

# Rural Element Update

September 14, 2010

# Today's Presentation

- Summary of Changes
  - LAMIRDs adjacent to UGAs
  - Residential LAMIRDs
  - 2-acre zoning (current R-2A zones)
  - Rural Residential Overlay areas
- Comparison with Planning Comm. Recommendation
- Property Owner Comments
- Direction on Revisions
- Next Steps

# Draft Ordinance

- Ordinance with Council Findings and Conclusions
- Exhibit A – Comprehensive Plan text amendments
- Exhibit B – Zoning Code text amendments
- Exhibit C – Zoning map and comprehensive plan map amendments
- Draft acreage and density calculations

# LAMIRDs adjacent to UGAs

- **Eliminate spacing requirements** for Type I and Type II LAMIRDs and designate Type I LAMIRDs adjacent to UGAs based on GMA 1990 built environment and boundary criteria, including residential-only areas.
  - Emerald Lake (north part)
  - Fort Bellingham/Marietta (south and west parts)
  - North Bellingham (north part)
  - Sandy Point (SP, Neptune Beach, and SP Heights)
- **Other residential LAMIRDs**
  - Cain Lake (west part)
  - Eliza Island
  - Lake Samish (north part)

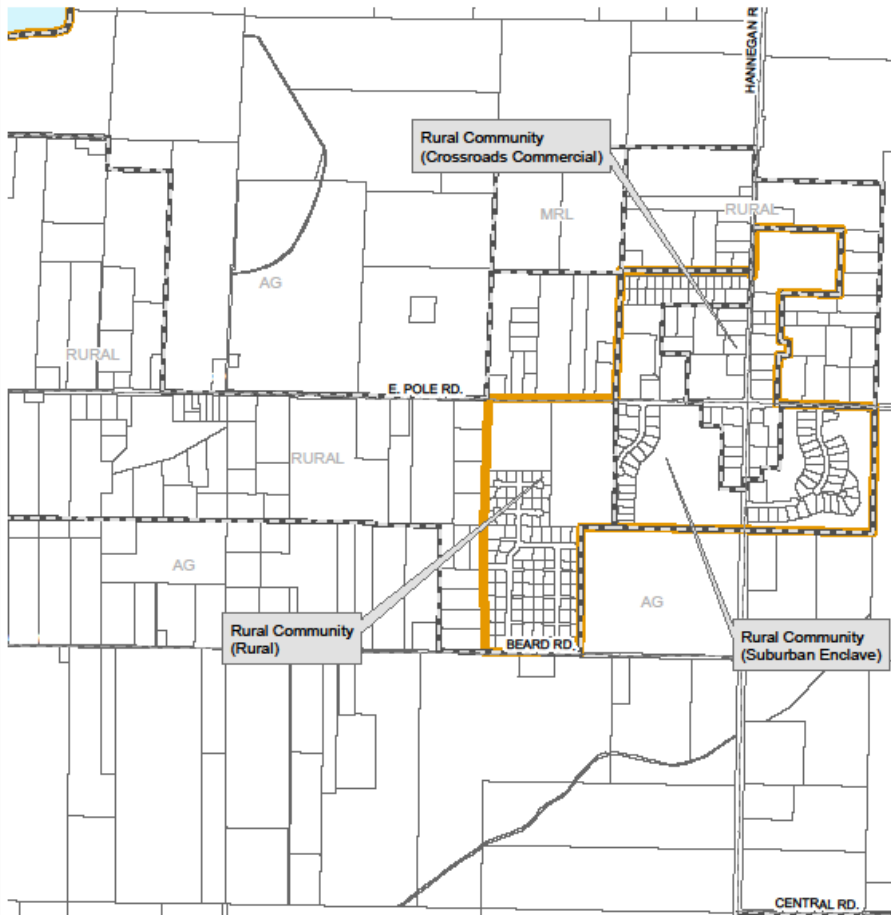
# 2-Acre Zoning

- In the R2A areas outside LAMIRDs where average parcel size is 2.5 acres or less, **retain the R2A zoning** based on its being consistent with the established rural character of those areas.
  - East Lynden
  - Hinotes Corner (east part)
  - Lake Whatcom (R-2A part)
  - South Bay (R-2A part)
  - Wickersham
  - Wisser Lake East
- **878 acres total**

