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Date: 4/2/2011 11:06 AM
Subject: Analysis of density changes in proposed rural element
Attachments: Rural Element Density Reductions.pdf

To all,

This is a follow-up to my email earlier this week in which I inquired as to the net effect on potential development density throughout Whatcom County with the currently proposed "Rural Element" ordinance.

I mentioned there appeared to be a coordinated effort by some community groups to imply, or directly state that somehow the proposal was increasing development density (and/or "sprawl") throughout Whatcom County.

Gary Davis directed us to a link...

<http://www.whatcomcounty.us/pds/plan/long/projects/lamird/pdf/20110324-council-lamirdreport-appcde.pdf>

...and using that I did my best to sort out the acreages subject to density reduction and density increases.

According to my figures (attached in a PDF file), the current proposal effectively reduces density ('downzones') 5,989.3 acres. At the same time, there appears to be a proposed density increase ('upzone') of 6.5 acres (I believe 5 acres of that correlates with the recent RIM designation for the Barlean's property on Slater Road).

It would take a considerable amount more analysis - and probably quite a bit of speculation - to determine the resulting number of newly-created parcels being removed from future development, but my cursory review leads me to believe this represents a reduction of tens of thousands of potential new parcels.

Meanwhile, I confirmed with PDS that a more specific analysis of the Lake Whatcom watershed parcels subject to the 'Density Overly' is ongoing, and we will be receiving that information soon.

Sam C.

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**Rural Element Density
Reductions and Increases (as of 4-1-11)**

Affected Area	Proposed	Current	Acres
Acme	RR-5A	RR-1	31.9
BB-Lynden & Val. View	R-5A	GI	94.4
Cain Lake	R-5A	R-2A	496.1
Custer	RR-5A	RR-2	29.8
Custer	R-5A	STC	2.6
Diablo	RR-3 (LAMIRD)	UR-4	69.6
Emerald Lake	RR-5A	RR-2	244.4
Emerald Lake	R-5A	R-2A	118.0
Fort Bellingham/Marietta	RR-5A	RR-1	18.0
Fort Bellingham/Marietta	RR-5A*overlay	RR-1	95.0
Fort Bellingham/Marietta	R-5A*overlay	R-2A	230.0
Glacier	RR-3 (LAMIRD)	UR-4	259.4
Glacier	RR-10A (LAMIRD)	UR-4	14.0
Glacier	RR-5A	RR-1	0.8
Hinotes Corner	R-5A*overlay	R-2A	163.9
Laurel	R-5A	GC	7.4
Lummi Peninsula	RR-5A	RR-1	1,264.1
Lummi Peninsula	RR-5A	RR-3	103.7
Maple Falls	RR-5A	RR-1	11.7
Maple Falls	R-5A	STC	2.5
North Bellingham	RR-3 (LAMIRD)	UR-4	12.4
North Bellingham	RR-5A*overlay	RR-1	86.4
Pole & Guide Meridian	R-5A	GC	6.9
Pole & Guide Meridian	R-5A*overlay	R-2A	117.7
Sandy Point / S.P. Hts	RR-5A	RR-1	691.3
Van Wyck	R-5A	NC	1.6
Wiser Lake	RR-5A	RR-2	23.7
North Lake Samish & I-5	R-5A	TC	21.2
Van Zandt	R-10A	GC	0.6
Welcome	R-5A*overlay	R-2A	59.3
Badger & Guide Meridian	R-5A*overlay	R-2A	87.1
Chuckanut	RR-5A*overlay	RR-2	535.6
Chuckanut	RR-5A	RR-2, RR-3	162.8
Chuckanut	R-5A	R-2A	73.7
Glacier Springs	RR-5A	RR-3	75.0
Glen at Maple Falls	RR-5A	RR-3	262.2
Kwina	R-5A	NC	88.2
Lake Whatcom	R-5A*overlay	R-2A	91.1
Lake Whatcom	RR-5A*overlay	RR-2	159.8
Portal Way North	R-5A	GI	45.0
Slater & Haxton	R-5A	NC	34.1
South Bay	RR-5A*overlay	RR-1	96.3
Total Acreage Reduced Density			5989.3

Glacier	R-5A (LAMIRD)	RF	1.5
Lummi Peninsula	RIM (LAMIRD)	RR-3	5.0
Total Acreage Increased Density			6.5