Whatcom County Rural Element Update

LAMIRD Report

Proposed Limited Areas of More Intensive Rural Development and Zoning Map Amendments

*Updated June 10, 2013*

*Based on the ordinance introduced June 4, 2013*

Whatcom County Planning and Development Services
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Introduction – Affected Areas

In 2005 a Growth Management Hearings Board decision found a portion of Whatcom County’s Comprehensive Plan and zoning regulations out of compliance with the Washington State Growth Management Act. In 2007, an Appeals Court ruling upheld the Hearings Board decision. In response, Whatcom County Planning and Development Services developed recommendations for changes to the county’s comprehensive plan and zoning regulations. These changes were based on Growth Management Act requirements, as well as public involvement in developing a vision for planning Whatcom County’s rural areas and direction from the Planning Commission and County Council. This document summarizes the changes to land use designations and zoning districts in each of the areas affected by the Hearings Board decision.

The Growth Management Act allows counties to designate limited areas of more intensive rural development (LAMIRDS), where more intensive uses can be contained to prevent the spread of sprawl development into the rural areas. The Growth Management Act establishes three types of LAMIRDS, Type I for areas established with a variety of more intensive uses on July 1, 1990, Type II for isolated tourist and recreational uses, and Type III for isolated businesses. Whatcom County’s Comprehensive Plan designation of ‘Rural Community’ is a Type I LAMIRD, while a ‘Rural Business’ designation is a Type III LAMIRD. The ‘Rural Tourism’ designation is a Type II LAMIRD, though no such designations were made in conjunction with the rural element update.

The 2005 decision affected about 12 percent of Whatcom County’s rural areas. Of the 121,000 acres of rural parcels, about 16,000 acres fell within Comprehensive Plan land use designations or zoning districts that were found to be out of compliance with the Growth Management Act, as shown in Appendix B (map) and Appendix C (acreage chart). Most of the affected area was within Comprehensive Plan land use designations that were found to be out of compliance with the Growth Management Act because they did not meet GMA requirements for LAMIRDS (the Small Town, Crossroads Commercial, Resort/Recreational Subdivision, Suburban Enclave, and Transportation Corridor designations). A small proportion of the affected area was designated as Rural, with zoning classifications whose permitted densities were found to be out of compliance.

In 2011, Whatcom County adopted Ordinance 2011-013 which placed more than half of the affected area in a Rural Community or Rural Business LAMIRD designation, while the other half was designated Rural, within zoning districts that maintain established rural character in their respective areas. The total acreage of Rural-designated land within the affected areas increased from 2,640 acres to 6,889, while 985 acres previously within the noncompliant Transportation Corridor designation was designated for Agriculture.

Within the LAMIRD boundaries, most residential lots retained the same zoning and density. Small Town Commercial and Neighborhood Commercial zoning also remain within the

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1 In a separate application, a 9-acre Type II LAMIRD was designated near the intersection of Smith Road and Guide Meridian in December 2011 (Ord. 2011-052).
2 Appendix C of this report. The total acreage of the areas included in the proposed amendments is estimated at 17,011. About 16,000 acres are in zones or Comprehensive Plan designations that were found out of compliance with the Growth Management Act, and an additional 1,000 acres are proposed for inclusion within LAMIRD boundaries.
3 Appendices C and D of this report.
LAMIRDS, though more intensive zones such as General Commercial, Light Impact Industrial, and Gateway Industrial were changed to a zoning classification more consistent with the size, scale use, or intensity of uses in these areas in 1990. Also, any Urban Residential zoning designation within a Limited Area of More Intensive Rural Development boundary was changed to a Residential Rural or mixed use counterpart. The criteria for designating LAMIRDS and determining their boundaries, based on GMA requirements, are contained in Comprehensive Plan Policies 2HH(1) through (3).

For the affected areas not falling within LAMIRD boundaries, zoning reflects established rural densities in each area. Ordinance 2011-013 retained rural one-per-two-acre zoning (R-2A) in areas developed at or above that density (where the average parcel size is less than 2.5 acres). In other areas where development has occurred at a variety of densities and the average parcel size is less than five acres, a Residential Rural Density Overlay (RRDO) was established in order to allow infill development to occur at densities consistent with those of the surrounding developed parcels. In the remaining affected areas, where average parcel sizes are greater than five acres, one-per-five-acre densities were adopted.4

Ordinance 2011-013 was appealed to the Growth Management Hearings Board and the Board’s January 9, 2012 Final Decision and order found the ordinance out of compliance with the GMA on several issues related to Comprehensive Plan policies, development regulations and LAMIRD designations. On the latter topic, the Board found the Eliza Island, Fort Bellingham/Marietta, and North Bellingham areas were improperly designated as LAMIRDS. It also found that some LAMIRDS erroneously included parcels that did not meet the GMA’s criteria for inclusion in a LAMIRD. The amendments adopted by the County in 2012 do not designate the Eliza Island, Fort Bellingham/Marietta, and North Bellingham areas as LAMIRDS. and revised the boundaries of the Emerald Lake, Smith & Guide Meridian, and Van Wyck LAMIRDSs. The 2011 Smith & Guide Meridian LAMIRD was separated into two LAMIRDSs, the Smith & Guide Meridian and the Axton and Guide Meridian. In addition, the 2012 amendments removed from the Cain Lake and Lake Samish LAMIRDs parcels that fall within the Chuckanut Wildlife Corridor.

The 2012 amendments also created a new Comprehensive Plan land use designation, Rural Neighborhood. This designation is not a LAMIRD but contains rural areas that have already been established at higher residential densities than exist in the Rural designation. Rural areas with one-per-two acre densities or subject to the RRDO are contained within designated Rural Neighborhoods. In the 2012 amendments, the Fort Bellingham/Marietta and North Bellingham Areas were designated as Rural Neighborhoods rather than Rural Communities (Type I LAMIRDSs). Also designated as Rural Neighborhoods are parts of the Badger & Guide Meridian, Chuckanut, East Lynden, Hinotes Corner, Pole & Guide Meridian, and Wiser Lake East areas. Amendments in 2013 removed several parcels from the Fort Bellingham/Marietta and North Bellingham Rural Neighborhoods, and removed the Rural Neighborhood designation from the Welcome area.

Following the 2012 amendments the total LAMIRD area included 7,361 acres, while the remaining 9,650 acres of the affected areas were designated as Rural, Rural Neighborhood, or Agriculture (see Figure 1 and Appendix D). The 2013 amendments retain the 2012 LAMIRD boundaries, but reduce the total acreage of Rural Neighborhoods from 3,313 to 2,823 acres.

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4 Average parcel sizes and average developed parcel sizes are shown in Appendix E of this report. Areas proposed for R-2A or R-5A-overlay, RR-2A-overlay, or RR-5A-overlay (Rural Neighborhood designation) are highlighted.
The body of this report profiles each of the affected areas with a brief description of development patterns, services in the area, environmental constraints, an evaluation with respect to LAMIRD criteria, and a map of the area. On the maps, zoning changes are shown in a box with the zoning on top and the previous zoning below in parentheses. The LAMIRD areas (the Rural Community or Rural Business comprehensive plan designations) and Rural Neighborhoods are denoted by shading – areas outside that shading are designated as Rural in the comprehensive plan.

Appendix A contains LAMIRD analysis study maps for each of the affected areas. Planning and Development Services staff used Whatcom County Assessor’s records and 1991 aerial imagery to conduct a Geographic Information System (GIS) analysis to determine parcels’ development status to the most accurate degree possible. The maps for the Type I LAMIRDs show a 1991 aerial photo with color-coded parcels based on 1990 assessors use data. Residential development as of 1990 is shown with yellow overlaid on a parcel while more “current” residential development (developed since 1990) is shown in blue. Previously existing commercial development (as of 1990) is shown with in red, and the more current commercially developed parcels (since 1990) are depicted as pink. Public uses are coded with orange; agricultural uses with green; and utilities and other infrastructure as purple. Appendix A analysis maps for Type III LAMIRDs use the same color scheme, based on 2008 commercial development data and aerial imagery. Appendix B contains a countywide map of the areas affected by the 2005 decision showing the pre-2011 land use designations, and a map of the new Rural Community and Rural Business LAMIRD designations (affected areas outside the LAMIRD designations would be designated Rural).

Appendix C lists the approximate acreages of the land use designations and zones within each affected area currently. Appendix D estimates the acreages of the new land use designations and zoning districts within each affected area. Appendix E shows the average parcel size for the zoning classifications within each affected area, and calculates the proportion of parcels developed (residential, public, utility, or commercial uses) in 1990 within each of the Type I LAMIRDs in 1990, according to the GIS analysis displayed in Appendix A.

Appendix F lists uses and building sizes that existed in the Type I LAMIRD areas in 1990. PDS compiled the data using Assessor’s records, aerial photographs. The data in this appendix was used to develop development regulations for the Type I LAMIRDs, per RCW 36.70A.070(5)(d)(i)(C). Appendix G lists uses and building sizes that existed in the Type III LAMIRD areas in 2012. This information informed the zoning code’s discussion of small scale businesses.
Figure 1. Affected Areas Acreage by Land Use Designation

<table>
<thead>
<tr>
<th>Existing Land Use Designations</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Small Town</td>
<td>659</td>
</tr>
<tr>
<td>Crossroads Commercial</td>
<td>236</td>
</tr>
<tr>
<td>Resort/Recreational Subdivision</td>
<td>4,384</td>
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<tr>
<td>Suburban Enclave</td>
<td>6,146</td>
</tr>
<tr>
<td>Transportation Corridor</td>
<td>1,977</td>
</tr>
<tr>
<td>Rural Designation (with non-rural zoning)</td>
<td>2,640</td>
</tr>
<tr>
<td>Other (not in original affected areas)</td>
<td>979</td>
</tr>
<tr>
<td>Total Acres</td>
<td>17,020</td>
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</table>

<table>
<thead>
<tr>
<th>Proposed Land Use Designations</th>
<th>Acres</th>
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<tbody>
<tr>
<td>Rural Community Type I LAMIRD</td>
<td>7,219</td>
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<tr>
<td>Rural Tourism Type II LAMIRD</td>
<td>9</td>
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<tr>
<td>Rural Business Type III LAMIRD</td>
<td>142</td>
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<tr>
<td>Rural Neighborhood</td>
<td>2,823</td>
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<tr>
<td>Rural</td>
<td>5,842</td>
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<tr>
<td>Agriculture or RF (Resource)</td>
<td>985</td>
</tr>
<tr>
<td>Total Acres</td>
<td>17,020</td>
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</table>
Figure 2. LAMIRDs
Figure 3. Affected Areas by Land Use Designation

<table>
<thead>
<tr>
<th>Rural Community Designation</th>
<th>Type I LAMIRDs</th>
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</thead>
<tbody>
<tr>
<td>Acme</td>
<td>Laurel</td>
</tr>
<tr>
<td>Axton &amp; Guide Meridian</td>
<td>Lummi Peninsula</td>
</tr>
<tr>
<td>Birch Bay-Lynden &amp; Valley View</td>
<td>Maple Falls</td>
</tr>
<tr>
<td>Cain Lake</td>
<td>Newhalem</td>
</tr>
<tr>
<td>Custer</td>
<td>Nugents Corner</td>
</tr>
<tr>
<td>Deming</td>
<td>Point Roberts</td>
</tr>
<tr>
<td>Diablo</td>
<td>Pole &amp; Guide Meridian</td>
</tr>
<tr>
<td>Emerald Lake</td>
<td>Sandy Point / Sandy Point Heights</td>
</tr>
<tr>
<td>Glacier</td>
<td>Smith &amp; Guide Meridian</td>
</tr>
<tr>
<td>Hinotes Corner</td>
<td>Sudden Valley</td>
</tr>
<tr>
<td>Kendall</td>
<td>Van Wyck</td>
</tr>
<tr>
<td>Lake Samish</td>
<td>Wiser Lake</td>
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</tbody>
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<table>
<thead>
<tr>
<th>Rural Business Designation</th>
<th>Type III LAMIRDs</th>
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</thead>
<tbody>
<tr>
<td>Birch Bay-Lynden &amp; I-5</td>
<td>Slater &amp; Elder</td>
</tr>
<tr>
<td>Blue Canyon</td>
<td>Van Zandt</td>
</tr>
<tr>
<td>Guide Meridian Border Crossing</td>
<td>Welcome</td>
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<tr>
<td>North Lake Samish &amp; I-5</td>
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</tbody>
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<table>
<thead>
<tr>
<th>Rural or Rural Neighborhood Designation</th>
<th>No LAMIRDs</th>
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<tbody>
<tr>
<td>Badger &amp; Guide Meridian</td>
<td>Lake Whatcom</td>
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<tr>
<td>Chuckanut</td>
<td>North Bellingham</td>
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<tr>
<td>East Lynden</td>
<td>Portal Way North</td>
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<tr>
<td>Eliza Island</td>
<td>Slater &amp; Haxton</td>
</tr>
<tr>
<td>Fort Bellingham/Marietta</td>
<td>South Bay</td>
</tr>
<tr>
<td>Glacier Springs</td>
<td>Wickersham</td>
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<tr>
<td>Glen at Maple Falls</td>
<td>Wiser Lake East</td>
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<td>Kwina</td>
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Rural Community (Type I LAMIRD)

Each of the following areas are designated as a Rural Community, which is a Type I LAMIRD per RCW 36.70A.070(5)(d)(i). These are areas that existed on July 1, 1990 with uses and densities that are more intensive than typically found in surrounding rural areas. These areas include small unincorporated towns, commercial areas, and small-lot subdivisions where the built environment predominated in 1990 and limited infill potential exists. Ordinance 2011-013 established 26 Rural Community Type I LAMIRDs. In response to the January 9, 2012 Hearings Board order, the Eliza Island, Fort Bellingham/Marietta, North Bellingham LAMIRDs were removed, and the Smith & Guide Meridian LAMIRD was split into two separate LAMIRDs.