# Rural Residential Overlay

- In areas outside LAMIRDs with average parcel size of 5 acres or less, rezone to 5-acre base density with the **ability to achieve 1-acre density** based on average size of surrounding lots.
  - Badger and Guide Meridian (Badger/Berthusen portion)
  - Chuckanut (east part)
  - Custer (south part)
  - Fort Bellingham/Marietta (northeast part)
  - Glacier Springs
  - Glen at Maple Falls
  - Hinotes Corner (west part)
  - Lake Whatcom (RR-2 parts)
  - North Bellingham (south part)
  - South Bay (RR-1 part)
  - Welcome (north part)
- **2,149 acres total**
- Excludes areas where overlay would have no effect

# Hinotes Corner



File #: PLN2009-00011

Proposed Comprehensive Plan Land Use Changes

- Existing Comprehensive Plan Boundary
- Proposed Rural Community (Type I LAMIRD)

Proposed CP Designation - RURAL BUSINESS (not in parentheses)  
 Existing CP Designation - (TRANS CORRIDOR)

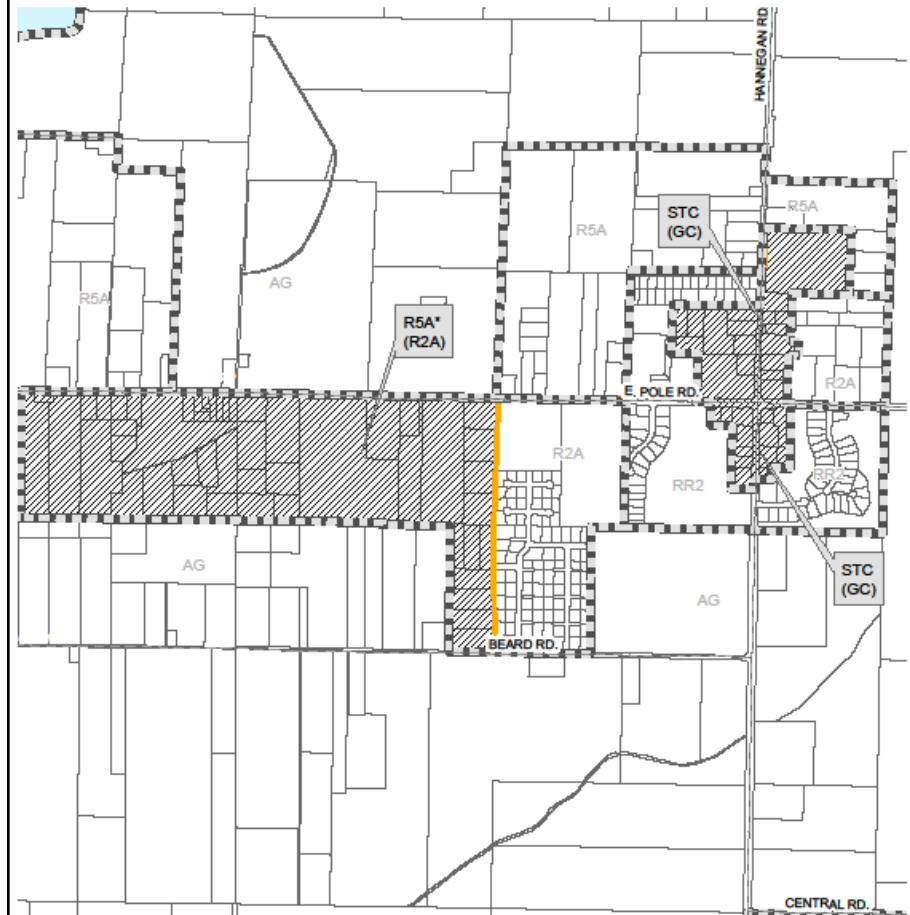
PLANNING AND DEVELOPMENT DEPARTMENT  
 AUGUST 2010 11:18 AM TO 11:31 AM  
 COUNTY OF SHERIDAN, WYOMING  
 225 WEST 10TH STREET, SUITE 200  
 CHEYENNE, WYOMING 82001  
 PHONE: 307.474.1000 FAX: 307.474.1001  
 WWW.SHERIDANCOUNTY.WY.GOV



0 275 550 1,100 1,650 2,200 Feet

August 2010 by map

# Hinotes Corner



File #: PLN2009-00011

Proposed Rezoning

- Existing Zoning Boundary
- Proposed Zoning Boundary
- Proposed Rezoning Area

\* Rural Residential Density Overlay  
 Proposed Zoning - R5A (not in parentheses)  
 Existing Zoning - (R2A)

