

Public Meetings:

Phase 3

June 30, July 1, 2009

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# Workshop Agenda

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|                               |            |
|-------------------------------|------------|
| Brief Open House              | 20 minutes |
| Intro & Overview Presentation | 45 minutes |
| Question & Answer             | 15 minutes |
| Open House w/Stations         | 70 minutes |
| Adjourn                       |            |

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# Purpose

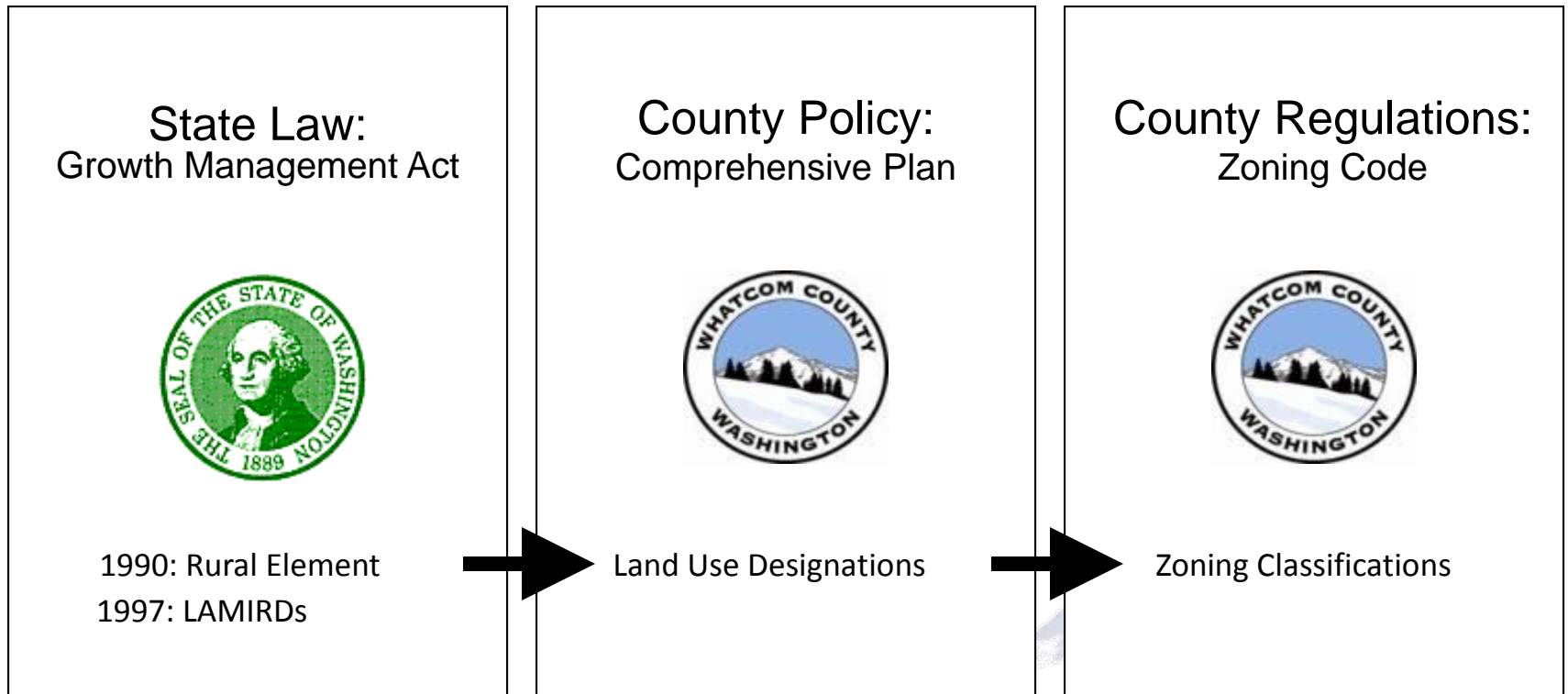
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- Inform residents of proposed changes
- Dispel myths / rumors
- Answer questions one-on-one
- Take written comments
- Additional comment through July 9  
Planning Commission public hearing

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# Planning Framework



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# What is a LAMIRD?

