

**WHATCOM COUNTY
PLANNING &
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**FOOTHILLS SUBAREA PLAN ADVISORY COMMITTEE
RECORD OF DECISIONS & RECOMMENDATIONS
FOR THE 1/17/07 MEETING**

Date: January 18, 2007
To: Foothills Subarea Plan Advisory Committee
From: Matt W. Aamot, Whatcom County Planning & Development

At the January 17, 2007 meeting, the Foothills Subarea Plan Advisory Committee made the following decisions and recommendations relating to the **Columbia Valley Urban Growth Area (UGA) and adjacent lands**:

1. **Industrial Policy** - The committee recommended, by consensus, revising Whatcom County Comprehensive Plan Policy 2AA-12 to read as follows:

Recognize the need for light impact industrial land uses within and bordering on the Columbia Valley/Kendall Urban Growth Area. Consider establishing a light impact industrial zone located on the north side of Limestone Road, and in the parcels zoned RF and R10A on the east side of Tilbury Road. Retain the existing zoning until a master plan has been completed to identify traffic impacts and infrastructure/utility/service needs, and appropriate mitigation measures. Consider expanding the Columbia Valley UGA in appropriate locations north and east of the existing UGA to allow for the allocation of light industrial land in sufficient acreage to attract and maintain business opportunities. Assure an adequate supply of master-planned prime light industrial sites to meet future market demands for light industrial development.

2. **Rural Forestry to R10A Rezone** - The committee recommended, by consensus, rezoning approximately 80 acres immediately east of the UGA from Rural Forestry (RF) to Rural one dwelling/ten acres (R10A). This recommendation would provide consistency between the existing Rural Comprehensive Plan designation and the zoning for the site. The rezone area is shown on the attached map and can generally be described as:

- The W ½ of the NE ¼ of the NE ¼ of section 22, T40N, R5E, W.M.; and
- The SE ¼ of the NE ¼ of section 22, T40N, R5E, W.M.; and
- The E ½ of the NE ¼ of the SE ¼ of section 22, T40N, R5E, W.M.

3. **Small Town Commercial Zoning** – The committee recommended, by consensus, leaving the Kendall Small Town Commercial zoning district boundary unchanged.
4. **UGA Boundary Modification** – The committee recommended, by consensus, moving the Urban Growth Area (UGA) boundary to the north, so that it coincides with the south end of the Paradise Lakes Country Club subdivision as shown on the attached map. This would result in:
 - Removal of the Rural one dwelling/five acre (R5A), Rural one dwelling/ten acre (R10A) and Small Town Commercial (STC) zoning districts south of the Paradise Lakes Country Club subdivision from the UGA.
 - Changing the Comprehensive Plan designation of the R5A and R10A zoning districts from UGA to Rural.
 - Changing the Comprehensive Plan designation of the STC zoning district from UGA to Small Town.
5. **2027 Population Projection** - The Committee recommended utilizing the following 2027 projection of year-round population for the Columbia Valley UGA:

<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>
UGA	6,483	2,630	Baseline	7-3

* 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 baseline growth projection for the UGA.

A map of the “Foothills Subarea Plan Advisory Committee Recommended Land Use Alternative – 1/17/2007” for the Columbia Valley UGA and adjacent lands (which incorporates recommendations from the 1/3/07 and 1/17/07 Advisory Committee meetings) is attached.

CC: Hal Hart, Planning Director
 Dennis Rhodes, Assistant Director
 Linda Peterson, Planning Division Manager
 Sarah Watts, County GIS/Web Site Posting
 Bill Grimes, Studio Cascade