

**From:** Gary Davis  
**To:** MLilliquist@cob.org  
**Date:** 3/17/2011 2:33 PM  
**Subject:** Re: Lake Whatcom and Rural Element Update

Mr. Lilliquist -- The information you received is not correct. On the "Proposed" page of our web site <http://www.whatcomcounty.us/pds/plan/long/projects/lamird/proposed.jsp> you can scroll down to the individual maps affecting the watershed, which are Sudden Valley <http://www.whatcomcounty.us/pds/plan/long/projects/lamird/pdf/20100830-zoningmap-suddenvalley.pdf>, Lake Whatcom <http://www.whatcomcounty.us/pds/plan/long/projects/lamird/pdf/20100830-zoningmap-ylakewhatcom.pdf>, and South Bay <http://www.whatcomcounty.us/pds/plan/long/projects/lamird/pdf/20100830-zoningmap-ysouthbay.pdf>. These zoning maps show the current proposal.

In the areas affected by the density overlay (indicated by an asterisk on the proposed RR5A zoning label) the minimum lot size starts at five acres but may be reduced to a size equivalent to the average size of the developed lots within 500 feet of the subdividing lot, with the lot size not to fall below one acre. As you can see from the maps, these areas are mostly already subdivided into small lots and few lots are big enough to be able to take advantage of the density overlay.

The three-per-acre zoning would only exist inside the proposed Sudden Valley LAMIRD, where intensive densities existed in 1990. Areas currently zoned R2A are proposed to remain R2A because they are characterized by small lots that have already been created -- the average lot size in these areas is less than one acre.

Please feel free to call me if you have further questions.

Gary Davis, AICP  
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Planning & Development Services  
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>>> <[MLilliquist@cob.org](mailto:MLilliquist@cob.org)> 3/16/2011 6:17 PM >>>  
Gary Davis, Sr Planner  
Whatcom County PDS

Gary,

I have not been able to follow all the changes in the Rural Element Update proposal, and so I was hoping you could explain to me what the County Council is considering with regard to the Lake Whatcom watershed. I understand that they are not considering a LAMIRD, but some other kind of "rural overlay" with 3 residential units/acre. Is that correct? Could you please explain? Thanks.

Michael Lilliquist  
Bellingham City Council, Ward 6