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- Limited Areas of More Intensive Rural Development
  - Type 1: Areas developed on July 1, 1990 (Rural Centers and Rural Business)
  - Type 2: Recreational and Tourist Uses (Rural Tourist – none proposed)
  - Type 3: Isolated businesses (Rural Business)

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# Phase 1 Public Participation

- Sept – Nov 2008
- Intent: Envision the rural areas in next 20 years:
  - What uses are appropriate where?
  - What uses are inappropriate?
- Stakeholder Group Meetings
- Public Meetings
- Questionnaire



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# Results: Phase 1 Public Participation

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- Description of rural value and character
  - Transition between urban and resource areas
  - Value natural environment, agriculture and the quality of life
- Cluster services in LAMIRDs

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# Phase 2 Public Participation

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- March 4 & 5 public meetings
- Intent:
  - Discuss proposed rural policy ideas
  - Discuss LAMIRD boundary criteria

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# Results: Phase 2 Public Participation

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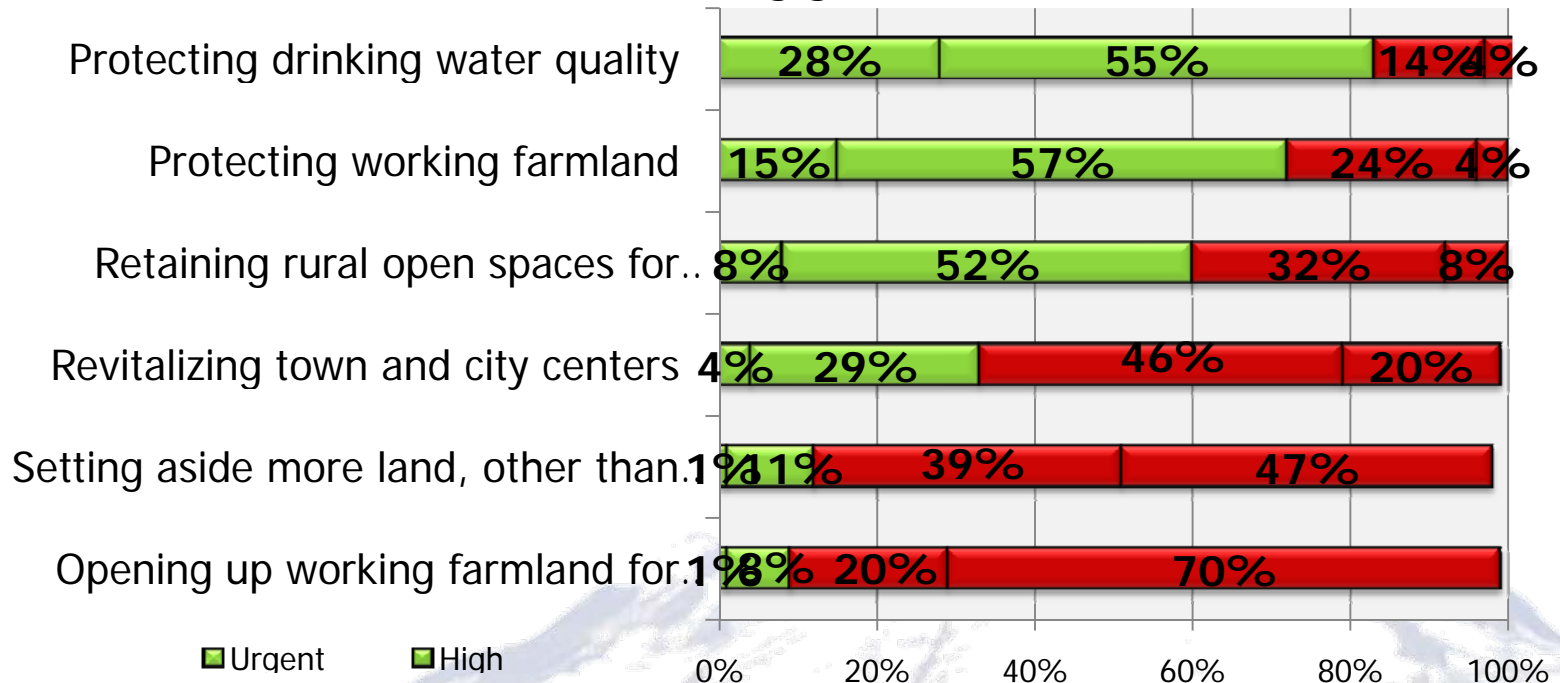
- Rural Centers
  - Existing small towns / crossroads
  - Mixed use: residential, stores, services
- Specific areas of concern
- Non-conforming uses