PLANNING AND DEVELOPMENT DEPARTMENT  
 AUGUST 2010 11:18 AM TO 11:31 AM  
 COUNTY OF SHERIDAN, WYOMING  
 225 WEST 10TH STREET, SUITE 200  
 CHEYENNE, WYOMING 82001  
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 WWW.SHERIDANCOUNTY.WY.GOV



0 250 500 1,000 1,500 2,000 Feet

August 2010 by map

# Smith & Guide Meridian

- Combined Smith/GM and Axton/GM LAMIRDs to form a larger LAMIRD
  - One area with an established mixed use character in 1990
  - Large diameter water line existed in 1990
  - Commercial zoning retained, LII and GC zones replaced by RIM and RGC zones

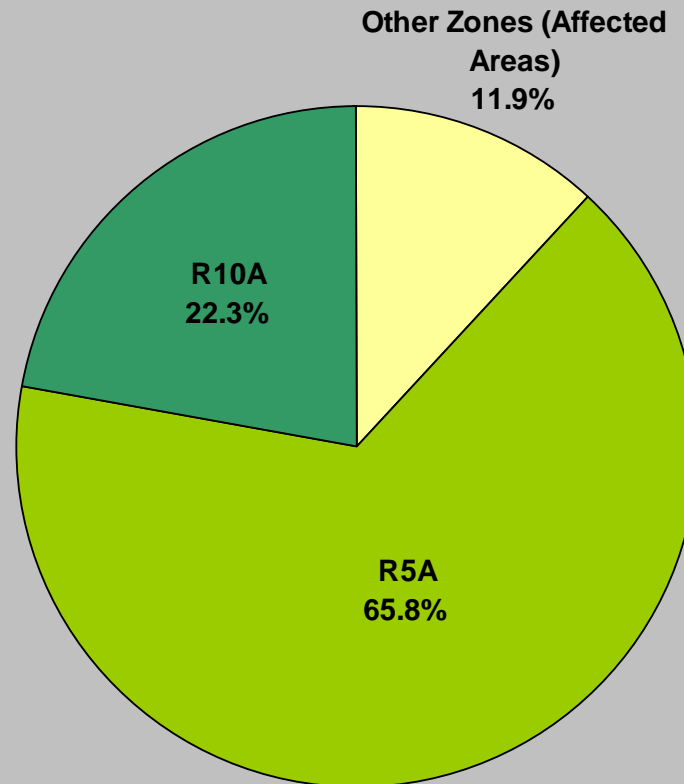
# Foothills Plan Recommendations

- Deming: rezone MBHS property and adjacent properties to STC
- Glacier: include 14 acres on Glacier Creek Rd. in LAMIRD but zone it RR-10A
- Welcome: rezone R-2A part to R-5A (draft adds density overlay)