The boundaries for the Rural Communities are based on criteria in Comprehensive Plan Policy 2HH-1, which reflects those in RCW 36.70A.070(5)(d)(iv). Planning and Development Services staff used 1990 Assessor’s records and 1991 aerial imagery to conduct a Geographic Information System (GIS) analysis to determine parcels’ development status, including uses and approximate building sizes. This represents the best available data documenting the size, scale, use and intensity of 1990 development. Whatcom County also accepted verifiable development information provided by property owners, in order to accurately document the 1990 built environment. Development status in 1990 and the more current development (since 1990) are shown on the study maps in Appendix A.

The GMA requires that Type I LAMIRD boundaries be “delineated predominately by the built environment” (as of 1990) but allows infill potential on undeveloped lots if contained within a logical outer boundary. In most of the Type I LAMIRDs, a majority of the land available for more intensive development was part of the 1990 built environment, indicating the amount of potential infill would not exceed the development that already existed in 1990 (see calculations in Appendix E). The LAMIRDs with less than a majority of their parcels developed in 1990 are areas that were characterized by infrastructure that would support more intensive development, for example a platted subdivision with roads and utilities installed but only a small proportion of the lots having been developed at the time (such as Cain Lake and Emerald Lake). In the case of all Type I LAMIRDs, the more intensive uses existing as of 1990 (small lot residential, commercial, and public uses), combined with the factors counties must address (natural neighborhood, physical features, etc.), were the determinants for the LAMIRD boundaries. Existing zoning boundaries and lot lines were used where extending the boundary to a physical feature would have created an abnormally irregular boundary or would not minimize and contain the area.

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5 Acreage data throughout this document may contain slight discrepancies due to the results of merging Assessor’s tax parcel acreage data with GIS acreage data, necessary adjustments in data for lakes, roads, and other infrastructure, and an overall mapping accuracy of 1:24,000 scale (resulting in +/- 40 foot spatial accuracy).
6 RCW 36.70A.070(5)(d)(iv)
<table>
<thead>
<tr>
<th>Rural Community Designation</th>
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<tbody>
<tr>
<td>Acme</td>
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<tr>
<td>Axton &amp; Guide Meridian</td>
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<td>Birch Bay-Lynden &amp; Valley View</td>
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<td>Custer</td>
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<td>Deming</td>
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<td>Diablo</td>
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<td>Emerald Lake</td>
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<tr>
<td>Hinotes Corner</td>
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<tr>
<td>Kendall</td>
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<tr>
<td>Lake Samish</td>
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Acme
Rural Community (Type I LAMIRD)

Affected Area: 102 acres

Area within Rural Community boundary: 70 acres

Pre-2011 Land Use Designation: Small Town

New Land Use Designation: Rural Community, Rural

Pre-2011 Zoning: Residential Rural 1 Unit/Acre (RR-1), Small Town Commercial (STC)

New Zoning in Rural Community: Small Town Commercial (STC), Residential Rural 1 Unit/Acre (RR-1)

New Zoning outside Rural Community (within Affected Area): Residential Rural 1 Unit/5 Acres (RR-5A)

Surrounding Zoning: Agriculture (AG), Rural - 1 Unit/5 Acres (R-5A), Rural Forestry (RF)

Services:
  Water/Sewer: Acme Water District #18, wells & septic
  Fire: District 16 (Acme/ Van Zandt)
  School: Mount Baker School District 507

Land Use Plan: South Fork Subarea Plan (last updated 1991)

Proximity to UGA: N/A

Environmental constraints in affected area: Alluvial fan hazard (Jones Creek Debris Flow Study), partial shoreline, fish-bearing streams, flood zone (primarily east of BNSF RR).

Summary Description:
The pre-2011 Small Town designation includes both Small Town Commercial and Residential Rural zoning. The town center includes a general store, service station, post office, fire hall, church, café, carpentry, and auto repair services. In 1990, lots within the Rural Community boundary totaling nearly nine acres were developed with commercial or public uses, and those totaling about 37 acres were developed with residential uses. The Rural Community is contained within the area where commercial, public services, and smaller lot residential uses existed in 1990. The portion of the Rural Community retaining its Small Town Commercial zoning is contained in close proximity to Highway 9 (on either side), from Turkington to Galbraith Roads; the area that retains its RR-1 zoning was developed in a collection of small lots west of Highway 9, along with larger parcels situated in between and included within the LAMIRD to prevent an abnormally irregular outer boundary. The boundary includes those parcels but not the larger parcels to the west and north, which were not developed at the same intensity in 1990. The latter parcels were changed to an RR-5A zoning and a Rural land use designation in 2011.

Conclusion: The Acme Rural Community land use designation, a Type I LAMIRD, is an area characterized predominately by the built environment as it existed on July 1, 1990. Establishing the designation boundary to include the small town’s commercial and residential development, along with some undeveloped parcels within the area, follows physical features (SR 9, the BNSF railroad tracks, and Rothbuhler Road), preserves the character of the existing natural neighborhood, and avoids an abnormally irregular boundary.
Axton & Guide Meridian
Rural Community (Type I LAMIRD)

**Affected Area:** 80 acres

**Area within Rural Community:** 11 acres

**Pre-2011 Land Use Designation:** Transportation Corridor, Rural

**New Land Use Designation:** Rural Community, Rural

**Pre-2011 Zoning:** General Commercial (GC), R-5A

**New Zoning in Rural Community:** RGC

**New Zoning outside Rural Community (within Affected Area):** Rural-1 Unit/5 Acres (R-5A)

**Surrounding Zoning:** Rural-1 Unit/5 Acres (R-5A)

**Services:**
- **Water/Sewer/Coordinated water system plans in area:** wells & septic, Deer Creek Water Association
- **Fire:** District 5, District 4
- **School:** Meridian School District 505

**Land Use Plan:** Lynden-Nooksack Subarea Plan (last updated 1986)

**Environmental Constraints:** Scattered wetlands

**Summary Description:** Prior to 2011, the Smith Road & Guide Meridian affected area was designated in the Comprehensive Plan as a Transportation Corridor along both sides of Guide Meridian (SR 539), though some affected zoning extended into the Rural designation behind the corridor. The designation included commercial and industrial zones, as well as Rural zones. The areas within the former Transportation Corridor zoned for rural uses north of Axton and south of Smith contain residential and agricultural uses as well as scattered nonconforming businesses.

Nodes of commercial and industrial development had been established on Guide Meridian at the Smith Road and the Axton Road intersections in 1990, with scattered commercial and residential development in between. Ordinance 2011-013 designated a LAMIRD that included this area but the January 9, 2012 Hearings Board order required that only the nodes at the intersections qualified as LAMIRDS. As a result the County designates two separate LAMIRDS: Axton & Guide Meridian, and Smith & Guide Meridian, with the area in between rezoned to R-5A. The LAMIRD boundary follows existing zoning boundaries (even in the case of split-zoned lots which extend farther from Guide Meridian than the zoning boundary) in order to avoid an abnormally irregular boundary and to prevent the expansion of the more intensive uses away from Guide Meridian. The previous GC zone has been replaced by the RGC, which is consistent with the size, scale, use, and intensity of 1990 commercial and industrial uses in the rural area. Lots south of Smith Road and north of Axton Road formerly within the Transportation Corridor designation but zoned for rural uses have a Rural designation and retain their rural zoning.

**Conclusion:** The Axton & Guide Meridian Rural Community land use designation, a Type I LAMIRD, is an area characterized predominately by the built environment as it existed on July 1, 1990. Establishing the designation boundary to include the parcels and portions of parcels characterized by more intensive development preserves the character of the existing natural neighborhood and avoids an abnormally irregular boundary.
Birch Bay-Lynden & Valley View
Rural Community (Type I LAMIRD)

Affected Area: 111 acres
Area within Rural Community boundary: 17 acres
Pre-2011 Land Use Designation: Transportation Corridor
New Land Use Designation: Rural Community, Rural
Pre-2011 Zoning: Gateway Industrial (GI)
New Zoning in Rural Community: Rural General Commercial (RGC)
New Zoning outside Rural Community (within Affected Area): Rural 1 Unit/5 Acres (R-5A)
Surrounding Zoning: Gateway Industrial (GI) (Rural General Commercial in Type III LAMIRD west of I-5), Rural- 1 Unit/ 5 Acres (R-5A), Rural- 1 Unit/ 10 Acres (R-10A),

Services:
Water/Sewer: Well/septic
Fire: Fire District 21
School: Ferndale School District

Land Use Plan: Birch Bay-Blaine Subarea Plan (last updated 1987)
Proximity to UGA: Approximately 3 miles to Blaine UGA
Proximity to other LAMIRD: Approximately 1,000 feet from Birch Bay-Lynden & I-5 Rural Business (Type III LAMIRD); Approximately 1.5 miles from Custer Rural Community (Type I LAMIRD)

Environmental Constraints in Affected Area: Scattered wetlands

Summary Description: The LAMIRD designation includes three parcels. A small recreational vehicle park was developed on the two northernmost parcels in the late 1980’s. The commercial building and in-ground water hookups for the commercial use existed in 1990. The same property had previously been used as a drive-in theater. The third and smallest parcel is at the intersection of Birch Bay-Lynden & Valley View Roads and is included within the LAMIRD boundary because of documentation provided by the property owner indicating the existence of a commercial building in 1990.

Conclusion: The Birch Bay-Lynden & Valley View Rural Community land use designation, a Type I LAMIRD, is an area characterized predominately by the built environment as it existed on July 1, 1990. Establishing the designation boundary to include the parcels on which the built environment existed in 1990 preserves the character of the existing (1990) natural neighborhood and follows physical features (Birch Bay-Lynden & Valley View Roads).
Cain Lake
Rural Community (Type I LAMIRD)

Affected Area: 859 Acres
Area within Rural Community boundary: 272 acres
Pre-2011 Land Use Designation: Resort/Recreational Subdivision
New Land Use Designation: Rural Community; Rural
Pre-2011 Zoning: Rural- 1 unit/2 acres (R-2A)
Zoning in Rural Community: Rural- 1 unit/2 acres (R-2A)
New Zoning outside Rural Community: Rural- 1 Unit/5 Acres (R-5A)
Surrounding Zoning: Rural- 1 unit/5 acres (R-5A), Rural Forestry (RF), Commercial Forestry (CF)

Services:
Water/Sewer/Coordinated water system plans in area: Whatcom Meadows Camp, Glen Haven Lakes, South Bay Vista, Whatcom County Water District #10
Fire: District 15
School: Mount Baker School District #507

Land Use Plan: Lake Whatcom (1982)

Environmental Constraints in Affected Area: Scattered wetlands, lake shoreline, wildlife corridor

Summary Description: The Cain Lake affected area is located around Cain Lake, south of Lake Whatcom. The area totals about 859 acres zoned R-2A prior to 2011, including one nonconforming commercial use, a store on Cain Lake Road.

Cain Lake Road divides the affected area roughly in half. West of the road is a series of subdivisions platted decades ago and characterized by considerable buildout, including roads and utilities, in 1990 and since. East of the road is a series of parcels ranging from 2 to 80 acres in size, with an average parcel size of about 11 acres. The west side of the road was placed in a LAMIRD in 2011, retaining its R-2A zoning, while the east side of the road was rezoned to R-5A. The southern part of the subdivision lies within the Chuckanut Wildlife Corridor, and was removed from the LAMIRD and rezoned to R-5A in 2012.

Conclusion: The Cain Lake Rural Community land use designation, a Type I LAMIRD, is an area characterized predominately by the built environment as it existed on July 1, 1990. While the majority of the platted lots had yet to be developed individually, roads and utilities had been installed within the subdivision. Establishing the designation boundary to include the entire subdivision preserves the character of the existing natural neighborhood, follows physical features (Cain Lake Road), and avoids an abnormally irregular boundary.
Custer
Rural Community (Type I LAMIRD)

Affected area: 160 acres

Area within Rural Community boundary: 128 acres

Pre-2011 Land Use Designation: Small Town, Rural

New Land Use Designation: Rural Community, Rural

Pre-2011 Zoning: Residential Rural 2Units/Acre (RR-2), Small Town Commercial (STC), Rural 1 Unit/5 Acres (R-5A)

New Zoning in Rural Community: Residential Rural 2 Units/Acre (RR-2), Small Town Commercial (STC), Rural 1 Unit/5 Acres (R-5A) (school only)

New Zoning outside Rural Community (within Affected Area): Residential Rural 1 Unit/5 Acres (RR-5A), Rural- 1 Unit/5 Acres (R-5A)

Surrounding Zoning: Rural- 1 Unit/10 Acres (R-10A), Rural- 1 Unit/5 Acres (R-5A), Agricultural (AG)

Services:

- Water/Sewer/Coordinated water system plans in area: wells & septic, Custer Water Association
- Fire: District 21 (North Whatcom Fire and Rescue)
- School: Ferndale School District 502

Land Use Plan: Birch Bay / Blaine Subarea Plan (last updated 1987)

Environmental Constraints in Affected Area: Scattered wetlands

Summary Description:

The Custer affected area consists of about 160 acres, including an area of STC zoning northeast of Portal way, and RR-2 zoning southwest of Portal Way. Uses within the commercial portion of the Rural Community include a post office, general store, restaurant/bar, and a variety of other commercial and service-related businesses. The remaining area of the Rural Community contains residences and an elementary school.

The area zoned STC east of Portal Way was characterized by the built environment in 1990. The area to the west of Portal Way that retained its RR-2 zoning in 2011 was generally developed in a collection of small lots along Main Street and Bruce Road. Larger undeveloped parcels to the west of Bruce Road are also included within the LAMIRD boundary to avoid an abnormally irregular outer boundary. The Rural Community boundary does not include the larger parcels to the northwest, which were not developed at the same high intensity in 1990 and have been designated as Rural with RR-5A or R-5A zoning. The school is not located in a zoning district or comprehensive plan designation that was affected by the hearings board decision but it is included within the LAMIRD as an important public facility that serves the area.

