



M E M O R A N D U M

TO: Whatcom County Council

THROUGH: J.E. "Sam" Ryan, Director *JER*

FROM: Roxanne Michael, Long Range Planning Manager *R*
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DATE: December 1, 2010

SUBJECT: Rural Element Update – Reference Maps

Attached are draft maps that can serve as reference for the County Council when it reviews the proposed LAMIRD and zoning boundaries. For each affected area there are two maps – one showing proposed LAMIRD boundaries as well as existing and proposed zoning, and one showing the geographic information system (GIS) analysis based on LAMIRD criteria. The maps reflect the proposed zoning and LAMIRD boundaries in the September 7 draft ordinance, except that the Glacier Springs and Glen at Maple Falls areas are not proposed to be Residential Rural Density Overlay areas (the overlay would have no effect because these areas are already subdivided into small lots). The proposed LAMIRD boundaries are based on proposed criteria in the draft Comprehensive Plan policies 2HH-1 and 2HH-3.

On the first map for each area, the proposed LAMIRDs are shown in a solid color. The purple areas would have a land use designation of "Rural Community" (Type I LAMIRD) and the green areas would have a "Rural Business" (Type III LAMIRD) designation in the Comprehensive Plan. No Type II LAMIRDs are proposed at present but state law and the draft County LAMIRD criteria allow for new LAMIRDs to be created in the future.

Areas proposed for rezoning are shown in grey crosshatching, while those proposed for a Residential Rural Density Overlay are shown in orange stripes. Text boxes point to areas proposed for rezoning – proposed zoning is shown first with the current zoning in parentheses.

On the second map for each area, information on land uses before and since 1990 (2005 for Type III LAMIRDs) is superimposed on aerial imagery from 1991 (or 2005). Proposed LAMIRD boundaries are shown in purple, while the affected area boundaries (areas that were found out of compliance by the hearings board because of noncompliant land use designations or zoning) are shown in black.

Existing 1990 commercial and residential development (2005 for Type III LAMIRDs) is shown in red and yellow, respectively, while current commercial and residential development – which occurred after that date – is shown in pink and blue respectively. The majority of this color coding is based on Assessor's data from that year, with additional information coming from property owners who have provided documentation of the existence of a use despite not being shown in the Assessor's records.

On these analysis maps, parcels with red crosshatching are those that are twice the minimum lot size of the current zone or larger, meaning they have the potential to be subdivided. Conversely, those without red crosshatching could not be subdivided under current zoning, so rezoning would not affect the subdivision potential of those lots.

The analysis maps also show water lines and their diameters where it was possible to obtain line locations from the water utility. It is important to note that the diameters shown are current, not 1990, unless otherwise noted on the map. Many water utilities are not able to document line diameters that existed in 1990.

If you have any questions regarding these maps, please contact Gary Davis at extension 50246.