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# Legacy Survey

Over the next 50 years, what priority level should local government give each of the following goals?

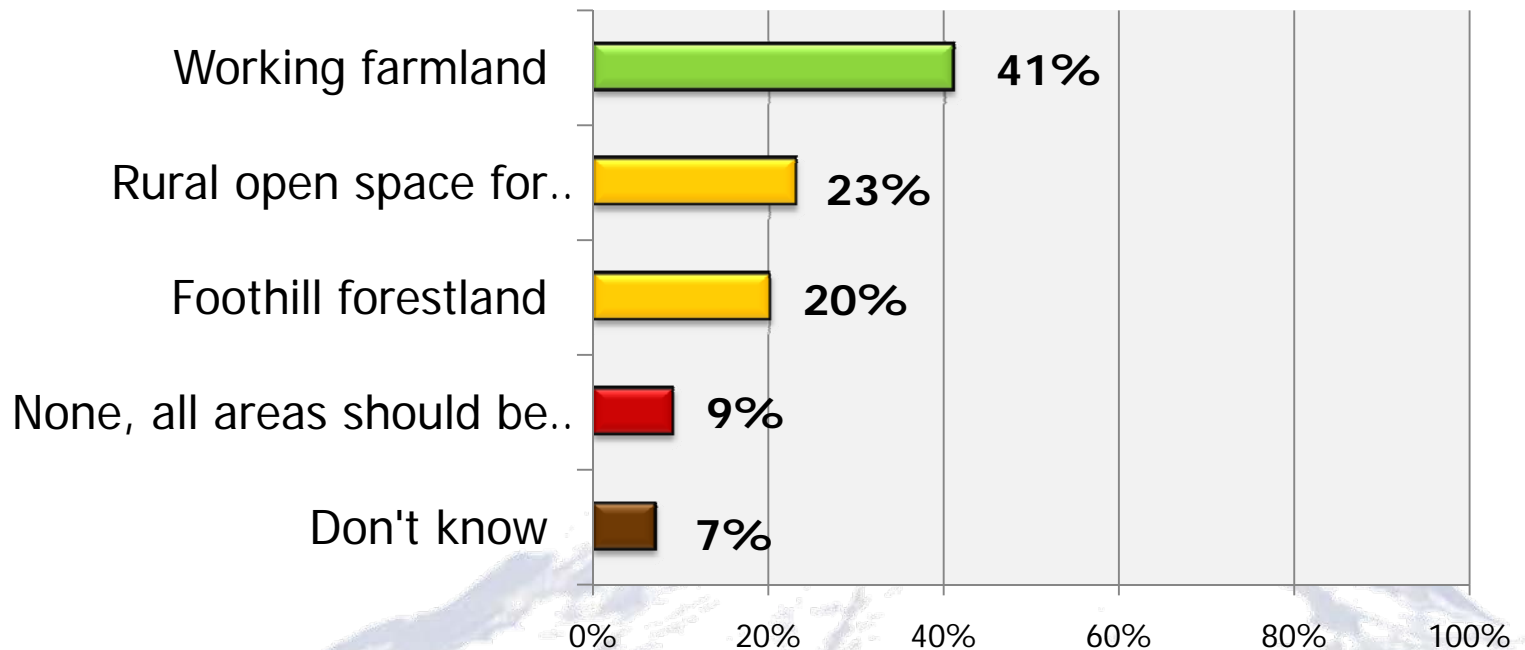


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# Legacy Survey

I'm going to read to you a short list of different land types outside city boundaries in Whatcom County. Tell me which one is most important to conserve over the next 50 years.