Conclusion: The Custer Rural Community land use designation, a Type I LAMIRD, is an area characterized predominately by the built environment as it existed on July 1, 1990. Establishing the designation boundary to include the small town’s commercial and residential development, along with some undeveloped parcels within the area, follows physical features (Custer School Road, Bruce Road, and the BNSF railway), preserves the character of the existing natural neighborhood, and avoids an abnormally irregular boundary.
Deming
Rural Community (Type I LAMIRD)

Affected Area: 126 acres

Area within Rural Community boundary: 126 acres

Pre-2011 Land Use Designation: Small Town

New Land Use Designation: Rural Community

Pre-2011 Zoning: Rural- 1 Unit/2 Acres (R-2A), Small Town Commercial (STC)

Zoning in Rural Community: Rural- 1 Unit/2 Acres (R-2A), Small Town Commercial (STC)

Zoning outside Rural Community (within Affected Area): N/A

Surrounding Zoning: Rural- 1 Unit/5 Acres (R-5A), Rural Forestry (RF), Commercial Forestry (CF), Agricultural (AG)

Services:

Water/Sewer/Coordinated water system plans in area: wells & septic, Deming Water Association, Mt. Baker JR/SR High, Deming Speedway Water System

Fire: District 1 (Everson/Deming/Nooksack)

School: Mount Baker School District 507

Land Use Plan: Foothills Subarea Plan (last updated 2011)

Environmental Constraints in Affected Area: Close proximity to Nooksack River (fish-bearing stream), scattered wetlands

Summary Description: Deming is a historic small town that has long served as a hub of public and commercial services for the surrounding rural areas. Uses in the area include public community facilities such as a school, and post office, as well as retail and commercial services including a restaurant, and residences.

Deming’s LAMIRD boundary, which is the same as its pre-2011 Small Town designation boundary, follows the Mt. Baker Highway (SR 542) on the north and Deming Road (along the BNSF railroad line) on the south. Between these roads is an area of STC and R-2A zoning that was predominately developed with more intensive uses and densities in 1990. The two major roads, Deming Road and State Route 542, provide logical outer boundaries for the Rural Community designation.

Conclusion: The Deming Rural Community land use designation, a Type I LAMIRD, is an area characterized predominately by the built environment as it existed on July 1, 1990. Establishing the designation boundary to include the small town’s commercial and residential development, along with some undeveloped parcels within the area, follows physical features (SR 542 and Deming Road), preserves the character of the existing natural neighborhood and avoids an abnormally irregular boundary.
Diablo
Rural Community (Type I LAMIRD)

Affected Area: 70 acres

Area within Rural Community Boundary: 70 acres

Pre-2011 Land Use Designation: Small Town

New Land Use Designation in Rural Community: Rural Community

Pre-2011 Zoning: Urban Residential – 4 units/1 acre (UR-4)

New Zoning in Rural Community: Residential Rural – 3 units/1 acre (RR-3)

Surrounding Zoning: Federal (not zoned)

Services:
- Water/Sewer/Coordinated water system plans in area: Seattle City Light - wells & septic
- Fire: Seattle City Light coordinated with Medic 9 in Concrete (Skagit County)
- School: Concrete School District 11 in Skagit County

Land Use Plan: Whatcom County Comprehensive Plan (no Subarea Plan)

Environmental Constraints in Affected Area: Skagit River shoreline (fish bearing stream, flood), habitat, landslide hazards, scattered wetlands

Summary Description: This Rural Community totals approximately 70 acres, and is located in southeastern Whatcom County on Highway 20. The affected area consists of a single parcel owned by Seattle City Light, containing residential uses in the UR-4 zone below Diablo Dam. The outer boundary is the parcel boundary, within which the built environment predominates.

Conclusion: The Diablo Rural Community land use designation, a Type I LAMIRD, is an area characterized predominately by the built environment as it existed on July 1, 1990. Establishing the designation boundary to include the entire Seattle City Light property preserves the character of the existing natural neighborhood and avoids an abnormally irregular boundary.
Emerald Lake
Rural Community (Type I LAMIRD)

**Affected Area:** 627 acres

**Area within Rural Community Boundary:** 110 acres

**Pre-2011 Land Use Designation:** Suburban Enclave, Rural

**New Land Use Designation:** Rural Community, Rural

**Pre-2011 Zoning:** Rural- 1 unit/2 acres (R-2A), Residential Rural 2 units/acre (RR-2), Rural 1 unit/ 2 acres (R-2A)

**Zoning in Rural Community:** Residential Rural 2 units/acre (RR-2)

**New Zoning outside Rural Community (within affected area):** Rural- 1 Unit/5 Acres (R-5A), Residential Rural- 1 Unit/5 Acres (RR-5A)

**Services:**
- Water/Sewer/Coordinated water system plans in area: Whatcom County Water District#7
- Fire: District #21
- School: Bellingham School District #501

**Environmental Constraints in Affected Area:** Slopes, Lake shoreline

**Summary Description:** The Emerald Lake affected area consists of about 627 acres zoned R-2A and RR-2 prior to 2011, with no nonresidential uses. The affected area is located adjacent to the northeast boundary of Bellingham’s UGA. During the 2009 review of Whatcom County’s UGA’s the area was not proposed for inclusion in the Bellingham UGA.

The northern part of the affected area is a small-lot subdivision platted around 1960 and characterized by considerable buildout in 1990 and since. The portions to the south are characterized by larger lots (an average lot size of about 6 acres). The LAMIRD boundary follows the outer edge of the small-lot subdivision, excluding the portion of the subdivision south of the lake, per the Hearings Board’s January 9, 2012 order. The larger-lot area south of the subdivision was rezoned to R-5A and RR-5A in 2011.

**Conclusion:** The Emerald Lake Rural Community land use designation, a Type I LAMIRD, is an area characterized predominately by the built environment as it existed on July 1, 1990. While the majority of the platted lots had yet to be developed individually, roads and utilities had been installed within the subdivision. Establishing the designation boundary to include the entire subdivision north of the lake preserves the character of the existing natural neighborhood and avoids an abnormally irregular boundary.
Glacier
Rural Community (Type I LAMIRD)

Affected Area: 454 acres

Area within Rural Community boundary: 399 acres

Pre-2011 Land Use Designation: Small Town, Resort/Recreational Subdivision, Federal

New Land Use Designation: Rural Community, Rural, Rural Forestry

Pre-2011 Zoning: Small Town Commercial (STC), Residential Rural 1 Unit/Acre (RR-1), Rural Forestry (RF), Resort Commercial (RC), Urban Residential 4 Units/Acre (UR4), Federal

Zoning in Rural Community: Small Town Commercial (STC), Residential Rural 1 Unit/Acre (RR-1), Residential Rural 3 Units/Acre (RR-3), Rural- 10 Units/Acre (R5A), Federal

Zoning outside Rural Community (within Affected Area): Residential Rural 1 Unit/Acre (RR-1), Rural- 1 Unit/5 Acres (R-5A), Rural Forestry (RF)

Surrounding Zoning: Rural- 1 Unit/5 Acres (R-5A), Commercial Forestry (CF), Rural Forestry (RF), National Forest (Federal)

Services:
  Water/Sewer/Coordinated water system plans in area: wells & septic, Glacier Water District
  Fire: District 19 (Glacier Fire and Rescue)
  School: Mount Baker School District 507

Land Use Plan: Foothills Subarea Plan (last updated 1988; anticipated plan update 2011)

Environmental Constraints in Affected Area: Potential geologic hazards including lahar inundation zone, alluvial fan, seismic liquefaction, landslides; close to Nooksack River, fish-bearing stream, scattered wetlands.

Summary Description: Glacier is a historic town near the foothills of Mount Baker, with its internationally renowned ski area. Uses in the area include a post office, general store, professional services, multiple restaurants, lodging, residences, a U.S. Forest Service facility, and public and private recreation services.

The Glacier affected area includes the Glacier townsite as well as neighboring developments of Baker Rim and Snowline, all of which were largely developed by 1990. The LAMIRD boundary encompasses all these areas as well as areas connecting them, including the Forest Service facility and undeveloped parcels that were adjacent to large-diameter water lines in existence in 1990. The LAMIRD boundary is formed by physical features such as SR 542, Glacier Creek, and the Nooksack River, as well as the national forest boundary. Undeveloped parcels on the west side of the Glacier townsite are adjacent to a pre-1990 large-diameter water line and are considered by residents to be part of the natural neighborhood.

Conclusion: The Glacier Rural Community land use designation, a Type I LAMIRD, is an area characterized predominately by the built environment as it existed on July 1, 1990, including large-diameter water lines east and west of the central commercial area. Establishing the designation boundary to include the small town’s commercial and residential development, along with some undeveloped parcels within the area, follows physical features (SR 542, North Fork of the Nooksack River and Glacier Creek), and preserves the character of the existing natural neighborhood. While the boundary appears somewhat irregular, it contains the developed areas while excluding lands (many of which are in federal ownership) that are not characterized by development.
Hinotes Corner
Rural Community (Type I LAMIRD)

Affected Area: 390 acres

Area within Rural Community boundary: 200 acres

Pre-2011 Land Use Designation: Crossroads Commercial, Suburban Enclave, Rural

New Land Use Designation: Rural Community, Rural Neighborhood, Rural

Pre-2011 Zoning: Rural- 1 Unit/2 Acres (R-2A), Residential Rural- 2 Units/Acre (RR-2), General Commercial (GC)

Zoning in Rural Community: Small Town Commercial (STC), Residential Rural- 2 Units/Acre (RR-2), Rural- 1 Unit/2 Acres (R-2A)

Zoning outside Rural Community (within Affected Area): Rural- 1 Unit/5 Acres (R-5A)

Surrounding Zoning: Rural- 1 Unit/5 Acres (R-5A), Agricultural (AG)

Services:

- Water/Sewer/Coordinated water system plans in area: wells & septic, Pole Road Water Association, fire flow system in commercial area
- Fire: District 21 (North Whatcom Fire and Rescue)
- School: Lynden School District 504 (north of Pole Rd); Meridian School District 505 (south of Pole Rd)

Land Use Plan: Lynden – Nooksack Subarea Plan (last updated 1986)

Environmental Constraints in Affected Area: scattered wetlands

Summary Description: Hinotes Corner is a historic commercial and residential hub around the controlled intersection of Pole Road and Hannegan Road. Uses in the area include a service station, convenience store, restaurant, retail, professional services, storage, agricultural services, residences, and commercial uses. The affected area includes a commercial node at the intersection, surrounded on the south and west by residential development in RR-2 zoning. The affected area also includes lower-density residential development on the west and east.

In 1990, lots within the Rural Community boundary totaling about 75 acres had public or commercial uses, and residential uses surrounded the commercial areas on the west and south. The commercial node and the RR-2 areas had largely developed with more intensive uses and densities in 1990, as had the Vista La Monte Subdivision, in the R-2A zone to the southwest. The Rural Community boundary follows the outline of the natural neighborhood containing parcels zoned GC and RR-2 prior to 2011, and characterized predominantly by the built environment on July 1, 1990. It also extends to the southwest to include the Vista La Monte subdivision and two larger parcels in between, which were all served by water lines in 1990. In 2011, RR-2 zoning within the Rural Community was retained, while the GC zoning is was changed to STC. The R-2A area east of the Rural Community designation was largely undeveloped in 1990 but the 2008 average lot size is just over two acres and no additional subdivision is possible under the Pre-2011 Zoning, therefore the R-2A zoning was retained. The area to the west of the Rural Community designation, which was zoned R-2A prior to 2011 and was only partially developed in 1990, includes a variety of parcel sizes ranging from 0.3 to 26.5 acres, with the current average lot size at 3.3 acres. This area was rezoned to R-5A with a Residential Rural Density Overlay. Both the R-2A and R-5A overlay areas are contained within a Rural Neighborhood designation.

Conclusion: The Hinotes Corner Rural Community land use designation, a Type I LAMIRD, is an area characterized predominately by the built environment as it existed on July 1, 1990. Establishing the designation boundary to include the area characterized by more intensive development preserves the character of the existing natural neighborhood and avoids an abnormally irregular boundary. The portion of the affected area designated for Rural land use and not included in the LAMIRD includes a variety of parcel sizes. In these areas, R-2A zoning and the Residential Rural Density Overlay are appropriate for preserving established rural densities, while limiting those densities to areas where they already exist. Both the R-2A and R-5A overlay areas are contained within a Rural Neighborhood designation.
Kendall
Rural Community (Type I LAMIRD)

**Affected Area:** 59 acres

**Area within Rural Community boundary:** 59 acres

**Pre-2011 Land Use Designation:** Rural

**New Land Use Designation:** Rural Community

**Pre-2011 Zoning:** Small Town Commercial (STC), Rural- 1 Unit/10 Acres (R-10A)

**New Zoning in Rural Community:** Small Town Commercial (STC); Rural- 1 Unit/5 Acres (R-5A) (school only)

**New Zoning Outside Rural Community (within Affected Area):**

**Surrounding Zoning:** Rural- 1 Unit/5 Acres (R-5A), Rural- 1 Unit/10 Acres (R-10A), Rural Forestry (RF)

**Services:**
- **Water/Sewer** Coordinated water system plans in area: Whatcom County Water District #13, Kendall Grocery Store
- **Fire:** Fire District 4
- **School:** Mount Baker School District

**Land Use Plan:** Foothills Subarea Plan (last updated 1988; anticipated plan update 2011)

**Environmental Constraints in Affected Area:** Current known fish bearing streams, upland landslide hazards, scattered wetlands

**Summary Description:** The Kendall area includes approximately 59 acres located at the intersection of the Mt. Baker Highway (SR 542) and Kendall Road, and until 2009 was located within the Columbia Valley UGA.

The area zoned STC was characterized by the built environment on July 1, 1990, with uses including public community services, restaurant, retail, and service stations. In 1990, lots within the Rural Community boundary totaling just under six acres had public or commercial uses, and those totaling about 14 acres had residential uses. The general area is bounded on the west by the elementary school and the curve of Kendall Road, and on the east by a private road that serves multiple residences outside the LAMIRD, and where a power substation is located. The LAMIRD boundary follows the STC-zoned parcels in between those features. The LAMIRD boundary includes undeveloped parcels located between those that had been developed in 1990, part of the natural neighborhood of the Kendall area, and included to avoid an abnormally irregular boundary. The school is not located in a zoning district or comprehensive plan designation that was affected by the hearings board decision but it is included within the LAMIRD as an important public facility that serves the area.