# Comparison with Planning Commission Recommendations

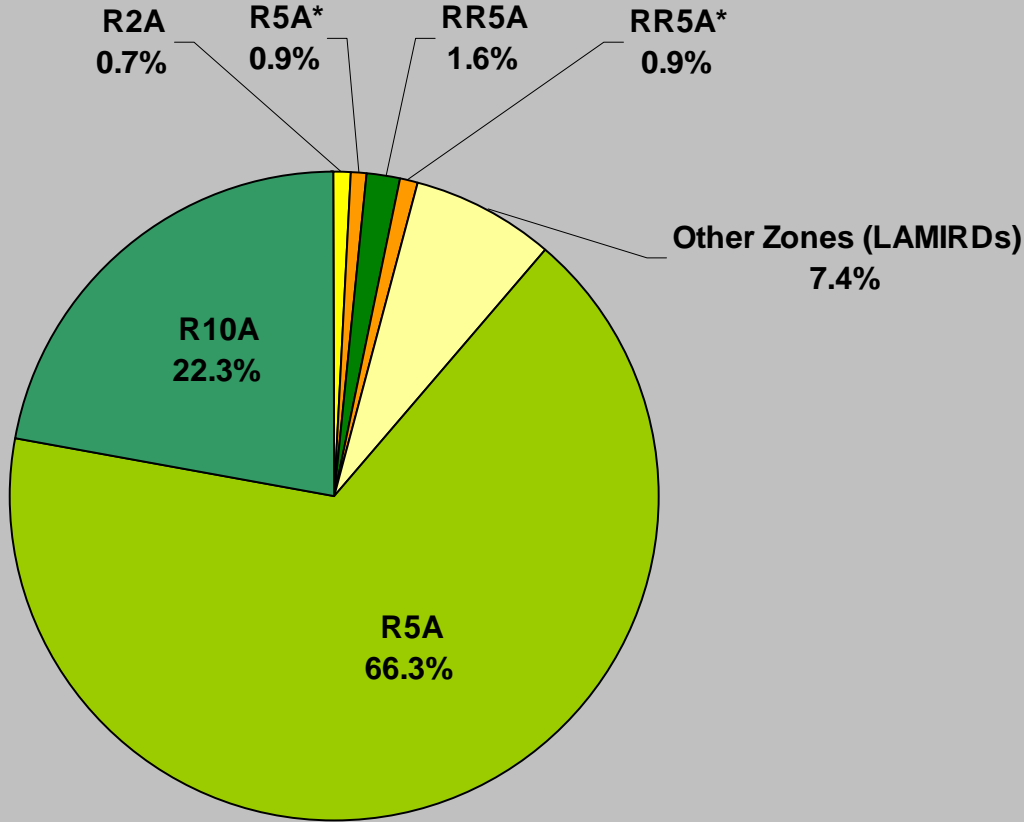
- Number of Type I LAMIRDs
  - Planning Commission: 20
  - This draft: 25
- Number of Type III LAMIRDs
  - Planning Commission: 6
  - This draft: 7
- Total Acres in LAMIRDs
  - Planning Commission: 5,961 (35% of affected area)
  - This draft: 9,104 (53% of affected area)
- Commercial acres in LAMIRDs
  - Planning Commission: 1,182
  - This draft: 1,249

## Whatcom County Rural Lands Current Acreage by Zoning District



Other Zones (Affected Areas) acreage excludes R5A, R10A, AG, and RF zones within noncompliant CP designations

# Whatcom County Rural Lands Proposed Acreage by Zoning District



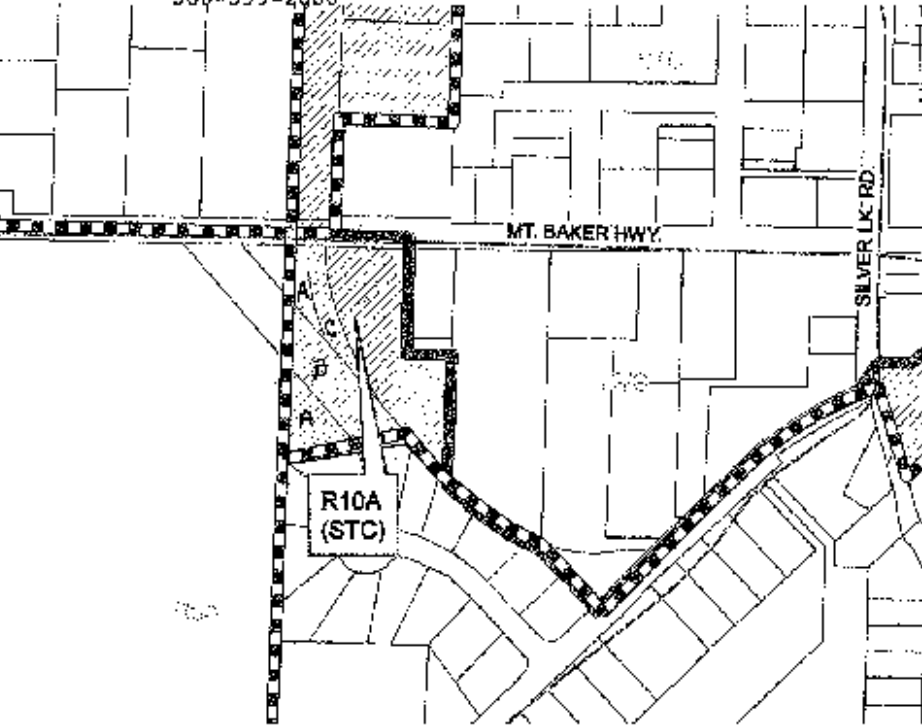
Other Zones (LAMIRDs) acreage excludes AG, ROS, and Federal Lands proposed for inclusion within LAMIRD boundaries.

