

Blaine UGA – West Blaine

File #: PLN 2010-00012

Applicant: Councilmember Crawford

Description: Put “West Blaine” area back into Blaine UGA. This action requires a comprehensive plan amendment (not applied for).

WHATCOM COUNTY
PLANNING AND DEVELOPMENT SERVICES

SUGGESTED ZONING AMENDMENT APPLICATION FORM

Do not write in this section of the application-for official use only.

Date Received: _____

File #: PLN2010-00012

A. GENERAL INFORMATION

1. NAME: Sam Crawford, Whatcom County Councilmember RECEIVED

SIGNATURE: _____ 8 1 2009

MAILING ADDRESS: 310 Grand Avenue County P&DS
Bellingham, WA 98226

BUSINESS PHONE: 676-6690 HOME PHONE: 671-7262

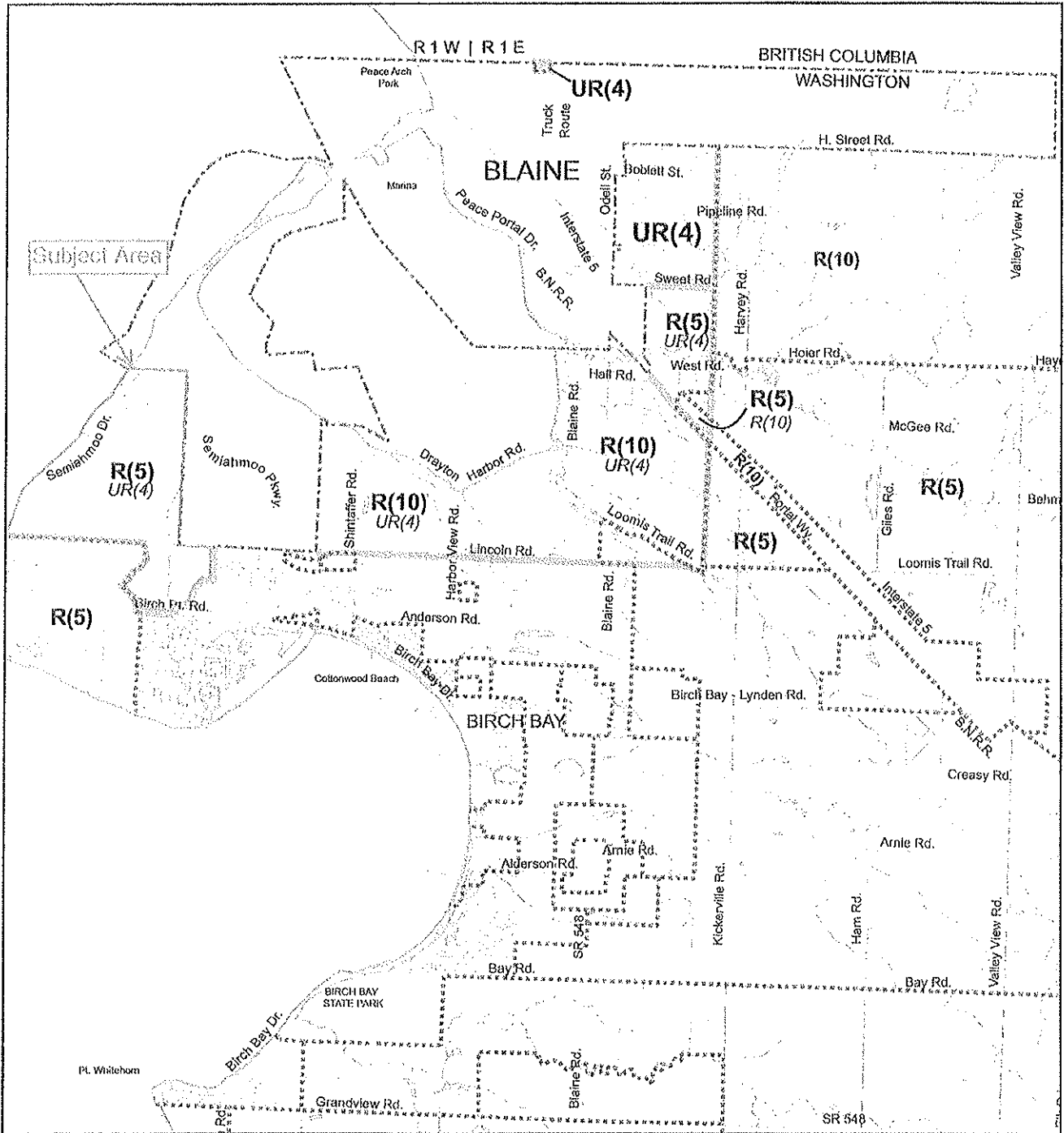
2. AGENT'S NAME: _____

MAILING ADDRESS: _____

BUSINESS PHONE: _____




3. Please give a complete but short description of the suggested amendment:
Reinstate the West Blaine Urban Growth Area as part of the City of Blaine's Urban Growth Area
(See attached map)

Official Zoning Map - Map UGA 2-a



Blaine UGA & Surrounding Area

Title 20 Zoning Designations

-  Existing Zoning Boundary
-  Proposed Urban Growth Areas
-  Proposed Zoning Boundary
- Proposed Zoning Designations in **bold**.
- Existing Zoning Designations, when changing, in *italics*.

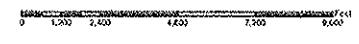
The entire Urban Growth Area has been zoned Short-Term Planning Area.

November 10, 2009

UNOFFICIAL COPY OF THE ZONING MAP FOR THE CITY OF BLAINE, WASHINGTON. THIS COPY IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT REPRESENT THE OFFICIAL ZONING MAP. THE OFFICIAL ZONING MAP IS AVAILABLE AT THE CITY CLERK'S OFFICE. ANY CHANGES TO THE ZONING MAP WILL BE NOTICED BY THE CITY CLERK'S OFFICE. THIS COPY IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN INFORMATIONAL.



Please Note: These maps do not reflect the zoning changes that may be adjacent to UGAs, as proposed in the Rural Element Update, passed by the Planning Commission 10/08/09.



B. PURPOSE/APPLICABILITY

1. What is the purpose of the suggested amendment?

To support the City of Blaine's request to be allowed to continue its responsible long term planning for growth and infrastructure this area. This area has been planned for four-unit-per-acre residential density for at least thirty years.

2. Describe any "changed" condition(s) which support the suggested amendment:

The rationale for eliminating the West Blaine UGA area based on population allocation is flawed. The County's population analysis ignores that West Blaine is anticipated to provide vacation/ recreational housing supported by population drawn from outside the County and contains other allocation flaws.

