

Planning Commission 9/10/09 LAMIRD Deliberation Outline (Revised)

Global Issues

- **Supreme Court Case**
 - Review of timeline and issues before Court
- **Charter Provision**
 - Section 1.11 Citizens' Rights.
The rights of the individual citizen shall be guaranteed under the Constitutions of the United States and the State of Washington. No regulation or ordinance shall be drafted and adopted without consideration of and provisions for compensation to those unduly burdened. (Added by referendum 1995; added by referendum 2005, amended by referendum 2005)
- **Fiscal Impact**
 - Review statute requirements, responsibilities and discuss issues
- **2005 Hearings Board Decision**
 - Review of decision/order
 - Review of RCW 36.70A.070(5)

LAMIRD Boundary Issues

Review of the logical outer boundary issue (not land use or zoning)

- **Commercial/Mixed Use Areas**
 - Acme (Merhaut 9/8/09)
 - Axton & Guide Meridian (Kirner 8/24/09, 9/4/09 and Langabeer/Tull for Johnson 9/8/09)
 - Birch Bay – Lynden & I-5 (Swanson 9/4/09)
 - Glacier (Engel, Stratis, Russell, Baker 9/8/09 testimony)
 - Hinotes Corner (Taysi 9/8/09, Starkenburg/Kroontje for Timmins 9/8/09, and for Brar 7/23/09)
 - Laurel (Starkenburg/Kroontje for Clary 9/8/09, Burton 7/23/09)
 - Kendall (Futurewise 9/4/09)
 - Point Roberts (Futurewise 9/4/09)
 - Smith & Guide Meridian (Serka 9/8/09, Swanson for Hines & Mansour (9/8/09, Roe 9/8/09)
 - Van Wyck (Marr 9/8/09 and 8/10/09)
- **Residential (not adjacent to UGAs) Possible locations:**
 - Cain Lake
 - Glacier Springs
 - Glen at Maple Falls
 - Gooseberry Point
 - Guide Meridian North
 - Lake Samish
 - Sandy Point (Jepson 8/3/09)
 - South Bay

- Wickersham
- Wiser Lake East

Zoning Districts

- **Birch Bay-Lynden & I-5**
 - Should the Gateway Industrial zoning remain?
- **Laurel** (Calvary Chapel 8/25/09)
- **Wiser Lake** (Starkenburger/Kroontje for Hytech Roofing 8/24/09 and 9/8/09, Mariad 8/20/09)
 - Should the RGC be extended across Guide Meridian?
- **Point Roberts** (Nielson 9/1/09)
- **Rural (R-10A and R-5A)** Revisit recommendation or modify based on adjacency to similar/dissimilar zones? (Futurewise 9/4/09) Possible locations (small areas of R-10A adjacent to R-5A):
 - Acme
 - Custer
 - Lake Whatcom
 - Laurel
 - Maple Falls
 - Nugents Corner
 - Pole & Guide Meridian (north side)
 - Smith & Guide Meridian
 - Van Wyck

Zoning Text

- **RGC**
 - Storage facilities (Black, Honcoop 9/8/09 testimony)
 - Building size
 - Setbacks from adjoining property
- **RIM**
 - Uses (Belcher/Swanson for T&D 9/8/09)
 - Building Size (Brownlie/Evans/WolfLee for TC Trans 9/8/09, 8/20/09, 7/30/09)
 - Setbacks from adjoining property?
- **GM**
 - Building Size (Krause 9/8/09 testimony)
 - Setbacks from adjoining property
- **STC**
 - Grocery Store as permitted use (Stoner 9/8/09 testimony)
 - Multi-family (Starkenburger/Kroontje for Timmins 9/8/09)
 - Limit on building size with existing buildings