

RECORD OF PROCEEDINGS OF THE
WHATCOM COUNTY PLANNING COMMISSION

1

October 15, 2009

Special Meeting

1 **Call To Order:** The meeting was called to order, by Whatcom County Planning
2 Commission Chair, Jean Melious, in the Whatcom County Council chambers at 6:40 p.m.

3
4 **Roll Call**

5 Present: Jean Melious, Sean Wilson, John Lesow, Rabel Burdge, John Steensma
6 Hunter in attendance at 6:43 p.m., Mann in attendance at 6:55 p.m.

7 Absent: John Belisle, Geoff Menzies

8
9 **Staff Present:** David Stalheim, Wain Harrison, Sarah Watts, Kate Blystone, Matt Aamot,
10 Rebecca Craven – Council Office, Becky Boxx

11
12 **Work Session**

13
14 Whatcom County Urban Growth Area Review – Comprehensive Plan, Zoning Text, Zoning
15 Maps, Columbia Valley Commercial zoning, Birch Bay UGA boundaries

16
17 Birch Bay Sizing

18
19 The Commission reviewed the Birch Bay UGA. At the previous meeting regarding the UGA
20 the Commission directed staff to provide some options for reducing the UGA to more
21 closely match the land capacity analysis. Staff proposed four areas, on the fringes of the
22 UGA, for review. Area A is near Anderson and Harborview Roads. Removing this area
23 would undersize the UGA by approximately 0.4 percent. Area B is near Lincoln and Blaine
24 Roads. Removing this area would leave the UGA oversized by approximately 5.9 percent.
25 Area C is near Alderson and Blaine Roads. Removing this area would leave the UGA about
26 3 percent oversized. Area D is Pt. Whitehorn. Removing this area would leave the UGA
27 oversized by approximately 5.7 percent.

28
29 Burdge moved to remove Area B. Lesow seconded. The motion failed.

30
31 Mann moved to accept the Executive's recommendation (which includes areas A,B,C,D),
32 excluding the Urban Reserves. Wilson seconded. The motion carried.

33
34 Birch Bay Provisional Rezone Area

35
36 This area is near Blaine and Alderson Roads. Development is unable to progress because
37 of the requirement of coordinated site development and the requirement to purchase
38 Transferrable Development Rights (TDRs) limits the ability for developers to provide
39 affordable housing.

40
41 Wilson moved to adopt Option #2 (Zone the area from provisional URM24 to URM12).
42 Lesow seconded. The motion failed.

43
44 Wilson moved to adopt Option #1 (Remove the provisional status, maintain URM24 zoning
45 as codified, requiring TDRs to achieve densities higher than 10 DU/acre). Mann seconded.
46 The motion carried.

47
48

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1 Birch Bay Zoning Map

2
3 Burdge moved to adopt the zoning map as amended. Wilson seconded. The motion
4 carried.

5
6 Columbia Valley UGA Zoning Map

7
8 Wilson moved to adopt the zoning map as presented. Mann seconded. The motion carried.
9

10 Bellingham UGA Zoning Map

11
12 Burdge moved to adopt the zoning map as presented. Wilson seconded. The motion
13 carried.

14
15 Blaine UGA Zoning Map

16
17 Wilson moved to adopt the zoning map as presented. Lesow seconded. The motion
18 carried.

19
20 Everson UGA Zoning Map

21
22 Lesow moved to adopt the zoning map as presented. Wilson seconded. The motion
23 carried.

24
25 Ferndale UGA Zoning Map

26
27 Lesow moved to adopt the zoning map as presented. Burdge seconded. The motion
28 carried.

29
30 Lynden UGA Zoning Map

31
32 Lesow moved to adopt the zoning map as presented. Burdge seconded. The motion
33 carried.

34
35 Nooksack UGA Zoning Map

36
37 Wilson moved to adopt the zoning map as presented. Burdge seconded. The motion
38 carried.

39
40 Sumas UGA Zoning Map

41
42 Lesow moved to adopt the zoning map as presented. Wilson seconded. The motion
43 carried.

