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**FOOTHILLS SUBAREA PLAN ADVISORY COMMITTEE
RECORD OF DECISIONS & RECOMMENDATIONS
FOR THE 5/5/10 MEETING**

Memo Date: May 14, 2010

To: Foothills Subarea Plan Advisory Committee

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

At the May 5, 2010 meeting, the Foothills Subarea Plan Advisory Committee made the following recommendations:

1. **Foothills Subarea Plan** - The Committee recommended approval of the revised 2010 Draft Foothills Subarea Plan (by a 6-2 vote).
2. **Whatcom County Comprehensive Plan Policy 2AA-12** – The Committee recommended, by consensus, approval of the following amendment to Policy 2AA-12:

Recognize the need for light impact industrial land uses within the Columbia Valley Urban Growth Area. Consider establishing a light impact industrial zone located on the north side of Limestone Road in accordance with the policies of the Foothills Subarea Plan. ~~Retain the existing zoning within this area until a master plan has been completed to identify traffic impacts and infrastructure/utility/service needs, and appropriate mitigation measures.~~

3. **General Commercial Zoning District** - The Committee recommended, by consensus, approval of the following amendments to the General Commercial District regulations:

Amend the permitted uses in the General Commercial District in the Official Whatcom County Zoning Ordinance, WCC 20.62.065, as follows:

- .065 One single-family dwelling per lot of record subject to:
- (1) Health department requirements regarding soil type and water supply.

(2) Height regulations, lot coverage, open space, development standards and performance standards shall be in accordance with the provisions of Chapter [20.20](#) WCC; except that side and rear yard setbacks shall be 10 feet from vacant, adjacent, commercially zoned properties.

(3) A deed restriction recorded with the Whatcom County auditor is attached to the lot(s) at the time of building permit issuance stating that the dwelling(s) is located in a General Commercial zone and buyers should be aware that commercial uses will be allowed on surrounding parcels and owners have no grounds for protest.

(4) Such use requires a conditional use permit if located within airport overlay zone 2 or 3 as shown in Whatcom County Comprehensive Plan Appendix H.

(5) Within the Columbia Valley Urban Growth Area, single family dwellings are not permitted in the General Commercial zone.

Amend the permitted uses in the General Commercial District in the Official Whatcom County Zoning Ordinance, WCC 20.62.066, as follows:

.066 Duplexes and multifamily dwellings not to exceed 18 units per acre subject to:

(1) Availability of adequate public sewer, or water, and appropriate storm drainage;

(2) The maximum number of units shall be determined by the health department based on soil type and water supply;

(3) Provision of adequate right-of-way and street improvements to bring adjacent roadways up to necessary standards;

(4) Height regulations, lot coverage, open space, development standards and performance standards shall be in accordance with the provisions of Chapter [20.22](#) WCC;

(5) Site plan review shall be done by the technical review committee to ensure compliance with the intent of the general development standards WCC [20.62.650](#).

Four or less units per acre are exempt from this requirement;

(6) A deed restriction recorded with the Whatcom County auditor is attached to the lot(s) at the time of building permit issuance stating that the dwelling(s) is located in a General Commercial zone and buyers should be aware that commercial uses will be allowed on surrounding parcels and owners have no grounds for protest;

(7) Duplexes and multifamily dwellings shall not be located within airport overlay zone 2 or 3 as shown in Whatcom County Comprehensive Plan Appendix H.

(8) Within the Columbia Valley Urban Growth Area, duplex and multifamily development shall not occupy more than 25% of the total land area in the General Commercial zone. This restriction does not apply to dwellings located above ground-floor commercial development.