# Property Owner Comments

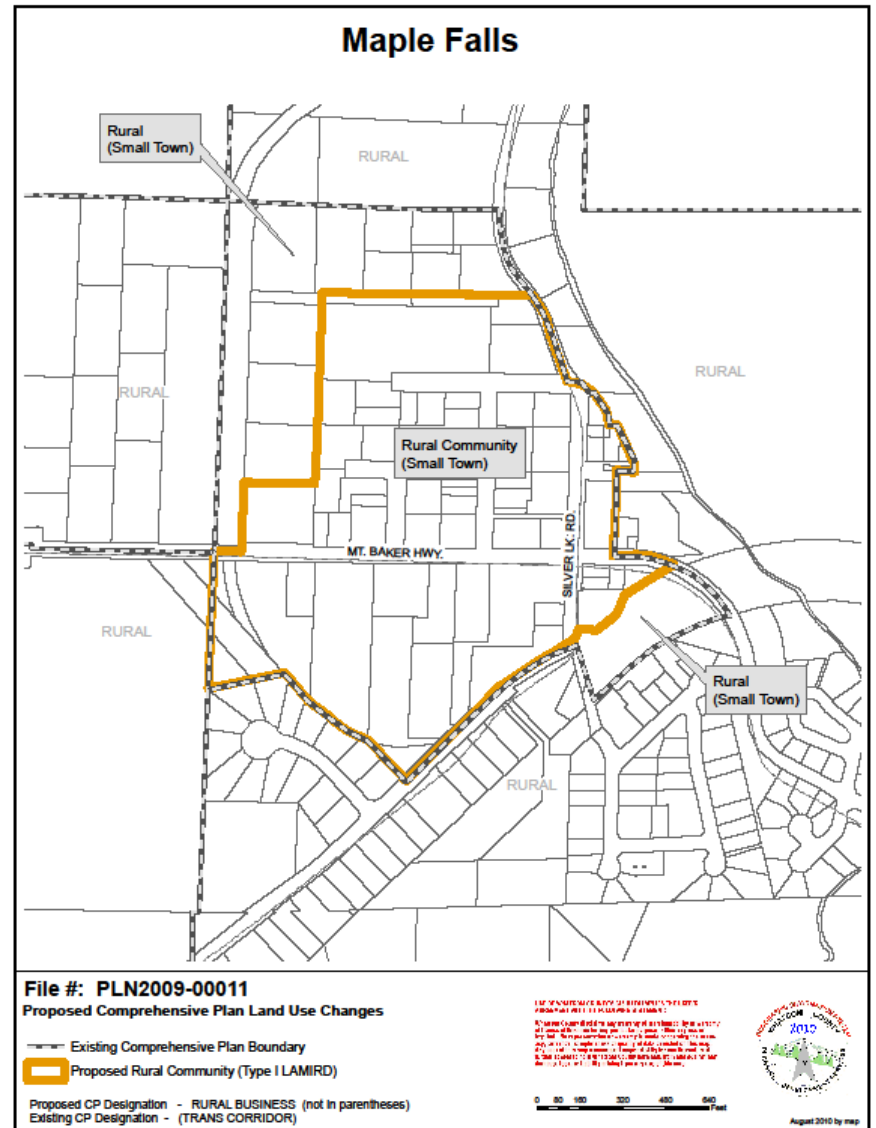
- Maple Falls: Thomsen
- Chuckanut: several
- Hinotes Corner: Huizenga
- Smith & Guide Meridian: Hines & Mansour
- Birch Bay-Lynden & I-5: Gold Star

Property of:

Miriam Joan Thomsen  
P.O. Box 131  
Maple Falls, Washington 98266  
360-599-2000






Whatcom County Parcel A - 400630141090  
Whatcom County Parcel B - 400630143099  
Whatcom County Parcel C - 400630141111