**Conclusion:** The Kendall Rural Community land use designation, a Type I LAMIRD, is an area characterized predominately by the built environment as it existed on July 1, 1990. Establishing the designation boundary to include the area characterized by more intensive development follows physical features (the school, the curve in Kendall Road, and a private road to the east), and preserves the character of the existing natural neighborhood.
Lake Samish
Rural Community (Type I LAMIRD)

Affected Area: 301 Acres
Area within Rural Community Boundary: 227 acres
Pre-2011 Land Use Designation: Suburban Enclave, Rural
New Land Use Designation: Rural Community, Rural
Pre-2011 Zoning: Rural- 1 unit/2 acres (R-2A), Residential Rural 2 units/acre (RR-2)
Zoning within Rural Community: Residential Rural- 2 Unit/acre (RR-2)
Zoning Outside Rural Community (within Affected Area): Rural- 1 Unit/2 Acres (R-2A)

Services:
   Water/Sewer/Coordinated water system plans in area: Whatcom County Water and Sewer District #12
   Fire: District #19
   School: Bellingham School District #501

Land Use Plan: Chuckanut Lake Samish Subarea Plan (1986)

Environmental Constraints in Affected Area: Sensitive watershed for Lake Samish, shoreline, wildlife corridor

Summary Description: The Lake Samish affected area is located along the southern and northeastern shores of Lake Samish. The area is about 301 acres zoned RR-2 and R-2A with no nonresidential zoning. While most of the area is served by a sewer system, water is provided by private wells. In 2003 Whatcom County rezoned much of the area surrounding the lake to R-5A except for the developed areas along the shoreline, where the LAMIRD was established in 2011.

The 2003 rezoning and comprehensive plan amendment was appealed to the Growth Management Hearings Board. The Board found Whatcom County used appropriate Type I LAMIRD criteria to revise its comprehensive plan designation boundary in the Lake Samish area. (Leenstra vs. Whatcom County, WWGMHB Case No. 03-2-0011, Final Decision and Order, September 26, 2003). In 2012, the LAMIRD boundary was amended to remove portions of the LAMIRD located within the Chuckanut Wildlife Corridor and add R-2A zoned parcels that had been outside the LAMIRD previously. The portion of the affected area outside the LAMIRD boundary and within the wildlife corridor is rezoned to R-5A.

Conclusion: The Lake Samish Rural Community land use designation, a Type I LAMIRD, is an area characterized predominately by the built environment as it existed on July 1, 1990. The majority of the platted lots had been developed, and roads and utilities (including public sewer) had been installed within the area. Establishing the designation boundary to include the pattern of small parcels surrounding the lake preserves the character of the existing natural neighborhood and avoids an abnormally irregular boundary.
Laurel
Rural Community (Type I LAMIRD)

**Affected Area:** 302 acres

**Area within Proposed Rural Community boundary:** 119 acres

**Pre-2011 Land Use Designation:** Transportation Corridor, Rural, Agriculture

**New Land Use Designation:** Rural Community, Rural, Agriculture

**Pre-2011 Zoning:** General Manufacturing (GM), General Commercial (GC), Rural- 1 Unit/5 Acres (R-5A), Agriculture (AG)

**Zoning in Rural Community:** General Manufacturing (GM), Rural General Commercial (RGC), Rural- 1 Unit/5 Acres (R-5A) (school only)

**Zoning outside Rural Community (within Affected Area):** Rural 1 Unit/5 Acres (R-5A), Agriculture (AG)

**Surrounding Zoning:** Rural- 1 Unit/5 Acres (R-5A), Agriculture (AG)

**Services:**
- **Water/Sewer/Coordinated Water System Plans:** wells & septic, Guide Meridian Water Association, Deer Creek Water Association, Fjellman Water Association
- **Fire:** District 21
- **School:** Meridian School District 505

**Land Use Plan:** Lynden/Nooksack Subarea Plan (last updated 1986)

**Environmental constraints in affected area:** Scattered wetlands

**Summary Description:** The majority of the Laurel affected area was, prior to 2011, designated as a Transportation Corridor along the Guide Meridian. The Laurel area contains a concentration of commercial and industrial uses, along with some residential and public uses (Meridian High School). Commercial/industrial uses in the area include metal recovery and recycling, restaurants, retail establishments, auto repair and sales, equipment sales, manufacturing, and service stations.

In 1990, lots within the proposed Rural Community boundary totaling about 97 acres had commercial or public uses, and those totaling about 13 acres had residential uses. The Rural Community LAMIRD boundary follows the outer edges of the lots with more intensive uses in 1990 and includes some undeveloped parcels in between. The pre-2011 GC and GM zoning allowed a wide range of uses, some of which are not consistent with the size, scale, use, and intensity of uses that existed in these zones in the rural areas of Whatcom County. In 2011 RGC and modified GM zoning replaced these zones to reflect the scale and types of uses that existed in 1990. The Meridian High School property, while not affected by the hearings board decision, is also included in the Rural Community designation because it is an important public facility, but the existing R-5A zoning on the school property remains. Areas outside the boundary and within the affected area were rezoned to R-5A. North of the boundary, AG-zoned land previously designated as Transportation Corridor in the Comprehensive Plan was redesignated to Agriculture.

**Conclusion:** The Laurel Rural Community land use designation, a Type I LAMIRD, is an area characterized predominately by the built environment as it existed on July 1, 1990. Establishing the designation boundary to include the parcels characterized by more intensive development preserves the character of the existing natural neighborhood, avoids an abnormally irregular boundary, and is consistent with the efficient provision of water service via the large diameter water line that existed in Guide Meridian in 1990.
Lummi Peninsula
Rural Community (Type I LAMIRD)

Affected Area: 1,643 acres
Area within Proposed Rural Community: 261 acres
Pre-2011 Land Use Designation: Suburban Enclave, Crossroads Commercial
New Land Use Designation: Rural
Pre-2011 Zoning: Residential Rural 1 unit/acre (RR-1), Residential Rural 3 units/acre (RR-3), Neighborhood Commercial (NC)
Zoning in Rural Community: Residential Rural 1 unit/acre (RR-1), Residential Rural 3 units/acre (RR-3), Neighborhood Commercial (NC)
Zoning outside Rural Community (within Affected Area): Residential Rural 1 Unit/5 Acres (RR-5A)

Services:
Water/Sewer/Coordinated water system plans in area: Sunset Water, Georgia Manor Water Association, Leeward Northgate, Bell-Bay Community Association, Harnden Island, Lummi Water & Sewer District
Fire: District 10
School: Ferndale School District # 502

Environmental Constraints in Affected Area: Shoreline, scattered wetlands, tsunami hazard

Summary Description: The Lummi Peninsula affected area is located within the Lummi Reservation and primarily along the shoreline. Prior to 2011 the area was mostly zoned RR-1 and RR-3, except for five lots in Tribal Trust ownership at the intersection of Haxton and Smokehouse Road zoned NC (5 acres total) as well as additional NC zoning near the ferry terminal at Gooseberry Point. The area contains a mix of Tribal trust lands and non-Tribal fee lands.

The Gooseberry Point area and subdivisions to the north along the west shore of the peninsula were characterized by more intensive development in 1990. The remainder of the Lummi Peninsula affected area contained little if any intensive development in 1990 (despite the existence of several subdivision plats on the east shore of the peninsula) and does not meet the Whatcom County criteria for a LAMIRD.

Conclusion: The Lummi Peninsula Rural Community land use designation, a Type I LAMIRD, is an area characterized predominately by the built environment as it existed on July 1, 1990. Establishing the designation boundary to include the area characterized by more intensive development preserves the character of the existing natural neighborhood, follows physical features (Lummi Bay shoreline and Haxton Road), and avoids an abnormally irregular boundary.
Maple Falls
Rural Community (Type I LAMIRD)

Affected Area: 49 acres

Area within Proposed Rural Community boundary: 35 acres

Pre-2011 Land Use Designation: Small Town

New Land Use Designation: Rural Community, Rural

Pre-2011 Zoning: Small Town Commercial (STC), Residential Rural 2 Unit/Acre (RR-2)

Zoning in Rural Community: Small Town Commercial (STC)

Zoning outside Rural Community (within Affected Area): Residential Rural 1 Unit/5 Acres (RR-5A), Rural 1 Unit/5 Acres (R-5A)

Surrounding Zoning: Rural- 1 Unit/5 Acres (R-5A), Rural- 1 Unit/10 Acres (R-10A), Rural Forestry (RF)

Services:
- Water/Sewer/Coordinated water system plans in area: Wells & septic, Maple Falls Water Coop
- Fire: District 4
- School: Mount Baker School District 507

Land Use Plan: Foothills Subarea Plan (last updated 1988, anticipated plan update 2011)

Environmental Constraints in Affected Area: Scattered wetlands

Summary Description: The Maple Falls affected area includes a node of STC zoning at the intersection of SR 542 and Silver Lake Road, bordered on the north and west by RR-2 zoning. The Rural Community contains the more intensive commercial and residential development of this area that was in existence on July 1, 1990. Uses in this Rural Community include a commercial center which includes retail sales, convenience, professional and recreational services, a gasoline service station, a restaurant and bar, and other commercial and residential uses. In 1990, lots within the proposed Rural Community boundaries totaling over 10 acres were characterized by commercial or public development, and those totaling about 9.5 acres were developed residually. Because few of the RR-2 parcels contained more intensive development in 1990, that area was excluded from the Rural Community boundary and rezoned to R-5A.

Conclusion: The Maple Falls Rural Community land use designation, a Type I LAMIRD, is an area characterized predominately by the built environment as it existed on July 1, 1990. Establishing the designation boundary to include the small town’s commercial and residential development, along with some undeveloped parcels within the area, follows physical features (Silver Lake Road), preserves the character of the existing natural neighborhood, and avoids an abnormally irregular boundary.
Newhalem
Rural Community (Type I LAMIRD)

Affected Area: 142 acres
Area within Proposed Rural Community Boundary: 85 acres
Pre-2011 Land Use Designation: Small Town
New Land Use Designation in Rural Community: Rural Community, Rural Forestry
Pre-2011 Zoning: General Commercial (GC), Light Impact Industrial (LII), and Rural Forestry (RF)
Zoning in Rural Community: Rural General Commercial (RGC) and Rural Industrial Manufacturing (RIM)
Zoning outside Rural Community (within Affected Area): Rural Forestry (RF)
Surrounding Zoning: Federal (not zoned)
Services:
  Water/Sewer/Coordinated water system plans in area: Seattle City Light - wells & septic
  Fire: Seattle City Light coordinated with Medic 9 in Concrete (Skagit County)
  School: Concrete School District 11 in Skagit County
Land Use Plan: Whatcom County Comprehensive Plan (no Subarea Plan)
Environmental Constraints in Affected Area: Skagit River shoreline (fish bearing stream, flood), habitat, landslide hazards, scattered wetlands
Summary Description: The affected area is located in eastern Whatcom County along SR 20 and consists of a single parcel owned by Seattle City Light, containing a variety of uses. The property was rezoned GC, LII and RF in 1999, reflecting uses existing at the time.
Newhalem was an existing area of more intensive development on July 1, 1990, and dating back to 1918; the area has historically served as a hub of public and commercial services, with a mix of uses. The LAMIRD boundary coincides with the RGC and RIM zoning boundaries, within which the built environment predominates, but excludes the RF portion of the property.
Conclusion: The Newhalem Rural Community land use designation, a Type I LAMIRD, is an area characterized predominately by the built environment as it existed on July 1, 1990. Establishing the designation boundary to include the portion of the Seattle City Light property containing more intensive uses preserves the character of the existing natural neighborhood and avoids an abnormally irregular boundary.
Nugents Corner
Rural Community (Type I LAMIRD)

Affected Area: 18 acres
Area within Proposed Rural Community: 18 acres
Pre-2011 Land Use Designation: Crossroads Commercial
New Land Use Designation: Rural Community
Pre-2011 Zoning: Neighborhood Commercial (NC), General Commercial (GC)
Zoning in Rural Community: Small Town Commercial (STC)
Surrounding Zoning: Rural-1 Unit/ 5 Acres (R-5A), Agriculture (AG)
Services:
  Water/Sewer/Coordinated water system plans in area: wells & septic
  Fire: District 6
  School: Mount Baker School District 507
Land Use Plan: Lynden – Nooksack Subarea Plan (1986)
Environmental Constraints: Entire affected area in Nooksack River floodplain

Summary Description: The Nugents Corner affected area is a small node of commercial and residential uses at the intersection of Mt. Baker Highway (SR 542) and Highway 9. Nugents Corner is a service hub for the rural residents in the surrounding area, and includes a grocery store, tavern, service station, title company, bank, and other service and community-oriented uses.

Evaluation per LAMIRD Criteria: In 1990, all lots within the affected area were developed and the proposed Rural Community LAMIRD boundary includes all the lots. The pre-2011 GC and NC zoning designations were rezoned to an STC zoning designation in 2011, which allows both commercial and residential uses, and is consistent with the existing uses and the size, scale, use, and intensity of development in 1990.

Conclusion: The Nugents Corner Rural Community land use designation, a Type I LAMIRD, is an area characterized predominately by the built environment as it existed on July 1, 1990. Establishing the designation boundary to include the area characterized by more intensive development preserves the character of the existing natural neighborhood and avoids an abnormally irregular boundary.
Point Roberts
Rural Community (Type I LAMIRD)

Affected Area: 2,808 acres

Area within Proposed Rural Community boundary: 2,808 acres

Pre-2011 Land Use Designation: Public Recreation, Resort/Recreational Subdivision, Small Town, Rural

New Land Use Designation: Rural Community

Pre-2011 Zoning: Small Town Commercial (STC), Neighborhood commercial (NC), General Commercial (GC), Light Impact Industrial (LII), Resort Commercial (RC), Transitional Zoning (TZ), Residential Rural 1 Unit/Acre (RR-1), Residential Rural 2 Units/Acre (RR-2), Rural- 1 Unit/5 Acres (R-5A)

Zoning in Rural Community: Small Town Commercial (STC), Neighborhood commercial (NC), Rural General Commercial (RGC), Rural Industrial-Manufacturing (RIM), Resort Commercial (RC), Transitional Zoning (TZ), Residential Rural 1 Unit/Acre (RR-1), Residential Rural 2 Units/Acre (RR-2), Rural- 1 Unit/5 Acres (R-5A)

Zoning outside Rural Community (within Affected Area): N/A

Surrounding Zoning: N/A (surrounded by Canada and ocean)

Services:

Water/Sewer/Coordinated water system plans in area: wells, septic, community drain fields, Point Robert’s Water District #4

Fire: District 2

School: Blaine School District 503

Land Use Plan: Point Roberts Subarea Plan (last updated 2001)

Environmental Constraints in Affected Area: Scattered wetlands, shorelines

Summary Description: This Rural Community contains all of Point Roberts, which is bounded by water on three sides and the Canadian border on the north. Point Roberts retains the pre-2011 zoning, with the exception of the Light Impact Industrial and General Commercial zones which were changed to RIM and RGC zoning designations, respectively, in 2011. Uses in Point Roberts include residences, public community services, restaurant & bar, grocery, service station, retail sales, resort and tourist accommodations and recreation, art gallery, professional services, manufacturing, and other commercial operations.