44
45 Cherry Point UGA Zoning Map

46
47 Mann moved to adopt the zoning map as presented. Lesow seconded. The motion carried.
48

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1 Comprehensive Plan Text

2

3 *Chapter 1-Introduction*

4

5 Hunter moved to accept Option #2 (a. amend growth allocation to Lynden based on
6 current UGA capacity of 3,465 additional people, b. amend county-wide total growth
7 forecasts, c. delete population allocation reserves discussion and renumber tables in
8 chapter, d. delete employment allocation reserve footnote in Table 6 for the Columbia
9 Valley). Burdge seconded. The motion carried.

10

11 *Chapter 2- Land Use*

12

13 Wilson moved to accept Option #2 (a. Population: i. modify language on page 2-4 to state
14 "which will accommodate the expected increase of 53,892 people over the 20 year
15 planning period...", ii. Modify language in last paragraph on page 2-19 to top of 2-20 that
16 has total County population of 244,892 and deletes last sentence about population
17 allocation held in reserve, b. modify Policy 2C-5 by deleting the sentence that states with
18 "The Comprehensive Plan provides for reserve growth allocations and urban reserve
19 lands...", c. remove the reference to Custer as an urban growth area on page 2-16, d.
20 modify the Bellingham UGA total acreage to reflect Planning Commission
21 recommendations, e. add Policy 2T-11 to require non-urban densities in the Geneva and
22 Hillsdale urban growth areas, f. add Policy 2T-12 to evaluate rezoning land from General
23 Commercial to Light Impact Industrial in the northern portion of the Bellingham UGA (just
24 south of the Ferndale UGA), g. UGA text and policy changes to Everson, Ferndale, Lynden
25 and Sumas to reflect Planning Commission recommendations, h. UGA text and policy
26 changes to Birch Bay to reflect Planning Commission recommendations, i. delete the
27 proposed requirement in Policy 2AA-6 to re-designate the Columbia Valley from a UGA to
28 a rural designation if adequate capital facility plans are not completed by 2011, j. delete
29 urban growth area reserve language, k. adopt the Drayton Harbor watershed transfer of
30 development right policy, l. revise the Lake Whatcom text to restore references indicating
31 that Geneva and Hillsdale are urban growth areas, m. modify maps 8 and 10 to show
32 Planning Commission's UGA boundaries) in addition to an amendment regarding the City
33 of Bellingham additional population growth moving in Chapter 2. Hunter seconded. The
34 motion carried.

35

36 *Chapter 4-Capital Facilities*

37

38 Wilson moved to adopt Option #2 (Amend Chapter 4, Capital Facilities to: ~~a. modify~~
39 ~~proposed Policy 4N-4 by inserting the date of the North Whatcom Fire and Rescue Capital~~
40 ~~Facilities Plan as follows, Adopt special district and County capital facility plans for~~
41 ~~unincorporated UGAs into this plan by reference when consistent with the Whatcom~~
42 ~~County Comprehensive Plan.~~ b. modify the language in Action Plan item # 12 to allow the
43 County to adopt special district plans by reference without those plans being approved by
44 the special purpose district. Hunter seconded. The motion carried.

45

46 *Chapter 6-Transportation*

47

48 Hunter moved to adopt Map 14A as presented. Wilson seconded. The motion carried.

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1 *Chapter 8-Resource Lands*

2
3 Hunter moved to adopt Maps 18 and 19 as presented. Lesow seconded. The motion
4 carried.

5
6 *Appendix A-Glossary*

7
8 Burdge moved to adopt the recommendation to remove Urban Growth Area Reserves from
9 the glossary. Lesow seconded. The motion carried.

10
11 Zoning Text

12
13 Hunter moved to adopt the proposed recommendations for zoning with the addition to
14 20.40.010, last sentence: ...potential for future urban development consistent with the
15 protection of resource land. Lesow seconded. The motion carried.

16
17 Columbia Valley UGA Map

18
19 Wilson moved to remove the Long Term UGA designation from the map. Burdge
20 seconded. The motion carried.

21
22 The meeting was adjourned at 10:00 p.m.

23
24 Minutes prepared by B. Boxx.

25
26
27 WHATCOM COUNTY PLANNING COMMISSION ATTEST:

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31 _____
32 Jean Melious, Chair

David Stalheim, Secretary

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