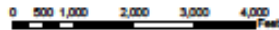


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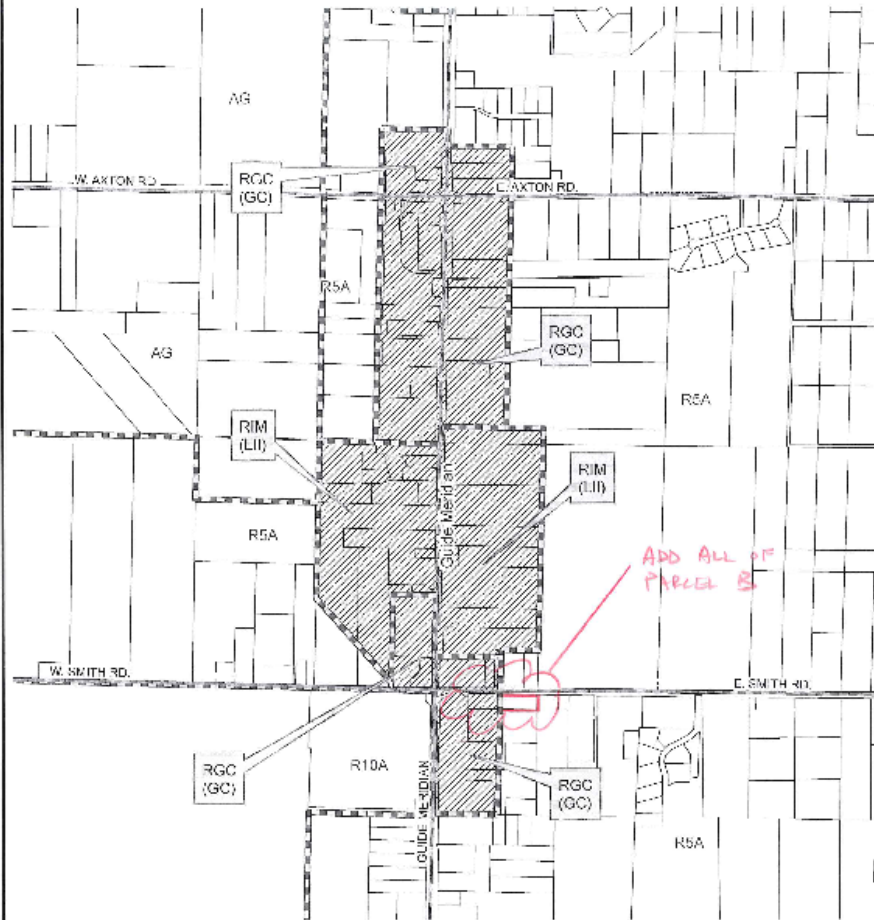
**Proposed Rezoning**

-  Existing Zoning Boundary
-  Proposed Zoning Boundary
-  Proposed Rezone Area
- \* Rural Residential Density Overlay
- Proposed Zoning - RR5A (not in parentheses)
- Existing Zoning - (RR2)

PLN 2009-00011 is a proposed rezoning of land in the City of...  
 The rezoning is proposed to be applied to the...  
 The rezoning is proposed to be applied to the...  
 The rezoning is proposed to be applied to the...  
 The rezoning is proposed to be applied to the...



### Smith & Guide Meridian



File #: PLN2009-00011

Proposed Rezoning

Existing Zoning Boundary

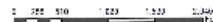
Proposed Rezoning Area

Proposed Zoning - RR5A (not in parentheses)

Existing Zoning - (RR2)

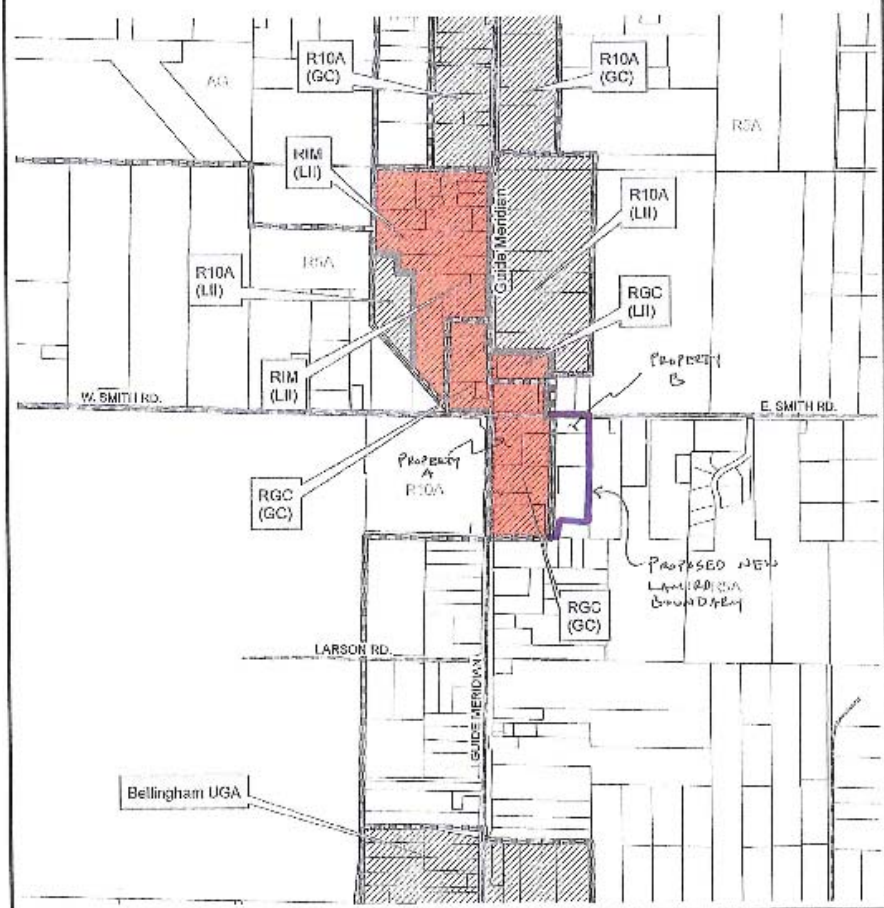
**EXHIBIT B**  
(3 of 3)

