



M E M O R A N D U M

TO: Whatcom County Planning Commission

THROUGH: David Stalheim, Director

FROM: Wain Harrison, Long Range Planning Supervisor
Gary Davis, AICP, Senior Planner

DATE: September 2, 2009

SUBJECT: Rural Element – LAMIRD proposal changes

On August 13, 2009, Planning Commission held a work session to discuss a revised draft of amendments prepared by PDS staff in response to direction given by the Commission at the July 23, 2009 meeting.

Staff made additional modifications to the draft discussed at the August 13, 2009 meeting prior to posting on the County website on August 21, 2009. The changes stem from discussions at the August 13 meeting or are corrections or clarifications. No further changes were made after August 21. The changes are outlined below:

Comprehensive Plan Chapter 2

Policy 2HH-1(A)(1)

- Replaced "more intensive development" with "development more intensive than surrounding rural areas" to better define *more intensive*

Text – paragraph above Goal 2LL

- Corrected names of affected areas in Type I Rural Business and Type III Rural Business designations.

Title 20

Chapter 20.59 Rural General Commercial (RGC) district

- 20.59.065(3) – ADDED phrase after comma "or lots created according to 20.59.257." This change effectively allows newly created lots to also have the single family or duplex allowable use, if they are at least five acres in size.
- 20.59.082 – DELETED "Intermediate passenger intermodal terminals." This was duplicative of 20.59.057.
- 20.59.201 – ADDED "Rental Storage Establishments." This was a permitted use in GC and was inadvertently left out of the initial RGC draft as a conditional use.

- 20.59.550 – CHANGED open space requirement to 15% to be consistent with RIM, GM, NC.
- 20.59.600 – CHANGED wording slightly for clarity from “...setbacks of adjoining area shall be...” to “...setbacks from property lines adjoining these districts shall be...”

Chapter 20.60 Neighborhood Commercial (NC) district

- 20.60.553 – ADDED this section requiring 50’ buffers with AG adjacency (consistent w/RIM, GM, and commercial zones in LAMIRDs).

Chapter 20.61 Small Town Commercial (STC) district

- 20.61.602 – ADDED this section requiring 50’ buffers with AG adjacency (consistent w/RIM, GM, and commercial zones in LAMIRDs).

Chapter 20.63 Tourist Commercial (TC) district

- 20.63.552 – ADDED this section requiring 50’ buffers with AG adjacency (consistent w/RIM, GM, and commercial zones in LAMIRDs).

Chapter 20.64 Resort Commercial (RC) district

- 20.64.552 – ADDED this section requiring 50’ buffers with AG adjacency (consistent w/RIM, GM, and commercial zones in LAMIRDs).

Chapter 20.67 General Manufacturing (GM) district

- 20.67.500 – ADDED 15% open space to be consistent with RGC, RIM, NC.

Chapter 20.69 Rural Industrial – Manufacturing (RIM) district

- 20.69.159 – CHANGED to add word “intermediate” before “passenger intermodal terminal.”

Chapter 20.80 Supplementary Requirements

- 20.80.210 – ADDED to setback tables in the following zones clarity & consistency for 50’ AG adjacency buffer: STC, RC, NC, RIM.

A revised version of the Title 20 amendments is attached, along with the revised RGC-GC and RIM-LII comparison sheets. Because the revisions to the Comprehensive Plan Chapter 2 draft amendments are minor (and are explained above), a new copy is not included. Fourteen revised zoning/LAMIRD maps were in the materials for the August 13 meeting; none have changed since then and no maps are attached. Staff is attaching a draft Proposed Findings, Conclusions, and Recommendations, for consideration at the September 10 meeting.

If you have questions regarding these materials, please call Samya Lutz at ext. 51072 or Gary Davis at ext. 50246.

Attachments:

- Proposed Findings, Conclusions, and Recommendations
- Revised draft Title 20 amendments