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# Overview of Proposed Changes

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- Comprehensive Plan
  - Ch. 2 Land Use:
    - Updated description of rural character
    - Remove old land use designations (Suburban Enclave, Transportation Corridor, etc)
    - Add Rural Center, Rural Business designations
    - Add criteria for Rural Center and Rural Business
    - Remove old text on specific areas
  - Other Chapters: Changes for consistency

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# Overview of Proposed Changes

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- Zoning Maps

- Inside LAMIRDs, residential zoning is the same except for UR which changes to RR
- Inside LAMIRDs, commercial / industrial zoning is the same except for GC, LII, GI, GM which change to rural commercial / industrial zones
- Outside LAMIRDs the affected zones (RR-1,2,3; R-2A, etc) zoned RR-10A or R-10A

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# Overview of Proposed Changes

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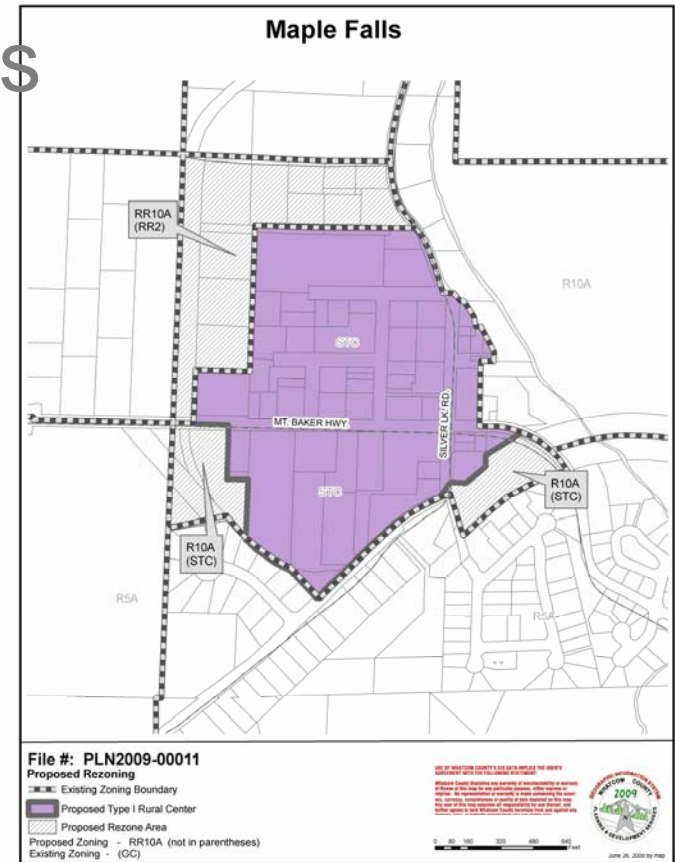
- Zoning Code:
  - Residential zones in rural areas
    - Lot sizes smaller than 5 acres within Rural Centers only
    - New RR densities to maintain allowable uses
  - Rural Uses – within & outside of Rural Center & Rural Business areas
    - Consistent with Comp Plan policies
    - Consideration of cumulative impacts in rural areas
  - New “Rural Industrial – Manufacturing” district
    - Focus on more intensive resource-based uses within Rural Center or Rural Business areas

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# Open House

- Maps of proposed changes
  - 4 stations
- Overview Handout
- Comment Form
- Comment to Planning Commission July 9



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# General Questions / Answers

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- Contact Information:
  - Website: [www.co.whatcom.wa.us/pds](http://www.co.whatcom.wa.us/pds)
  - Gary Davis, Samya Lutz, or Michelle Stiles,  
Whatcom County  
(360)676-6907, [pds@co.whatcom.wa.us](mailto:pds@co.whatcom.wa.us)

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