THE CITY OF BELLINGHAM HAS REVIEWED THIS APPLICATION AND HAS FOUND THAT THE PROPOSED ZONING IS IN CONFORMANCE WITH THE ZONING ORDINANCE AND THE ZONING MAP. THE CITY ENGINEER HAS REVIEWED THE APPLICATION AND HAS FOUND THAT THE PROPOSED ZONING IS IN CONFORMANCE WITH THE ZONING ORDINANCE AND THE ZONING MAP. THE CITY CLERK HAS REVIEWED THE APPLICATION AND HAS FOUND THAT THE PROPOSED ZONING IS IN CONFORMANCE WITH THE ZONING ORDINANCE AND THE ZONING MAP.



April 22, 2009, 10:58 AM

### Smith & Guide Meridian



File #: PLN2009-00011

Proposed Rezoning

Existing Zoning Boundary

Proposed Type I Rural Business

Proposed Rezoning Area

Proposed Zoning - RR10A (not in parentheses)

Existing Zoning - (GC)

**EXHIBIT A**  
(3 of 3)

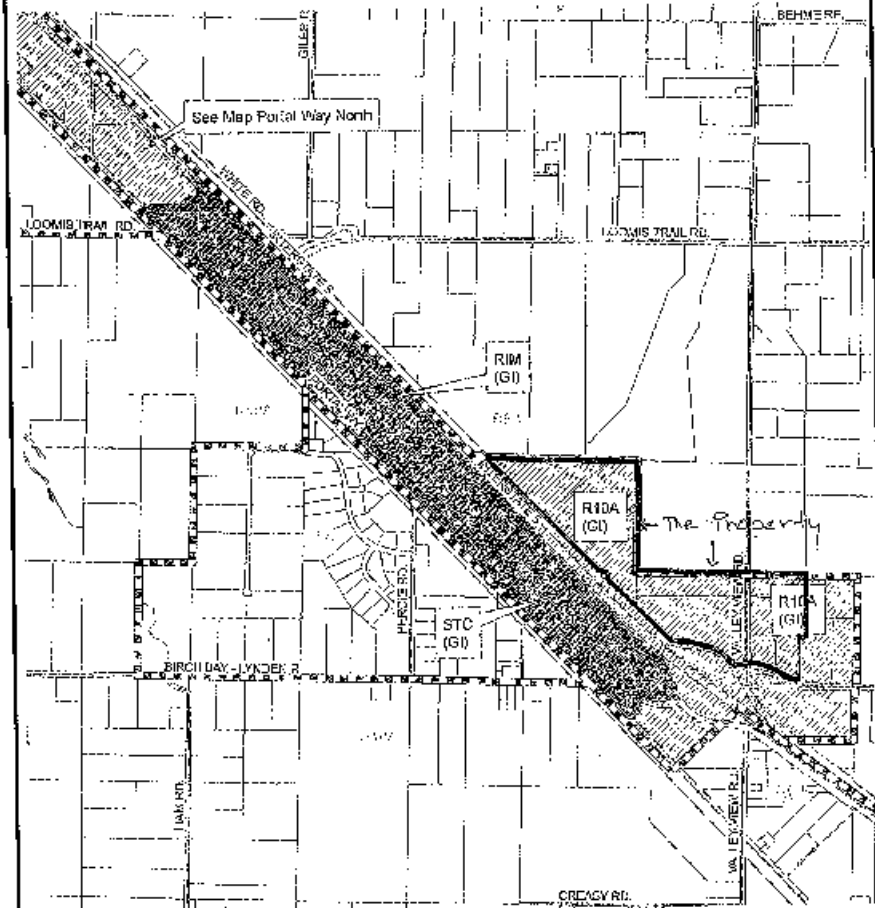
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April 15, 2009 11:48 AM



