

**WHATCOM COUNTY
PLANNING & DEVELOPMENT
SERVICES**

5280 Northwest Drive
Bellingham, WA 98226

Hal H. Hart, A.I.C.P.
Director

MEMORANDUM

TO: Whatcom County Council-Planning Committee

FROM: Hal Hart, A.I.C.P., Director
Linda Peterson, A.I.C.P., Long Range Planning Division Manager
Troy Holbrook, Lead Planner

DATE: February 16, 2007

RE: February 27, 2007 Council Planning Committee Meeting-
Bellingham Subarea Plan Update

On February 27, 2007, the Council Planning Committee will be reviewing the Urban Growth Area (UGA) zoning recommendations from the City of Bellingham and Whatcom County as part of the Bellingham Subarea Plan Update. A matrix containing the differing zoning recommendations between the City of Bellingham, Whatcom County Planning Commission, and the Whatcom County Planning staff is included to assist in the side-by-side comparison of each of the recommendations. Maps of all areas of Bellingham's UGA containing each zoning recommendation are also attached.

At the last Planning Committee meeting on January 30th, a discussion of the Land Supply Analysis and the use of the terms "safety" and "market" factors occurred. These terms have been used interchangeably to account for uncertainties in future market conditions, individual choices on property development, or any other unanticipated issues resulting in land not being immediately available for development. Also, the "land availability factor" in the Land Supply Analysis has sometimes been referred to as a "market factor".

- ❑ "Safety factor" is the term that has been used in the Land Supply Methodology utilized by the City of Bellingham and Whatcom County.
- ❑ "Land Availability Factor", applied only within the city limits in the Land Supply Analysis, is the term referring to the 15% historical under-building in the city where the zoning does not include minimum density requirements, and some neighborhoods have built out at suburban densities.
- ❑ The term "market factor" has been referenced in Growth Management Hearings Board cases, and other documents and comments submitted during the Subarea Update.

For consistency, Whatcom County planning staff recommends use of the terms "safety factor" and "land availability factor" in the context of the Land Supply Analysis. To avoid confusion, the term "market factor" will not be utilized in this process.

The final sizing of Bellingham's UGA is partially determined by the recommended zoning of the current UGA. The intent of this meeting is to review the UGA zoning recommendation under the scope of the Land Supply Analysis. Following the adoption of any new zoning within the current UGA, those determinations will influence the overall population capacity of the Bellingham Subarea. The next steps after the UGA zoning determinations will be reviewing the Land Use Policies of the Subarea Plan, and a final determination of the sizing of the UGA.

Bellingham Subarea Plan Update
Bellingham UGA Zoning Recommendation Differences – February 27, 2007

Map	Area	Existing Zoning	Whatcom County Planning Commission Recommendation	City of Bellingham Recommendation	Whatcom County Staff Recommendation	Reasoning/Response
Map #1: Shoreline Industrial	-	See map	Consistent zoning recommendations between the City and County.			-
Map#2: Bennett/Marine Drive	-	See map	Consistent zoning recommendations between the City and County.			-
Map #3: Airport/Gateway/Curtis Road	-	See map	Consistent zoning recommendations between the City and County.			-
Map #4: Interstate/Northwest Road	-	See map	Consistent zoning recommendations between the City and County.			-
Map #5: Northwest/Aldrich Road	-	See map	Consistent zoning recommendations between the City and County.			-
Map #6: North Meridian Industrial	-	See map	Consistent zoning recommendations between the City and County.			-
Map #7: King Mountain	Area 1	URMX 6-10	URM-10 (*This zoning designation has not been developed.)	URM-18	Same as the City of Bellingham's recommendation.	This area is in the process of annexation, and URM-18 would reflect a desired density within the City limits.
	Area 2A	URMX 6-10	UR4	UR6	Same as the City of Bellingham's recommendation.	UR 4-6 does not currently exist. This zoning would not be consistent with Goal 2-P of the Whatcom County Comprehensive Plan to encourage densities averaging 6-12 units per acre.
Map #8: E. Bakerview/James/Telegraph Road	Area 2A	URMX 6-10	URMX 6-10 (*Area 2A was proposed to be split from Area 2 north of E. Bakerview Road.)	URMX 10-24	Same as the City of Bellingham's recommendation.	This area is in the process of annexation, and URMX 10-24 would reflect a desired density within the City limits.
Map #9: Dewey Valley	-	See map	Consistent zoning recommendations between the City and County.			-
Map #10: Britton Road	-	See map	Consistent zoning recommendations between the City and County.			-

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Map #11: Hillsdale/ Watershed	Area 3	UR3	Proposed to be removed from the UGA.	Proposed to keep in the UGA.	Proposed to keep in the UGA.	Further development of subdivisions is limited due to the City of Bellingham's utility extension policy.
Map #12: Geneva	-	See map	Consistent zoning recommendations between the City and County.			-
Map #13: San Juan East	Area 1	UR4	URMX 6-12 (*This zoning designation has not been developed.)	URMX 6-12 (*This zoning designation has not been developed.)	Same as the City and County's recommendation. Whatcom County will develop this zoning.	-
	Area 2	RR2	UR 4-6 (*This zoning designation has not been developed.)	URMX 6-10	Same as the City of Bellingham's recommendation.	UR 4-6 does not currently exist. This zoning would not be consistent with Goal 2-P of the Whatcom County Comprehensive Plan to encourage densities averaging 6-12 units per acre.
	Area 3	RR2	UR4	UR6	Same as the City of Bellingham's recommendation.	UR 4-6 does not currently exist. This zoning would not be consistent with Goal 2-P of the Whatcom County Comprehensive Plan to encourage densities averaging 6-12 units per acre.
Map #14: San Juan West	Area 3	UR4 & RR2	UR4	UR 6-10	Same as the City of Bellingham's recommendation.	UR 4-6 does not currently exist. This zoning would not be consistent with Goal 2-P of the Whatcom County Comprehensive Plan to encourage densities averaging 6-12 units per acre.

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	Area 4	UR4 & RR2	UR 4-6 (*This zoning designation has not been developed.)	URMX 6-12 (*This zoning designation has not been developed.)	Same as the City of Bellingham's recommendation.	UR 4-6 does not currently exist. This zoning would not be consistent with Goal 2-P of the Whatcom County Comprehensive Plan to encourage densities averaging 6-12 units per acre.
Map #15: Samish Crest	Area 1	RR2	URMX 6-12 (*This zoning designation has not been developed.)	URMX 6-12 (*This zoning designation has not been developed.)	Same as the City and County's recommendation. Whatcom County will develop this zoning.	-
	Area 2	RR2	UR 4-6 (*This zoning designation has not been developed.)	UR6	Same as the City of Bellingham's recommendation.	UR 4-6 does not currently exist. This zoning would not be consistent with Goal 2-P of the Whatcom County Comprehensive Plan to encourage densities averaging 6-12 units per acre.
Map #16: Governor/South Samish	-	<i>See map</i>	Consistent zoning recommendations between the City and County.			-