The 1990 built environment predominates within the more intensive areas of Point Roberts; the areas with rural and open space zoning would maintain their less intensive development patterns through implementation of Comprehensive Plan and subarea plan policies and zoning regulations.

Conclusion: The Point Roberts Rural Community land use designation, a Type I LAMIRD, is an area characterized predominately by the built environment as it existed on July 1, 1990. While the majority of the parcels had yet to be developed individually, roads and utilities had been installed throughout the area. Establishing the designation boundary to include the entire peninsula preserves the character of the existing natural neighborhood and follows a physical boundary (the international boundary and the Boundary Bay shoreline).
Pole & Guide Meridian
Rural Community (Type I LAMIRD)

Affected Area: 294 acres

Area within Proposed Rural Business: 143 acres

Pre-2011 Land Use Designation: Transportation Corridor, Suburban Enclave

New Land Use Designation: Rural Community, Rural Neighborhood, Rural

Pre-2011 Zoning: General Commercial (GC), Residential Rural 2 Units/Acre (RR-2), Rural- 1 Unit/2 Acres (R-2A)

Zoning in Rural Community: Rural General Commercial (RGC), Residential Rural 2 Units/Acre (RR-2)

Zoning outside Rural Community (within Affected Area): Rural- 1 Unit/5 Acres (R-5A)

Surrounding Zoning: Rural- 1 Unit/5 Acres (R-5A), Agriculture (AG)

Services:
Water/Sewer/Coordinated water system plans in area: Wells, Septic, Pole Road Water Association

Fire: District 5

School: Meridian School District

Land Use Plan: Lynden-Nooksack Subarea Plan (1986)

Environmental Constraints in Affected Area: Scattered wetlands

Summary Description: The Pole & Guide Meridian area includes a node of businesses at the controlled intersection (a newly-constructed roundabout), a strip of rural zoning following the pre-2011 Transportation Corridor designation to the south, and Residential Rural 2 Units/Acre (RR-2) zoned developments in the pre-2011 Suburban Enclave designations to the east and west. Uses within the Rural Community designation include service stations, construction and fabrication (with about a 15,000 square foot building size), vehicle repair and sales, and professional services.

The LAMIRD boundary includes commercial and residential areas that were characterized by more intensive development than the surrounding rural areas in 1990. In 1990, lots within the proposed Rural Community boundary totaling nearly 26 acres had commercial uses, and almost 70 acres had residential uses. Within the Rural Community designation, RGC zoning replaced the GC zone in 2011, and the more intensively developed residential areas retained their RR-2 zoning. Other businesses to the south had been established in 1990 as nonconforming uses in the R-2A zone; those parcels were rezoned to RGC and included in the LAMIRD, as these developed parcels are part of the existing natural neighborhood and fit within the logical outer boundary. The remainder of the pre-2011 R-2A area along Guide Meridian is characterized by varying parcel sizes within the zoning boundary, ranging from 0.3 acres to 10.2 acres, averaging just over 3 acres, and was rezoned to R-5A with a Residential Rural Density Overlay. The overlay area is contained within a Rural Neighborhood designation.

Conclusion: The Pole & Guide Meridian Rural Community land use designation, a Type I LAMIRD, is an area characterized predominately by the built environment as it existed on July 1, 1990. Establishing the designation boundary to include the area characterized by more intensive development preserves the character of the existing natural neighborhood and avoids an abnormally irregular boundary. The portion of the affected area designated for Rural land use and not included in the LAMIRD includes a variety of parcel sizes. In these areas the Residential Rural Density Overlay is appropriate for preserving rural densities where they have been already established. The overlay area is contained within a Rural Neighborhood designation.
Sandy Point / Sandy Point Heights
Rural Community (Type I LAMIRD)

Affected Area: 1,080 Acres

Area within Proposed Rural Community Boundaries: 388 acres

Pre-2011 Land Use Designation: Suburban Enclave

New Land Use Designation: Rural Community, Rural

Pre-2011 Zoning: Residential Rural 1 unit/acre (RR-1), Residential Rural 3 units/acre (RR-3)

Zoning in Rural Community: Residential Rural 1 unit/acre (RR-1), Residential Rural 3 units/acre (RR-3)

Zoning outside Rural Community (within Affected Area): Residential Rural-1 Unit/5 Acres (RR-5A)

Services:
- Water/Sewer/Water system plans in area: Sandy Point Improvement Company, Sandy Point Heights Water Assoc., Sandy Point Peninsula Water Assoc., Neptune Beach Water Association, Lummi Water and Sewer District
- Fire: District #9
- School: Ferndale School District #502

Environmental Constraints in Affected Area: Scattered wetlands, tsunami hazard

Summary Description: The Sandy Point / Sandy Point Heights affected area is located in the northwest corner of the Lummi Reservation. The area is about 1,080 acres zoned RR-1 and RR-3 with no nonresidential zoning. The area contains a mix of Tribal trust lands and non-Tribal fee lands. About a third of the area is made up of small-lot subdivisions largely in fee ownership.

Evaluation per LAMIRD Criteria: Small lot subdivisions in the Neptune Beach, Sandy Point peninsula, and Sandy Point Heights areas had been platted and largely developed by 1990. The extent of these small lot subdivisions and the shoreline form the outer boundary for the LAMIRD areas. The remaining portion of the affected area was mostly undeveloped in 1990 and the 2008 average parcel size is over 11 acres; this area was rezoned to from RR-1 to RR-5A in 2011.

Conclusion: The Sandy Point / Sandy Point Heights Rural Community land use designation, a Type I LAMIRD, is an area characterized predominately by the built environment as it existed on July 1, 1990. While the majority of the platted lots had yet to be developed individually, roads and utilities had been installed within the subdivisions. Establishing the designation boundary to include the area characterized by more intensive development preserves the character of the existing natural neighborhood, follows physical features (Georgia Strait and Lummi Bay shoreline), and avoids an abnormally irregular boundary.
Smith & Guide Meridian
Rural Community (Type I LAMIRD)

Affected Area: 256 acres
Area within Proposed Rural Community: 91 acres
Pre-2011 Land Use Designation: Transportation Corridor, Rural
New Land Use Designation: Rural Community, Rural
Pre-2011 Zoning: Light Impact Industrial (LII), General Commercial (GC), R-5A, R-10A
Zoning in Rural Community: RGC, RIM, R-5A
Zoning outside Rural Community (within Affected Area): Rural-1 Unit/5 Acres (R-5A)
Surrounding Zoning: Rural-1 Unit/5 Acres (R-5A), AG

Services:
- Water/Sewer/Coordinated water system plans in area: wells & septic, Sebulon Werre Group B Water System, Deer Creek Water Association
- Fire: District 5, District 4
- School: Meridian School District 505

Land Use Plan: Urban Fringe Subarea Plan (last updated 2007), Lynden-Nooksack Subarea Plan (last updated 1986)

Environmental Constraints: Scattered wetlands

Summary Description: Prior to 2011, the Smith Road & Guide Meridian affected area was designated in the Comprehensive Plan as a Transportation Corridor along both sides of Guide Meridian (SR 539), though some affected zoning extended into the Rural designation behind the corridor. The designation included commercial and industrial zones, as well as Rural zones. The areas within the former Transportation Corridor zoned for rural uses north of Axton and south of Smith contain residential and agricultural uses as well as scattered nonconforming businesses.

Nodes of commercial and industrial development had been established on Guide Meridian at the Smith Road and the Axton Road intersections in 1990, with scattered commercial and residential development in between. Ordinance 2011-013 designated a LAMIRD that included this area but the January 9, 2012 Hearings Board order stipulated that only the nodes at the intersections qualified as LAMIRDs. As a result the County designates two separate LAMIRDs: Axton & Guide Meridian, and Smith & Guide Meridian, with the area in between rezoned to R-5A. The LAMIRD boundary follows existing zoning boundaries (even in the case of split-zoned lots which extend farther from Guide Meridian than the zoning boundary) in order to avoid an abnormally irregular boundary and to prevent the expansion of the more intensive uses away from Guide Meridian. The previous GC and LII zones have been replaced by the RGC and RIM zones, respectively, which are consistent with the 1990 size, scale, use, and intensity of 1990 commercial and industrial uses in the rural area. Lots south of Smith Road formerly within the Transportation Corridor designation but zoned for rural uses have a Rural designation and retain their rural zoning.

Conclusion: The Smith & Guide Meridian Rural Community land use designation, a Type I LAMIRD, is an area characterized predominately by the built environment as it existed on July 1, 1990. Establishing the designation boundary to include the parcels and portions of parcels characterized by more intensive development preserves the character of the existing natural neighborhood and avoids an abnormally irregular boundary.
**Sudden Valley**  
*Rural Community (Type I LAMIRD)*

**Affected Area**: 1,335 acres  
**Area within Proposed Rural Community**: 1,335 acres  
**Pre-2011 Land Use Designation**: Resort/Recreational Subdivision; Suburban Enclave  
**New Land Use Designation**: Rural Community  
**Pre-2011 Zoning**: Rural - 1 Unit/5 Acres (R-5A), Urban Residential 3 Units/Acre (UR-3), Urban Residential – Medium Density 6 Units/Acre (URM6), Urban Residential – Medium Density 12 Units/Acre (URM-12), Neighborhood Commercial (NC), Residential Rural 2 Units/Acre (RR-2)  
**Zoning in Rural Community**: Small Town Commercial (STC), Residential Rural 3 Units/Acre (RR-3), Residential Rural 2 Units/Acre (RR-2), Rural- 1 Unit/5 Acres (R-5A)  
**Zoning outside Rural Community (within Affected Area)**: N/A  
**Surrounding Zoning**: Rural- 1 Unit/ 5 Acres (R-5A), Rural Forestry (RF), Comm. Forestry (CF)  
**Services**:  
- Water/Sewer/Coordinated water system plans in area: Whatcom County Water District #10  
- Fire: District 11  
- School: Bellingham School District 501  
**Land Use Plan**: Lake Whatcom Subarea Plan (last updated 1982)  
**Environmental Constraints**: Current known fish bearing streams, Lake Whatcom watershed, upland landslide hazards, scattered wetlands  
**Summary Description**: Sudden Valley is a large development on the south shore of Lake Whatcom containing primarily single-family residential uses but also providing recreation, goods, and services to the local residents through community recreational facilities, a convenience store/restaurant, professional services offices, and a community center. Small pockets of multi-family residential exist as well. The affected area also includes open spaces, many of which are zoned R-5A, and a row of residences along the Lake Whatcom shoreline on Lake Whatcom Boulevard.  

The Sudden Valley development was platted and largely developed by 1990. The LAMIRD boundary follows the extent of the 1990 developed area. Included within the interior of the LAMIRD are golf course parcels and other community-association-owned open space lands that are zoned R-5A, which would maintain their less intensive development patterns through implementation of Comprehensive Plan policies and zoning regulations. Existing commercial and multi-family uses have been contained within the STC zoning, which permits a mix of limited commercial and residential uses.  

**Conclusion**: The Sudden Valley Rural Community land use designation, a Type I LAMIRD, is an area characterized predominately by the built environment as it existed on July 1, 1990. While the majority of the platted lots had yet to be developed individually, roads and utilities had been installed within the subdivisions. Establishing the designation boundary to include the area characterized by more intensive development preserves the character of the existing natural neighborhood, follows physical features (Lake Whatcom Boulevard and Lake Whatcom shoreline), and avoids an abnormally irregular boundary.
Van Wyck
Rural Community (Type I LAMIRD)

**Affected Area:** 8 acres

**Area within Proposed Rural Community:** 4 acres

**Pre-2011 Land Use Designation:** Crossroads Commercial

**New Land Use Designation:** Rural Community, Rural

**Pre-2011 Zoning:** Neighborhood Commercial (NC)

**Zoning in Rural Business:** Neighborhood Commercial (NC)

**Zoning outside Rural Business (within Affected Area):** Rural- 1 Unit/5 Acres (R5A)

**Surrounding Zoning:** Rural- 1 Unit/5 Acres (R-5A)

**Services:**
- **Water/Sewer:** wells & septic; City of Bellingham
- **Fire:** District 21
- **School:** Mount Baker School District 507

**Land Use Plan:** Urban Fringe Subarea Plan (last updated 1997)

**Environmental Constraints:** No known constraints

**Summary Description:** Van Wyck is a small node of businesses and residences at the intersection of SR 542, Noon Road, and Van Wyck Road. The pre-2011 NC zoning boundary comprised about 8 acres and included businesses as well as all or part of residential parcels.

This Rural Community designation contains 6 parcels located on State Route 542 (Mt. Baker Highway) totaling approximately 4 acres. The Rural Community area includes parcels that contained more intensive uses than the surrounding rural area as of July 1, 1990, including a rural country store, furniture business, an antiques business, and heating and cooling systems sales, service and repair. The outer boundary contains these two commercial uses on the south side of SR542 and the residential use between them. The boundary also includes the two parcels on the north side of SR542 between Van Wyck Road (one commercial use and one residential) and a parcel west of Noon Road (an antique store, which was an existing residential use on a small lot in 1990). A vacant two acre parcel originally included in the LAMIRD was removed per the Hearings Board’s January 9, 2012 order. The residential parcels outside the Rural Community boundary were rezoned to R-5A.