# Birch Bay-Lynden & I-5



File #: PLN2009-00011  
 Proposed Rezoning  
 Existing Zoning Boundary  
 Proposed Rezoning Area  
 Proposed Type III Rural Business  
 Proposed Zoning - RR10A (not in parentheses)  
 Existing Zoning - (GC)

THE PROPERTY

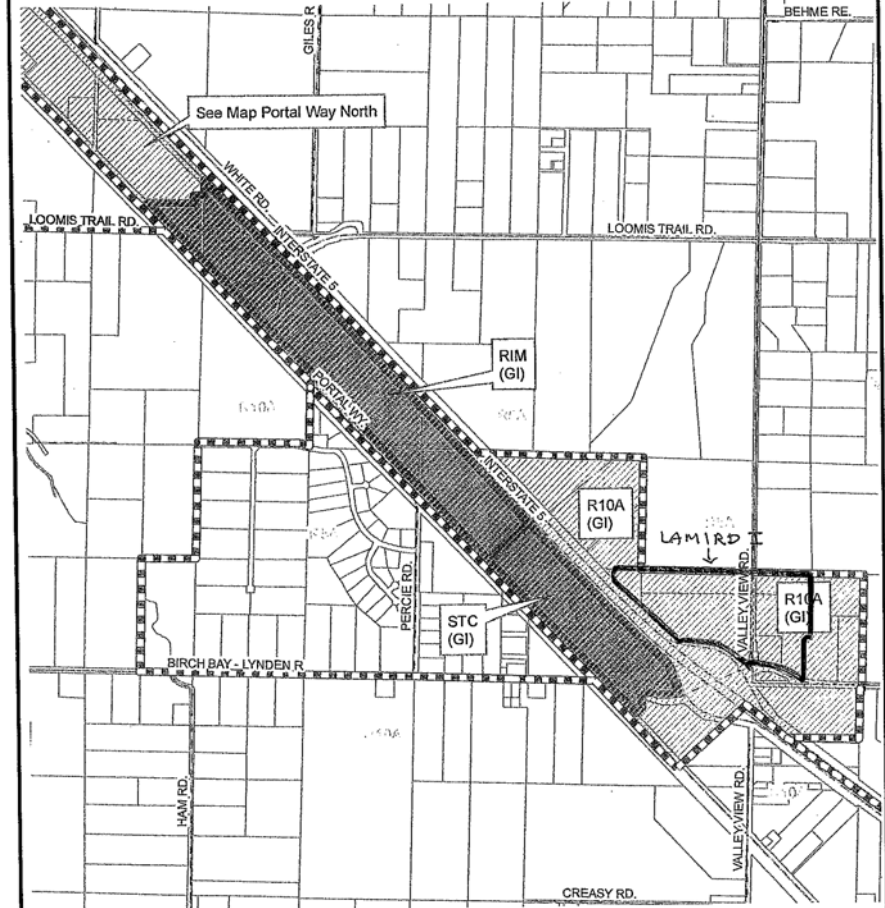
**EXHIBIT**

"A"

PLANNING COMMISSION 2009

0 300 600 1,200 1,800 2,400 Feet

# Birch Bay-Lynden & I-5



File #: PLN2009-00011  
 Proposed Rezoning  
 Existing Zoning Boundary  
 Proposed Rezone Area  
 Proposed Type III Rural Business  
 Proposed Zoning - RR10A (not in parentheses)  
 Existing Zoning - (GC)

OWNER'S PROPOSAL

**EXHIBIT**

"B"

PLANNING COMMISSION 2009

0 300 600 1,200 1,800 2,400 Feet

# Next Steps

- Direction for changes to draft
- Public Hearing