

**WHATCOM COUNTY
PLANNING &
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SERVICES**
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**FOOTHILLS SUBAREA PLAN ADVISORY COMMITTEE
RECORD OF DECISIONS & RECOMMENDATIONS
FOR THE 12/20/06 MEETING**

Date: December 22, 2006

To: Foothills Subarea Plan Advisory Committee

From: Matt W. Aamot, Whatcom County Planning & Development

At the December 20, 2006 meeting, the Foothills Subarea Plan Advisory Committee made the following decisions and recommendations:

1. **2027 Population Projections** - The Committee recommended utilizing the following 2027 projections of year-round population:

<i>Area</i>	<i>Recommended 2027 Population Projection</i>	<i>Population Increase from 2006-2027</i>	<i>ECONorthwest Growth Assumption*</i>	<i>Committee Vote</i>
Glacier	397	113	High	5-3 with 1 committee member abstaining
Maple Falls	254	41	Baseline	6-3
Deming	262	42	Baseline	6-3

* Note: Consulting firm ECONorthwest provided low, baseline, and high growth projections in a report of December 1, 2006. The Foothills Subarea Plan Advisory Committee recommended ECONorthwest's high growth projection for Glacier and baseline projections for Maple Falls and Deming.

2. **Land Use Alternatives** – The Committee recommended, by consensus, the following land use alternatives, which are shown on the attached maps:

<i>Area</i>	<i>Recommended Land Use Alternative*</i>	<i>Summary of Changes</i>
Glacier	Alternative # 1	<ol style="list-style-type: none"> 1) The Small Town comprehensive plan designation would be decreased in size by removing the area zoned Rural Forestry. The comprehensive plan designation of this area would be changed to Rural Forestry to match the zoning. 2) The triangular 14-acre parcel east of Mt. Baker Rim would be rezoned from Urban Residential 4 units per acre (UR4) to a new Small Scale Recreational Tourist (SSRT) zone, that would comply with the Type II Limited Areas of More Intensive Rural Development (LAMIRD) criteria of the Growth Management Act (RCW 36.70A.070(5)(d)).
Maple Falls	Alternative # 1	<ol style="list-style-type: none"> 1) The comprehensive plan designation of the community farm associated with The Glen at Maple Falls would be changed from Resort Recreational Subdivisions to Rural and this area rezoned from Residential Rural 3 dwellings/acre (RR3) to Rural one dwelling/five acres (R5A). 2) The area in The Glen directly south of the community farm would be rezoned from RR3 to Residential Rural one dwelling/acre (RR1) to reflect existing lot sizes in this area. 3) The comprehensive plan designation of an area south of The Glen would be changed from Resort Recreational Subdivisions to Rural Forestry and rezoned from RR3 to Rural Forestry to reflect the lack of development in this area. 4) The comprehensive plan designation of an area east of the Glen would be changed from Resort Recreational Subdivisions to Rural and rezoned from RR3 to R5A to reflect a lack of development and the fact that part of this area is now in the river.
Welcome	Status Quo Alternative	None (the existing comprehensive plan and zoning designations would be retained).
Deming	Modified Alternative # 1	<ol style="list-style-type: none"> 1) Create a comprehensive plan overlay designation that would recognize Nooksack Tribal lands in the Deming area (these lands are not subject to County jurisdiction). 2) The Small Town Commercial (STC) zoning district would be expanded by moving the STC boundary west of Mitchell Rd. to the western edge of the Mt. Baker School District property. This area would be rezoned from Rural one dwelling/two acres (R2A) to STC. Schools are a permitted use in the STC zone, whereas they require a conditional use permit in the R2A zone.

*Note: The Committee considered three land use alternatives: The status quo alternative, alternative 1 and alternative 2. The status quo alternative maintained existing comprehensive plan and zoning designations. Alternatives 1 and 2 incorporated previous committee member input, Studio Cascade & staff input, and consideration of the Limited Areas of More Intensive Rural Development provisions of the Growth Management Act.