**Conclusion:** The Van Wyck Corner Rural Community land use designation, a Type I LAMIRD, is an area characterized predominately by the built environment as it existed on July 1, 1990. Establishing the designation boundary to include the area characterized by more intensive development preserves the character of the existing natural neighborhood, and follows physical features (SR 542 and Van Wyck Road).
File #: PLN2012-00012

Proposed Rezoning and Comprehensive Plan Change

- Existing Zoning Boundary
- Proposed Rezone Area
- Proposed Type I Rural Community

Proposed Zoning - R5A (not in parentheses)
Existing Zoning - (NC)
Wiser Lake
Rural Community (Type I LAMIRD)

Affected Area: 470 acres
Area within Proposed Rural Community: 247 acres
Pre-2011 Land Use Designation: Transportation Corridor, Suburban Enclave
New Land Use Designation: Rural Community, Agriculture
Pre-2011 Zoning: General Commercial (GC), Residential Rural 2 Units/Acre (RR-2), Rural- 1 Unit/2 Acres (R-2A), Agriculture (AG)
Zoning in Rural Community: Rural General Commercial (RGC), Residential Rural 2 Units/Acre (RR-2), Rural- 1 Unit/2 Acres (R-2A), Agriculture (AG)
Zoning Outside Rural Community (within Affected Area): Residential Rural 1 Unit/5 Acres (RR-5A), Rural- 1 Unit/5 Acres (R-5A)
Surrounding Zoning: Agriculture (AG), Rural- 1 Unit/5 Acres (R-5A)
Services:
  Water/Sewer Coordinated water system plans in area: Wells, septic, Skookum Chuck Water Assoc., Wall Water System, Oltman Water Assoc., Pole Road Water Assoc., Wiser Shore Lane Assoc.
  Fire: Fire District 5
  School: Lynden School District 504
Land Use Plan: Lynden Nooksack Subarea Plan (last updated 1986)
Environmental Constraints in Affected Area: Scattered wetlands, Wiser Lake shoreline
Summary Description: The affected area includes small commercial nodes on Guide Meridian (RS 539) at Wiser Lake Road and at Bartlett Road, with surrounding small-lot subdivisions. The area includes commercial uses, recreational vehicle sales, residential uses, and agricultural uses. Lots along Guide Meridian, including AG-zoned parcels extending north of the commercial node to the Lynden UGA, lie within the pre-2011 Transportation Corridor designation; the remainder of the affected area was designated as a Suburban Enclave.
The majority of the affected area was characterized by commercial development and small-lot residential development in 1990. The LAMIRD boundary excludes parcels on the periphery of the area that were not characterized by more intensive uses in 1990. In 1990, lots within the proposed Rural Community boundary totaling about 22 acres were characterized by public or commercial uses and those totaling over 135 acres were residential uses. Within the interior of the LAMIRD, commercial zoning is extended to include three small RR-2 parcels on which commercial uses exist.
Conclusion: The Wiser Lake Rural Community land use designation, a Type I LAMIRD, is an area characterized predominately by the built environment as it existed on July 1, 1990. Establishing the designation boundary to include the area characterized by more intensive development preserves the character of the existing natural neighborhood, follows physical features (Bartlett Road and Wiser Lake Road), and avoids an abnormally irregular boundary.
File #: PLN2009-00011

Proposed Rezoning

- Existing Zoning Boundary
- Proposed Rezone Area
- Proposed Type I Rural Community

Proposed Zoning: RR5A (not in parentheses)
Existing Zoning: (RR2)

See Map Wiser Lake East

February 2011 by je6
Rural Tourism (Type II LAMIRD)

No areas were designated Rural Tourism as part of the rural element update. GMA (RCW 36.70A.070(5)(d)(ii)) and proposed Comprehensive Plan Policy 2HH-2 allow for new Rural Tourism designations to be added subject to criteria in the plan. In a separate application, the County designated a 9-acre Type II LAMIRD near the intersection of Smith Road and Guide Meridian in December, 2011 (Ord. 2011-052).

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<td>Type II LAMIRDs</td>
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Caitac
Rural Tourism (Type II LAMIRD)

Affected Area: n/a
Area within Rural Business: 9 acres
Pre-2011 Land Use Designation: Rural
New Land Use Designation: Rural Tourism
Pre-2011 Zoning: Rural- 1 Unit/10 Acres (R-10A)
New Zoning in Rural Tourism: Tourist Commercial (TC))
Surrounding Zoning: Rural- 1 Unit/10 Acres (R-10A)
Services:
   Water/Sewer/Coordinated water system plans in area: ?
   Fire: Fire Districts 7, 8, 21
   School: Meridian School District
Land Use Plan: Urban Fringe Subarea Plan (last updated 1987)
Proximity to UGA: Approximately ¼ mile to Bellingham UGA
Proximity to other LAMIRD: Approximately ½ mile to Smith & Guide Meridian Rural Community (Type I LAMIRD)
Environmental Constraints in Affected Area: Scattered wetlands
Summary Description: In 2011, in an action separate from the Rural Element Update, Whatcom County established a 9-acre Type II LAMIRD for a small-scale hotel and adjacent commercial uses. The applicant was Caitac USA.
Rural Business (Type III LAMIRD)

Each of the following areas is designated Rural Business, which is a Type III LAMIRD. Unlike the Type I LAMIRD Rural Community designations, these designations would, per RCW 36.70A.070(5)(d)(iii) and Comprehensive Plan Policy 2HH-3, generally applies to parcels that have been developed with nonresidential uses.

This designation generally recognizes existing businesses currently located in commercial or industrial zones, either as an isolated single business, or as a small group of businesses isolated from other LAMIRDs and Urban Growth Areas. The minimum required spacing from other LAMIRDs and Urban Growth Areas is one-half mile (unless separated by a physical feature such as a body of water or freeway) to ensure that these businesses not create a pattern of sprawl or strip development.

Planning and Development Services staff used Assessor’s records and aerial imagery to conduct a Geographic Information System (GIS) analysis to determine parcels’ development status. Commercial and Industrial development status is shown on the study maps in Appendix A.

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<th>Rural Business Designation</th>
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<td><strong>Type III LAMIRDs</strong></td>
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<td>Blue Canyon</td>
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<td>Guide Meridian Border Crossing</td>
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<td>North Lake Samish &amp; I-5</td>
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</table>
Birch Bay-Lynden & I-5
Rural Business (Type III LAMIRD)

Affected Area: 125 acres

Area within Proposed Rural Business: 120 acres

Pre-2011 Land Use Designation: Transportation Corridor

New Land Use Designation: Rural Business, Rural

Pre-2011 Zoning: Gateway Industrial (GI)

New Zoning in Rural Business: Rural General Commercial (RGC) and Rural Industrial Manufacturing (RIM)

New Zoning Outside Rural Business (within Affected Area): Rural- 1 Unit/5 Acres (R-5A)

Surrounding Zoning: Rural 5 Acre (R-5A), Rural- 1 Unit/10 Acres (R-10A)

Services:
  Water/Sewer/Coordinated water system plans in area: Birch Bay Water and Sewer
  Fire: Fire District 21
  School: Ferndale School District

Land Use Plan: Birch Bay-Blaine Subarea Plan (last updated 1987)

Proximity to UGA: Approximately 2 miles to Blaine UGA

Proximity to other proposed LAMIRD: Approximately 1,000 feet from Birch Bay-Lynden & Valley View Rural Community (Type I LAMIRD) and 1 mile from Custer Rural Community (Type I LAMIRD)

Environmental Constraints in Affected Area: Scattered wetlands

Summary Description: Prior to 2011, the affected area was designated in the Comprehensive Plan as a Transportation Corridor and is located between I-5 and Portal Way between Birch Bay-Lynden Road and lots on the north side of Loomis Trail Road, plus lots east of I-5 at the Birch Bay-Lynden Road and Valley View Road intersection. The group of existing commercial and industrial uses in the area includes Birch Bay Square multiuse development with retail sales and professional services, a commercial greenhouse operation, a gasoline service station, and a chain manufacturing facility. In general, the area was not characterized by more intensive development in 1990. Aside from scattered residential development, commercial activity in 1990 was limited to the commercial greenhouse and chain manufacturing facility, separated by about one mile. Because the area was not characterized predominantly by the built environment in 1990, a Type I LAMIRD is not proposed.

More extensive development took place in the 1990s with the construction of what is now the Birch Bay Square center west of I-5. This center, plus neighboring developments and lots extending north to the manufacturing business north of Loomis Trail road, plus small businesses to the south, comprise the proposed Rural Business designation, a Type III LAMIRD. These businesses constitute a small group of businesses, per the proposed Type III LAMIRD criteria. The few undeveloped parcels within the proposed LAMIRD area are bounded by a freeway, railroad main line and existing commercial and industrial uses – a setting not suitable for residential rural uses.

Conclusion: The Birch Bay-Lynden & I-5 Rural Business land use designation, a Type III LAMIRD, is an area characterized by a group of existing business uses.
Blue Canyon
Rural Business (Type III LAMIRD)

**Affected Area:** 0.5 acres

**Area within Proposed Rural Business:** 0.5 acres

**Pre-2011 Land Use Designation:** Crossroads Commercial

**New Land Use Designation:** Rural Business

**Pre-2011 Zoning:** Tourist Commercial (TC)

**Zoning in Rural Business:** Neighborhood Commercial (NC)

**Zoning outside Rural Business (within Affected Area):** N/A

**Surrounding Zoning:** Rural- 1 Unit/5 Acres (R-5A), Rural Forestry (RF), Rural Open Space (ROS)

**Services:**
- **Water/Sewer/Coordinated water system plans in area:** Whatcom County Water District #10
- **Fire:** Fire District 15
- **School:** Mt. Baker School District

**Land Use Plan:** Lake Whatcom Subarea Plan (last updated 1982)

**Proximity to UGA:** Over 10 miles to Bellingham UGA

**Proximity to other proposed LAMIRD:** Approximately 5 miles from Sudden Valley Rural Community (Type I LAMIRD)

**Environmental Constraints in Affected Area:** Lake Whatcom watershed

**Summary Description:** The single parcel that is proposed for the Rural Business designation at the intersection of Blue Canyon Road and Park Road was developed with a more intensive use (restaurant/bar/retail). Due to proposed changes in the TC zoning text to make it more compatible with tourist-related rural uses, this property is proposed to be rezoned to a NC zoning classification, which is appropriate for a small commercial use.

**Conclusion:** The Blue Canyon Rural Business land use designation, a Type III LAMIRD, is an area characterized by existing business uses.
Guide Meridian Border Crossing
Rural Business (Type III LAMIRD)

Affected Area: 6 acres
Area within Proposed Rural Business: 6 acres
Pre-2011 Land Use Designation: Transportation Corridor
New Land Use Designation: Rural Business
Pre-2011 Zoning: Tourist Commercial (TC)
Zoning in Rural Business: Tourist Commercial (TC)
Zoning outside Rural Business (within Affected Area): N/A
Surrounding Zoning: Agriculture (AG)

Services:
- Water/Sewer/Coordinated water system plans in area: Septic, Delta Water Association
- Fire: Fire District 5
- School: Lynden School District #504

Land Use Plan: Lynden-Nooksack Subarea Plan (last updated 1986)
Proximity to UGA: Approximately 3.5 miles to Lynden UGA
Proximity to other proposed LAMIRD: N/A
Environmental Constraints: No known constraints

Summary Description: The Rural Business designation at the north end of the Guide Meridian is an international border crossing, and contains 8 parcels totaling approximately 6 acres. These parcels include commercial uses as well as US Border Patrol facilities. This Rural Business encompasses all the more intensive uses that are located in this area. The area serves the local and traveling public with government and commercial services.

Conclusion: The Guide Meridian Border Crossing Rural Business land use designation, a Type III LAMIRD, is an area characterized by existing nonresidential uses.
Guide Meridian Border Crossing

File #: PLN2009-00011

No Proposed Rezoning

- Existing Zoning Boundary
- Proposed Type III Rural Business

Proposed Zoning: RR10A (not in parentheses)
Existing Zoning: (RR2)
North Lake Samish & I-5
Rural Business (Type III LAMIRD)

Affected Area: 25 acres
Area within Proposed Rural Business: 4 acres
Pre-2011 Land Use Designation: Crossroads Commercial
New Land Use Designation: Rural Business, Rural
Pre-2011 Zoning: Neighborhood Commercial (NC), Tourist Commercial (TC)
Zoning in Rural Business: Neighborhood Commercial (NC)
Zoning outside Rural Business (within Affected Area): Rural-1 Unit/5 Acres (RR-5A)
Surrounding Zoning: Rural 5 Acre (R-5A), Commercial Forestry (CF), Rural Forestry (RF)
Services:
   Water/Sewer/Coordinated water system plans in area: Whatcom County Water District #12
   Fire: Fire District 19
   School: Bellingham School District
Land Use Plan: Chuckanut-Lake Samish Subarea Plan (last updated 1986)
Proximity to UGA: Approximately 1 mile to Bellingham UGA
Proximity to other proposed LAMIRD: Approximately 1 mile to Lake Samish Type I LAMIRD
Environmental Constraints in Affected Area: Lake Samish watershed
Summary Description: The parcels on the north side of the interchange that were zoned Tourist Commercial (TC) prior to 2011 do not contain more intensive uses and did not meet the criteria for a Rural Business designation. One parcel contained commercial uses in 1990 per the Assessor’s records, but that property is now used as a church.
The Neighborhood Commercial (NC) zoned parcel on the south side of the interchange was designated Rural Business, as it is an isolated more intensive use (gasoline service station).
Conclusion: The North Lake Samish & I-5 Rural Business land use designation, a Type III LAMIRD, is an area characterized by existing business uses.
**File #: PLN2009-00011**

**Proposed Rezoning**
- Existing Zoning Boundary
- Proposed Type III Rural Business
- Proposed Rezone Area

Proposed Zoning: RR5A (not in parentheses)
Existing Zoning: (RR2)
Slater & Elder
Rural Business (Type III LAMIRD)

