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WHATCOM COUNTY COUNCIL
Planning and Development Committee

October 13, 2009

Committee Chair Laurie Caskey-Schreiber called the meeting to order at 3:04 p.m. in the Council Chambers, 311 Grand Avenue, Bellingham, Washington.

Present: Laurie Caskey-Schreiber and Carl Weimer.

Absent: Bob Kelly.

Also Present: Sam Crawford, Barbara Brenner, and Seth Fleetwood.

COMMITTEE DISCUSSION

1. URBAN GROWTH AREA REVIEW FOR BELLINGHAM AND FERNDALE (AB2009-052F)

Ferndale

Gary Davis, Planning and Development Services Department, gave a staff report on the City of Ferndale proposal, Executive's recommendation, and the Planning Commission recommendation. He referenced maps of the Ferndale urban growth areas (UGA's) (*on file*).

The following people answered questions:

- David Stalheim, Planning and Development Services Director

Discussion included the Executive's specific reason for including the 22-acre parcel that the Planning Commission recommends removing; an area they should include to offset that loss; whether disagreements on the land capacity analysis affect the areas needed and shown in orange on the map; whether Ferndale agreed with the land capacity analysis and population numbers; removing areas from the urban growth area (UGA) versus having urban reserve areas; engaging in joint planning with the City of Ferndale in lieu of designating urban reserves; acreage near Slater Road and Interstate 5 for industrial land, and; keeping Bellingham and Ferndale UGA's separate.

Bellingham

Matt Aamot, Planning and Development Services Department, gave a staff report on the City of Bellingham proposal, Executive's recommendation, the Planning Commission recommendation, and issues raised during the public comment period. He referenced maps (*on file*) and read from the memo from Planning Director David Stalheim to the Planning Commission dated October 6, 2009 regarding the Bellingham UGA (*on file*).

The following people answered questions:

- David Stalheim, Planning and Development Services Director
- Rebecca Craven, Council Policy Analyst

Discussion included how long the Geneva and Hillsdale areas have been urban growth areas; whether the County is obligated to remove the Yew Street Road area from the UGA because the City refused annexation; County-provided urban levels of service in the Yew Street Road area if it won't be annexed; the City's interest in annexing Dewey Valley; removing build out potential in Hillsdale and Geneva in lieu of removing those areas

1 from the UGA; if the City or County can better-manage the Hillsdale and Geneva areas of
2 the watershed; how long the County will allow the City to work out its timing issues in the
3 Hillsdale, Geneva, Yew Street Road, and Dewey Valley areas; setting time limits for the City
4 to annex certain UGA areas; the history of Geneva and Hillsdale zoning; instances where
5 the Growth Management Hearings Board allows less-than-urban zoning in critical areas, if
6 findings are sufficient; whether the County can require that the City boost its shoreline
7 regulations; fiscal analysis of the Hillsdale and Geneva UGA's, and; the discussion schedule
8 during upcoming meetings.
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11 **OTHER BUSINESS**

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13 There was no other business.
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16 **ADJOURN**

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18 The meeting adjourned at 4:10 p.m.
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22 Please contact the Council Office to obtain an
23 official, signed copy:
24
25 360-676-6690 or council@co.whatcom.wa.us
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31 _____
32 Dana Brown-Davis, Council Clerk

Laurie Caskey-Schreiber, Committee Chair