

SPONSORED BY: _____
PROPOSED BY: _____
INTRODUCTION DATE: _____

RESOLUTION NO. _____

ADOPTING 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; 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.

APPROVED this ____ day of _____, 2007.

Attest:

WHATCOM COUNTY COUNCIL
WHATCOM COUNTY, WASHINGTON

Dana Brown-Davis
Clerk of the Council

Carl Weimer, Chairperson

Approved as to form:

Civil Deputy Prosecutor