Affected Area: 5 acres
Area within Proposed Rural Business: 5 acres
Pre-2011 Land Use Designation: Rural
New Land Use Designation in Rural Community: Rural Business
Pre-2011 Zoning: Neighborhood Commercial (NC)
Zoning in Rural Community: Neighborhood Commercial (NC)
Surrounding Zoning: Rural 5 Acre (R-5A)
Services:
  Water/Sewer/Coordinated water system plans in area: Wells, Septic, Starvin’ Sams #19 Water Association
  Fire: District 7
  School: Ferndale School District
Land Use Plan: Cherry Point-Ferndale Subarea Plan (last updated 1981)
Proximity to UGA: Approximately 4 miles to Ferndale UGA
Proximity to other proposed LAMIRD: Approximately 1.5 miles to Sandy Point / Sandy Point Heights Type I LAMIRD
Environmental Constraints in Affected Area: No known constraints
Summary Description: The affected area includes a small node of commercial uses in the Neighborhood Commercial (NC) zone at the intersection of Elder and Slater Roads. The group of 2 parcels proposed for the Rural Business designation at the intersection is developed with a more intensive commercial use (auto service station with limited retail) than the surrounding area. This affected area is designated as Rural Business and retains its Neighborhood Commercial (NC) zoning.
Conclusion: The Slater & Elder Rural Business land use designation, a Type III LAMIRD, is an area characterized by existing business uses.
Van Zandt
Rural Business (Type III LAMIRD)

Affected Area: 2 acres
Area within Proposed Rural Business: 1 acre
Pre-2011 Land Use Designation: Crossroads Commercial

New Land Use Designation: Rural Business, Rural
Pre-2011 Zoning: General Commercial (GC)

Zoning in Rural Business: Neighborhood Commercial (NC)

Zoning Outside Rural Business (within Affected Area): Rural- 1 Unit/10 Acres (R-10A)

Surrounding Zoning: Rural- 1 Unit/10 Acres (R-10A), Agriculture (AG)

Services:
  Water/Sewer/Coordinated water system plans in area: Everybody’s Store
  Fire: Fire District 8
  School: Mount Baker School District

Land Use Plan: South Fork Valley Subarea Plan (last updated 1991)

Proximity to UGA: N/A

Proximity to other proposed LAMIRD: Over 2 miles to Deming Rural Community (Type I LAMIRD)

Environmental Constraints in Affected Area: No known constraints

Summary Description: The two parcels proposed for a Rural Business designation located along Highway 9, are in common ownership and are jointly developed with a more intensive use – a rural country store and adjacent parking – than the surrounding area. The pre-2011 GC zoning allows a wide range of uses, some of which may not be appropriate in rural areas, and was changed to NC zoning. The adjacent parcel to the west, which has a residential use, would be zoned R-10A and have a Rural land use designation.

Conclusion: The Van Zandt Rural Business land use designation, a Type III LAMIRD, is an area characterized by existing business uses.
File #: PLN2009-00011

Proposed Rezoning

- Existing Zoning Boundary
- Proposed Rezone Area
- Proposed Type III Rural Business

Proposed Zoning: R10A (not in parentheses)
Existing Zoning: (GC)
Welcome
Rural Business (Type III LAMIRD)

Affected Area: 62 acres
Area within Proposed Rural Business: 3 acres
Pre-2011 Land Use Designation: Crossroad Commercial, Rural
New Land Use Designation: Rural Business, Rural
Pre-2011 Zoning: Neighborhood Commercial (NC), Rural 2 Acre (R-2A)
Zoning in Rural Business: Neighborhood Commercial (NC)
Zoning outside Rural Business: Rural- 1 Unit/5 Acres (R-5A)
Surrounding Zoning: Rural- 1 Unit/5 Acres (R-5A), Rural- 1 Unit/10 Acres (R-10A)
Services:
  Water/Sewer/Coordinated water system plans in area: wells, septic, Teamousey Teapot
  Fire: District 4
  School: Mount Baker School District 507
Land Use Plan: Foothills Subarea Plan (last updated 1988; anticipated plan update 2011)
Proximity to UGA: Distance to Columbia Valley UGA over 6 miles
Proximity to other proposed LAMIRD: Approximately 2.75 miles to Deming Rural Community (Type I LAMIRD)
Environmental Constraints in Affected Area: Furthest northeast lot affected by frequent flooding and alluvial fan, scattered wetlands

Summary Description: The affected area includes a node of commercial uses in the Neighborhood Commercial (NC) zone at the intersection of SR 542 (Mt. Baker Highway) and Mosquito Lake Road, and rural land previously zoned Rural 2 Acre (R-2A) on the east side of SR 542. This proposed Rural Business contains two commercial parcels totaling approximately three acres. This area retains the zoning for existing more intensive commercial uses, including a rural store and a grange hall. The Rural Business contains the two parcels on each side of SR 542 at the intersection of Mosquito Lake Road. The remainder of the affected area, zoned Rural 2 Acre (R-2A) prior to 2011, contains lots of varying sizes ranging from 0.6 to 9.1 acres, with an average of about three acres. In 2012 area was rezoned to R-5A with the Residential Rural Density Overlay. In response to the January 4, 2013 Growth Management Hearings Board decision, the County removed the Rural Neighborhood designation and the Rural Residential Density Overlay.

Conclusion: The Welcome Rural Business land use designation, a Type III LAMIRD, is an area characterized by existing nonresidential uses. The portion of the affected area designated for Rural land use and not included in the LAMIRD includes a variety of parcel sizes.
Welcome

File #: PLN2012-00012
Proposed Comprehensive Plan Change

Proposed Comprehensive Plan designation - Rural Neighborhood (not in parenthesis)
Existing Comprehensive Plan designation - (Rural)

Type II Rural Business

Legend

0 500 1000 1500 Feet

June 8, 2012 (draft)
Affected Areas with No Proposed LAMIRD Designation

The following affected areas do not meet Whatcom County’s criteria for inclusion in a LAMIRD. These areas are designated as Rural or Rural Neighborhood. A brief description of each area and proposed rezoning action is provided in the pages that follow.

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Badger & Guide Meridian

**Affected Area:** 647 Acres

**Pre-2011 Land Use Designation:** Rural, Transportation Corridor

**New Land Use Designation:** Rural Neighborhood, Rural, Agriculture

**Pre-2011 Zoning:** Rural- 1 unit/2 acres (R-2A) (87 acres), Agriculture (AG) (560 acres)

**New Zoning:** Rural- 1 Unit/5 Acres (R-5A) with a RR Density Overlay (87 acres), Agriculture (AG) (560 acres)

**Services:**
- Water/Sewer/Coordinated water system plans in area: Delta Water Association
- Fire: District #5
- School: Lynden School District #504

**Environmental Constraints in Affected Area:** Bertrand Creek shoreline, fish bearing stream, scattered wetlands

**Summary Description:** The Badger & Guide Meridian affected area includes a strip of AG-zoned land along both sides of Guide Meridian that was designated as Transportation Corridor prior to 2011, and 87 acres of subdivided land at Badger and Berthusen Roads zoned R-2A prior to 2011.

The 87 acres near Badger and Berthusen previously zoned R-2A reflects a rural area where relatively small parcels have been created over the years in an area otherwise characterized by agricultural uses (the average parcel size is about 3.2 acres). Seven of the current parcels are large enough to be subdivided under R-2A zoning (at least two subdivision plat applications are pending on these lots). The remainder of the affected area is the pre-2011 Transportation Corridor designation along Guide Meridian, a four-mile corridor between Lynden and the Canadian border. The current AG zoning has been retained and the Comprehensive Plan designation changed to Agriculture.

**Conclusion:** The portion of the affected area designated for Rural land use at the intersection of Badger Road and Berthusen Road includes a variety of parcel sizes. In these areas, Residential Rural Density Overlay is appropriate for preserving rural densities where they have been already established. The overlay area is contained within a Rural Neighborhood designation.
Chuckanut

Affected Area: 775 acres

Pre-2011 Land Use Designation: Suburban Enclave

New Land Use Designation: Rural Neighborhood, Rural

Pre-2011 Zoning: Rural- 1 unit/2 acres (R-2A), Residential Rural 2 units/acre (RR-2), Residential Rural 3 units/acre (RR-3)

New Zoning: Rural- 1 Unit/5 Acres (R-5A) (76 acres), Residential Rural- 1 Unit/5 Acres (RR-5A) with a Rural Residential Density Overlay (RRDO) (515 acres), Residential Rural- 1 Unit/5 Acres (RR-5A) with no RRDO (184 acres)

Services:
- Water/Sewer/Coordinated water system plans in area: City of Bellingham, Chuckanut Trail Water
- Fire: District #14
- School: Bellingham School District #501

Land Use Plan: Chuckanut Lake Samish Subarea Plan (1986)

Environmental Constraints in Affected Area: Shorelines, steep slopes, scattered wetlands, fish bearing stream, wildlife corridor

Summary Description: The Chuckanut affected area is adjacent to the southern limit of Bellingham’s UGA. The affected area consists of about 775 acres along the Chuckanut Bay shoreline and SR 11 with no nonresidential uses. The City of Bellingham extended water lines into much of the area decades ago but presently does not allow new connections.

The Chuckanut affected area is a rural area, much of which has been developed with relatively small rural lot sizes over the years – about half were developed before 1990. The average parcel size in the portion previously zoned RR-2 is 1.3 acres and parcels range from 0.2 acres to 21 acres. Because of the variety of parcel sizes and development patterns in this area, RR-5A zoning with the Residential Rural Density overlay is proposed. One parcel, part of Larrabee State Park, is excluded from the Rural Neighborhood designation and the RRDO because it is within the Chuckanut Wildlife Corridor.

The portions of the Chuckanut area previously zoned R-2A and RR-3 were not developed to the same extent (average parcel sizes of 4.9 acres and 10.1 acres respectively) and zones of R-5A and RR-5A were warranted, with no density overlay. On several jointly-owned parcels on the Governor’s Point peninsula a pending subdivision application for 141 lots is vested. A water line and a series of roads had been built across the parcels by 1990, but the residential subdivision was not developed, and additional infrastructure on the parcels is limited to a water line, electric line, and telephone line that serve a neighboring residence (a second water line serving a second neighboring residence is no longer in use).

Conclusion: Portions of the affected area have been developed at a variety of parcel sizes. In these areas, Residential Rural Density Overlay is appropriate for preserving rural densities where they have been already established. In areas that have not been developed at densities greater than one dwelling per five acres, RR-5A and R-5A zoning without the density overlay is proposed. The overlay area is contained within a Rural Neighborhood designation.
East Lynden

Affected Area: 24 Acres

Pre-2011 Land Use Designation: Rural

New Land Use Designation: Rural Neighborhood

Pre-2011 Zoning: Rural- 1 unit/2 acres (R-2A)

New Zoning: Rural- 1 unit/2 acres (R-2A)

Surrounding Zoning: Agricultural (AG), City of Lynden

Services:
  Water/Sewer/Coordinated water system plans in area: Delta Water Association
  Fire: District #5
  School: Lynden School District #504

Environmental Constraints in Affected Area: No known constraints

Summary Description: The East Lynden affected area is located outside the northeast edge of Lynden's Urban Growth Area on Badger Road. The affected area consists of about 24 acres zoned R-2A containing residential uses and a WSDOT maintenance facility. This is a rural area where small relatively small parcels have been created over the years in an area otherwise characterized by agricultural uses (the average parcel size is about 1 acre).

Conclusion: Rural densities greater than one dwelling per two acres have already been established, and retaining the existing R-2A zoning is appropriate. The R-2A area is contained within a Rural Neighborhood designation.
Eliza Island

Affected Area: 185 acres
Area within Proposed Rural Community boundary: 185 acres
Pre-2011 Land Use Designation: Resort/Recreational Subdivision
New Land Use Designation: Rural
Pre-2011 Zoning: Eliza Island (EI), 2 units/1 acre
New Zoning: Eliza Island (EI), 1 unit/5 acres (see below)
Services:
  Water/Sewer/Coordinated water system plans in area: Eliza Island Beach Club
  Fire: Eliza Island Beach Club
  School: Bellingham School District #501
Land Use Plan: Eliza Island Plan (1994)
Environmental Constraints in Affected Area: Bellingham Bay shoreline
Summary Description: The Eliza Island affected area is an island containing 185 acres zoned EI with residential and community uses.

The majority of the island was subdivided decades ago and was characterized by considerable buildout in 1990 and since. A note on the subdivision plan prohibits further subdivision of lots. Originally designated as a Type I LAMIRD in 2011, the area is redesignated as Rural per the Hearings Board’s January 9, 2012 order. The EI zone, which exists only on Eliza Island, had an allowed density of two dwellings per acre prior to 2011; that is changed to allow a rural density of one dwelling per five acres.

Conclusion: The Eliza Island area is appropriately designated as Rural with a change to the allowed density in the Eliza Island (EI) zone.
Fort Bellingham / Marietta

Area within Affected Area: 811 acres

Pre-2011 Land Use Designation: Suburban Enclave, Rural

New Land Use Designation: Rural Neighborhood, Rural

Pre-2011 Zoning: Residential Rural 1 unit/acre (RR-1), Rural- 1 unit/2 acres (R-2A)

New Zoning: Residential Rural- 1 Unit/2 Acres with Rural Residential Density Overlay (RR-2A, 5A, and R-5A) and Rural Residential- 1 Unit/5 Acres (RR-5A)

Services:
- Water/Sewer/Coordinated water system plans in area: Whatcom County Water District #2
- Fire: District 18
- School: Bellingham School District #501

Environmental Constraints in Affected Area: Nooksack River floodway, Bellingham Bay shoreline, scattered wetlands

Summary Description: The Fort Bellingham / Marietta affected area consists of about 811 acres zoned R-2A and RR-1 prior to 2011 with few nonconforming commercial uses (neighborhood store and commercial greenhouse), and no nonresidential zoning. The affected area is adjacent to the west limit of Bellingham’s UGA. During the 2009 review of Whatcom County’s UGA’s the area was not proposed for inclusion in the Bellingham UGA.