The rationale for eliminating the West Blaine UGA based on the need to protect Drayton Harbor is flawed. Virtually none of the West Blaine area drains into Drayton Harbor and there is ample ability by keeping it in the UGA to protect sensitive areas, treat drainage, and provide sewer service instead of septic systems.

3. If the suggested amendment is the result of a state or federal mandate or requirement please give a short description of the requirement or mandate and include the citation or number of the RCW, WAC, Bill, etc.

4. Are there any other circumstances that justify the proposed change?

A vested application makes Inclusion in the UGA Consistent with GMA. Trillium appears to have vested a complete application for four unit/acre residential density and the GMA requires inclusion of such areas in the UGA. To exclude it from the UGA would create a dense residential area that could burden County resources yet not be able to annex to the City of Blaine.

C. RELATIONSHIP TO PUBLIC HEALTH, SAFETY, AND WELFARE

- 1. What general benefit will the public receive as a result of the suggested amendment?

An area served by Urban Infrastructure should be in the UGA. The County recently approved keeping this area in the Birch Bay Sewer and Water District's service area and the District has issued a letter of water and sewer service availability to Trillium for development at urban densities. Development served by urban level services should be in the UGA.

- 2. Is the suggested amendment the result of a situation that poses an imminent threat to public health, safety, or welfare?

The public welfare is not well-served by Urban Growth Area designations and/or removal which are arbitrary, and for which the discussion of record and rationale are not correct (i.e. supposed Drayton Harbor impacts).

Public welfare is best served with predictability and planned growth areas that are consistent with the County's urban growth designations over the decades.

If you have any questions regarding the zoning amendment process please feel free to contact the Whatcom County Planning and Development Services Department at (360) 676-6907.

D. Authorization

Signature of Applicant(s) or Agent(s)

I (we) certify that the information supplied in this application is true, accurate, and correct to the best of my (our) knowledge:

Date: _____

Date: _____

Date: _____