

Rural Element Comment Sheet

Please mark your responses to the following proposed ideas for land use policy in Whatcom County's rural areas. The LAMIRD acronym refers to limited areas of more intensive rural development, as defined by the Growth Management Act (RCW 36.70A.070(5)(d))

Rural Centers – Designate existing small town and crossroad commercial areas as “Rural Centers,” where existing zoning may remain in place within a “LAMIRD” boundary. These would include Acme, Custer, Deming, Glacier, Hinotes Corner, Kendall, Maple Falls, Nugent’s Corner, Point Roberts (Gulf/Tyee area and Maple Beach), Laurel, and Sudden Valley. These Rural Centers would be located throughout the county and would not be adjacent to designated urban growth areas.

Strongly Agree () Somewhat Agree () Neutral () Somewhat Disagree () Strongly Disagree ()

Other Comments:

Uses in Rural Centers – Tailor allowed land uses and development standards to emphasize the unique qualities of each Rural Center. Recognize recent subarea planning efforts and work with residents to determine the most appropriate types of development for each, given its function and history.

Strongly Agree () Somewhat Agree () Neutral () Somewhat Disagree () Strongly Disagree ()

Other Comments:

Residential Rural Centers – Designate areas with existing public services – particularly sewer – as Rural Centers, where existing zoning may remain within a “LAMIRD” boundary. These would include Lake Samish and Columbia Valley.

Strongly Agree () Somewhat Agree () Neutral () Somewhat Disagree () Strongly Disagree ()

Other Comments:

Residential Lands Outside Rural Centers – Change rural residential zoning classifications to allow minimum lot sizes no less than five acres, but retain the same permitted uses. Legal lots created before the new zoning takes effect would still be developable even if they are smaller than five acres.

Strongly Agree () Somewhat Agree () Neutral () Somewhat Disagree () Strongly Disagree ()

Other Comments:

Commercial and Tourist LAMIRDS – Recognize existing commercial uses in rural areas, but not located within the Rural Centers that provide job opportunities for rural residents, but do not create pressure for urban development or sprawl. Initially designate only those areas with historic commercial use AND current commercial zoning. These could include isolated parcels in areas such as Van Zandt, Welcome, North Lake Samish, Van Wyck, and the Point Roberts Marina. Also allow future isolated businesses to locate in the rural areas subject to spacing requirements (for example, no closer than one or two miles from the nearest LAMIRD or urban growth area).

Strongly Agree () Somewhat Agree () Neutral () Somewhat Disagree () Strongly Disagree ()

Other Comments:

Other Existing Commercial Lands in Rural Areas – Change existing commercial zoning on lands outside of “LAMIRD” boundaries to rural zoning with five acre minimum lot sizes. Businesses that already exist in these areas would be allowed to continue as “nonconforming” per the Whatcom County zoning code, which allows reconstruction and limited expansion.

Strongly Agree () Somewhat Agree () Neutral () Somewhat Disagree () Strongly Disagree ()

Other Comments: