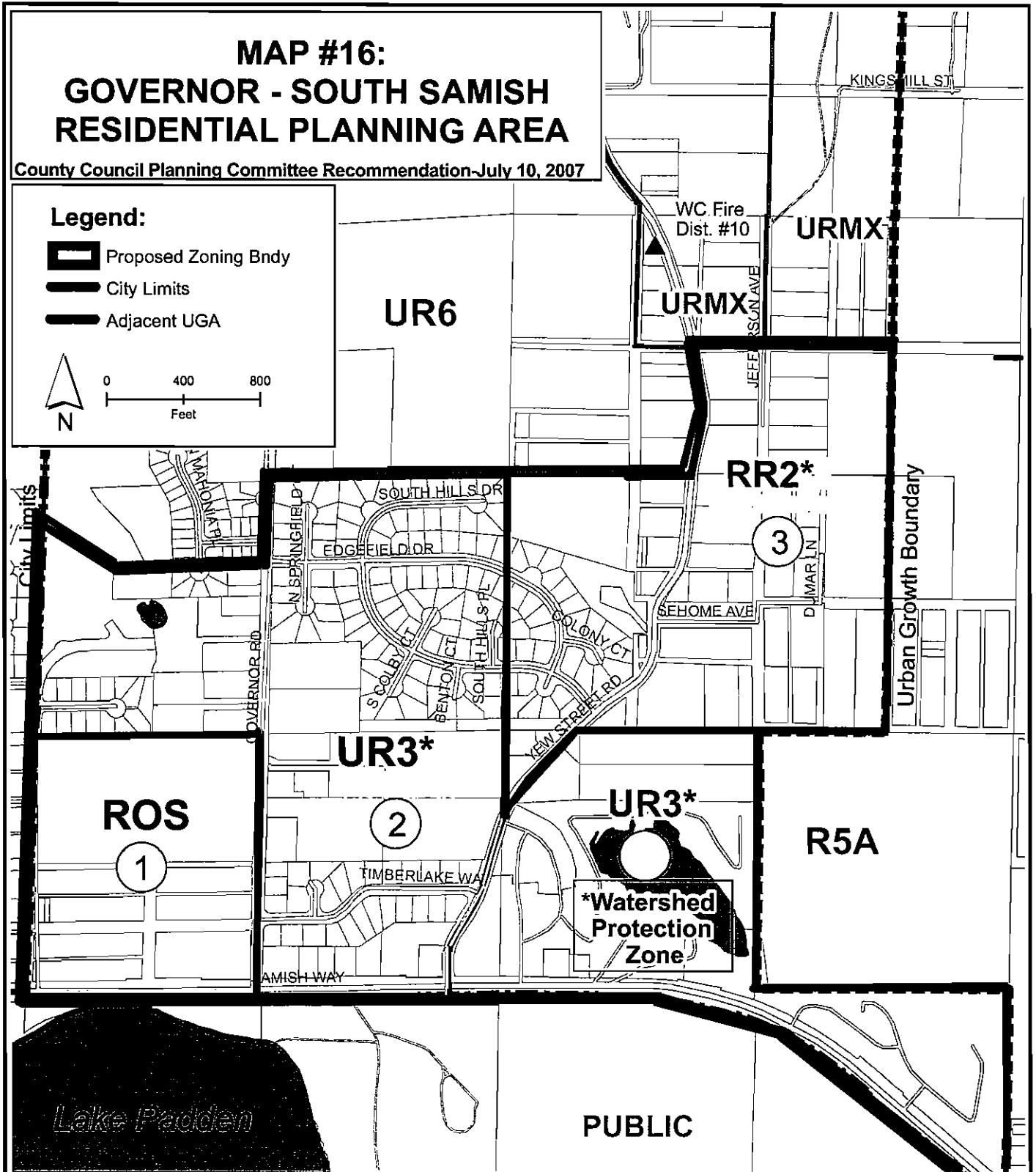
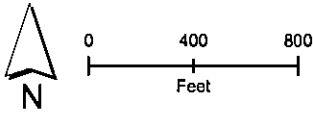







Exhibit B

Bellingham UGA Recommended Boundary

Planning and
Development
Committee

July 10, 2007

-  Recommended UGA Boundary
-  SYRAs and Prop.Owner Requests
-  Recommended for Inclusion
-  CITY
-  Existing UGA



Revised 7/17/07 gtd