The southern and western portion of the affected area was zoned RR-1 prior to 2011 and is characterized by more intensive development, including a neighborhood store and a large greenhouse nursery business, and residential development with an average lot size of just over one acre. This southern/western area had been designated as a LAMIRD in 2011, with its eastern border being the Bellingham UGA, the southern boundary being the Bellingham Bay shoreline, and the western boundary being roughly the Nooksack River/Silver Creek floodway. The January 9, 2012 Hearings Board order found that the designation of this area as a LAMIRD adjacent to the UGA was not appropriate; this area is instead rezoned to RR-2A with a Rural Residential Overlay. The portion of the affected area north of the RR-2A area is characterized by mixed lot sizes ranging from 0.3 acres to 19.9 acres, with an average lot size of 3.4 acres, and is proposed for RR-5A and R-5A zoning with a Residential Rural Density Overlay. The area to the west along the Nooksack River lies within the 100 year floodway and is proposed for rezoning to RR-5A with no density overlay. The overlay areas, but not the area within the floodway, were designated as Rural Neighborhood in 2012. In response to the January 4, 2013 Growth Management Hearings Board decision, the County removed much of the land north of the RR-2A area from the Rural Neighborhood designation and from the Rural Residential Density Overlay.

Conclusion: The Fort Bellingham / Marietta area includes a variety of parcel sizes and the Residential Rural Density Overlay is appropriate for preserving rural densities where they have been already established. The overlay areas are contained within a Rural Neighborhood designation.
Glacier Springs

Affected Area: 75 acres
Pre-2011 Land Use Designation: Resort/Recreational Subdivision
New Land Use Designation: Rural
Pre-2011 Zoning: Residential Rural 3 units/acre (RR-3)
New Zoning: Residential Rural 1 units/5 acres (RR-5A)
Services:
  Water/Sewer/Coordinated water system plans in area: Glacier Springs Water
  Fire: District #3
  School: Mount Baker School District #507
Environmental Constraints in Affected Area: Canyon Creek shoreline, erosion, fish-bearing stream, alluvial fan
Summary Description: The Glacier Springs affected area is a residential subdivision located between the Maple Falls and Glacier Rural Communities on Mount Baker Highway (SR 542). Prior to 2011, the area was zoned RR-3 with no nonresidential uses. The area experiences significant erosion from Canyon Creek. In 2011 the subdivision was rezoned to RR-5A.
Conclusion: The Glacier Springs area is already fully platted and infill may continue to occur on vacant nonconforming lots under RR-5A zoning.
File #: PLN2009-00011
Proposed Rezoning

Existing Zoning Boundary
Proposed Rezone Area

Proposed Zoning - RR5A (not in parentheses)
Existing Zoning - (RR2)
Glen at Maple Falls

Affected Area: 262 acres

Pre-2011 Land Use Designation: Resort/Recreational Subdivision

New Land Use Designation: Rural

Pre-2011 Zoning: Residential Rural 3 units/acre (RR-3)

New Zoning: Residential Rural 1 units/5 acres (RR-5A)

Services:
  Water/Sewer/Coordinated water system plans in area: Shady Ridge Association, Cascade West Recreation Club, Maple Falls Water Co-op
  Fire: District #4
  School: Mount Baker #507

Environmental Constraints in Affected Area: Nooksack River fish-bearing stream, steep slopes

Summary Description: The Glen at Maple Falls affected area is a subdivision located about one half mile southwest of the proposed Maple Falls Rural Community along the north bank of the Nooksack River. It consists of 262 acres, previously in RR-3 zoning (prior to 2011), with residential and community association uses. The Glen is governed by a community association that requires only seasonal use of properties within the boundaries.

Conclusion: The Glen at Maple Falls area is already fully platted and infill may continue to occur on vacant nonconforming lots under RR-5A zoning.
Kwina

**Affected Area**: 88 Acres

**Pre-2011 Land Use Designation**: Crossroads Commercial, Rural

**New Land Use Designation**: Rural

**Pre-2011 Zoning**: Neighborhood Commercial (NC)

**New Zoning**: Rural- 1 Unit/5 Acres (R-5A)

**Services**:
- **Water/Sewer/Water system plans in area**: Lummi Water & Sewer District
- **Fire**: District #10
- **School**: Ferndale School District #502

**Environmental Constraints in Affected Area**: Scattered wetlands, floodplain, tsunami hazard

**Summary Description**: The Kwina affected area is located on Kwina Road on the Lummi Reservation. The area is made up of 88 acres zoned NC.

The parcels in the Kwina affected area are Tribal trust lands within the Lummi Reservation on which Whatcom County does not enforce development regulations.

**Conclusion**: Because the parcels in the affected area are in tribal trust ownership, County regulations permitting more intensive uses are unnecessary. A rural zone, R-5A, replaces the previous commercial zoning.
Lake Whatcom

Affected Area: 366 acres
Pre-2011 Land Use Designation: Suburban Enclave, Rural
New Land Use Designation: Rural
Pre-2011 Zoning: Rural- 1 unit/2 acres (R-2A), Residential Rural 2 units/acre (RR-2)
New Zoning: Rural- 1 Unit/5 Acres (R-5A)

Services:
Water/Sewer/Coordinated water system plans in area: Whatcom County #10
Fire: District #21
School: Bellingham School District #501

Land Use Plan: Lake Whatcom (1982)

Environmental Constraints in Affected Area: Lake Whatcom watershed, shoreline, alluvial hazard area, scattered wetlands, steep slopes

Summary Description: The Lake Whatcom affected area is located on the north and south central shores of Lake Whatcom (except Sudden Valley) and is adjacent to the east side of Bellingham’s urban growth area. The area that was zoned R-2A prior to 2011 includes parcels ranging from 0.7 acres to 22.7 acres with an average parcel size of 2.8 acres, and the area previously zoned RR-2 includes parcels ranging from 0.2 acres to 4.3 acres with an average parcel size of 0.4 acres. In 2011 these areas were rezoned with a Rural Residential Overlay, but that was found to be noncompliant in the January 9, 2012 Hearings Board order, and the new zoning for these areas is R-5A without the overlay.

Conclusion: Because of their location within the Lake Whatcom watershed these areas are rezoned to R-5A.
North Bellingham

Affected Area: 971 acres

Pre-2011 Land Use Designation: Suburban Enclave

New Land Use Designation: Rural Neighborhood

Pre-2011 Zoning: Residential Rural 1 unit/acre (RR-1), Urban Residential- 4 units/acre (UR-4)

New Zoning: Residential Rural- 1 Unit/2 Acres and 1 Unit/5 Acres (RR-2A and RR-5A) with Residential Rural Density Overlay

Services:
- Water/Sewer/Coordinated water system plans in area: City of Ferndale, Belfern West Water Association, Nilsen Water Association, Kamar Inc., Paradise Park Water Association, Northwest Road Water Association, Evergreen Drive Water Association
- Fire: District #7
- School: Ferndale School District #502

Land Use Plan: Cherry Point – Ferndale Subarea Plan (1981)

Environmental Constraints in Affected Area: Fish bearing streams and scattered wetlands.

Summary Description: The North Bellingham affected area is located on the southeast limit of Ferndale’s urban growth area. The area was not proposed for inclusion in the Ferndale UGA during Whatcom County’s 2009 UGA review. Development in this area dates back to the early 20th century and includes some nonconforming local businesses as well as a fire station and a school. The affected area consists of about 971 acres, previously zoned UR-4 and RR-1 (prior to 2011). The City of Ferndale extended water and sewer service into the area decades ago but does not allow additional connections.

Much of the affected area was developed at residential densities of one dwelling per acre or greater in 1990. This area had been designated as a Type I LAMIRD in 2011. The January 9, 2012 Hearings Board order found that the designation of this area as a LAMIRD adjacent to the UGA was not appropriate; this area is instead rezoned to RR-2A with a Rural Residential Overlay. The southernmost portion of the affected area was not developed to the same extent in 1990 – its parcels range in size from 0.2 acres to 9.1 acres and the average lot size is 1.8 acres – and it is proposed for RR-5A zoning with a Residential Rural Density Overlay. Both of these overlay areas are contained within a Rural Neighborhood designation. In response to the January 4, 2013 Growth Management Hearings Board decision, the County removed several larger parcels from the Rural Neighborhood designation and from the Rural Residential Density Overlay.

Conclusion: The North Bellingham area includes a variety of parcel sizes and the Residential Rural Density Overlay is appropriate for preserving rural densities where they have been already established. The overlay areas are contained within a Rural Neighborhood designation.
File #: PLN2012-00012
Proposed Rezoning and Comprehensive Plan Changes

- Existing Zoning - (TR2)
- Proposed Zoning - RR5A (in parentheses)
- Proposed Rural Residential
- Proposed Road District Overlay
- Proposed Service Area

North Bellingham

Ferndale

Legend:
Portal Way North

**Affected Area:** 87 acres

**Pre-2011 Land Use Designation:** Transportation Corridor

**New Land Use Designation:** Rural

**Pre-2011 Zoning:** Gateway Industrial (GI), Rural- 1 Unit/10 Acres (R-10A)

**New Zoning:** Rural- 1 Unit/5 Acres (R-5A), Rural- 1 Unit/10 Acres (R-10A)

**Surrounding Zoning:** Rural- 1 Unit/5 Acres (R-5A), Rural- 1 Unit/10 Acres (R-10A)

**Services:**
- **Water/Sewer/Coordinated water system plans in area:** Birch Bay Water and Sewer
- **Fire:** Fire District 5
- **School:** Ferndale School District

**Land Use Plan:** Birch Bay-Blaine Subarea Plan (last updated 1987)

**Environmental Constraints in Affected Area:** Scattered wetlands

**Summary Description:** This affected area is located between Portal Way and I-5 north of the Birch Bay-Lynden & I-5 Rural Business LAMIRD (Type III). Prior to 2011 the area was zoned GI. 1990 land uses consisted of scattered residential and agricultural uses. The area lacks the intensive uses that characterize the Type III LAMIRD to the south (Birch Bay-Lynden & I-5) and R-5A zoning is proposed.

**Conclusion:** Because of lack of existing nonresidential uses, the Portal Way North affected area does not meet the County or State criteria for inclusion in a Type I or Type III LAMIRD and the area is rezoned to R-5A.
Slater & Haxton

**Affected Area:** 34 acres

**Pre-2011 Land Use Designation:** Crossroads Commercial

**New Land Use Designation:** Rural

**Pre-2011 Zoning:** Neighborhood Commercial (NC)

**New Zoning:** Rural- 1 Unit/5 Acres (R-5A)

**Services:**
- Water/Sewer/Water system plans in area: Lummi Water & Sewer District
- Fire: District #7
- School: Ferndale School District #502

**Environmental Constraints in Affected Area:** Floodplain, tsunami hazard

**Summary Description:** The Slater and Haxton affected area is located at the southeast corner of Slater and Haxton Roads, within the Lummi Reservation. There are about 37 acres affected in the NC zone, containing the Silver Reef Casino.

The Slater and Haxton affected area is located on Tribal trust lands within the Lummi Reservation on which Whatcom County does not enforce development regulations.

**Conclusion:** Because the parcel in the affected area is in tribal trust ownership, County regulations permitting more intensive uses are unnecessary. A rural zone, R-5A, replaces the previous commercial zoning.
South Bay

Affected Area: 139 Acres
Pre-2011 Land Use Designation: Suburban Enclave, Rural
New Land Use Designation: Rural
Pre-2011 Zoning: Residential Rural 1 unit/acre (RR-1), Rural- 1 unit/2 acres (R-2A)
New Zoning: Rural- 1 Unit/5 Acres (R-5A)

Services:
- Water/Sewer/Coordinated water system plans in area: Whatcom County Water District
- Fire: District 15
- School: Mount Baker School District #507

Land Use Plan: Lake Whatcom (1982)

Environmental Constraints in Affected Area: Lake Whatcom watershed, shoreline, scattered wetlands, steep slopes, wildlife corridor

Summary Description: The South Bay affected area is located on the southern end of Lake Whatcom, including the area accessed by Blue Canyon Road. The area is about 161 acres of residential lots zoned RR-1 and R-2A prior to 2011. Because the area lies along Lake Whatcom’s shoreline and within its watershed, development is significantly limited. In 2011 these areas were rezoned with a Rural Residential Overlay, but that was found to be noncompliant in the January 9, 2012 Hearings Board order, and the new zoning for these areas is R-5A without the overlay.

Conclusion: Because of their location within the Lake Whatcom watershed these areas are rezoned to R-5A.
Wickersham

**Affected Area:** 22 Acres

**Pre-2011 Land Use Designation:** Rural

**New Land Use Designation:** Rural

**Pre-2011 Zoning:** Rural- 1 unit/2 acres (R-2A)

**New Zoning:** Rural- 1 unit/2 acres (R-5A)

**Services:**
- Water/Sewer/Coordinated water system plans in area: Wickersham Water District
- **Fire:** District #8
- **School:** Mount Baker School District # 507

**Environmental Constraints in Affected Area:** Scattered wetlands, wildlife corridor

**Summary Description:** The Wickersham affected area is located on Highway 9 about four miles south of the proposed Acme Rural Community. The area contains about 34 acres zoned R-2A prior to 2011, with no nonresidential zoning.

**Conclusion:** The area lies within the Chuckanut Wildlife Corridor, therefore rezoning to R-5A is appropriate.
Wiser Lake East

Affected Area: 557 Acres

Pre-2011 Land Use Designation: Rural

New Land Use Designation: Rural Neighborhood

Pre-2011 Zoning: Rural- 1 unit/2 acres (R-2A)

New Zoning: Rural- 1 unit/2 acres (R-2A)

Services:
  Water/Sewer/Coordinated water system plans in area: Skookum Chuck Water Association, Oltman Water Association, Wall Water Association, Pole Road Water Association
  Fire: District #5
  School: Lynden School District #504

Environmental Constraints in Affected Area: Scattered wetlands

Summary Description: The Wiser Lake East area currently consists of R-2A zoned properties that have a mixture of agricultural, residential, and other low-intensity uses.

Conclusion: Rural densities greater than one dwelling per 2.5 acres have already been established, and retaining the existing R-2A zoning is appropriate. The R-2A zoning is contained within a Rural Neighborhood designation.