



M E M O R A N D U M

TO: Whatcom County Council

THROUGH: Mark Personius, AICP, Long Range Planning Manager *MP*

FROM: Gary Davis, AICP, Senior Planner *GD*

DATE: May 28, 2013

SUBJECT: Rural Element

On May 7, the County Council introduced a draft ordinance recommended by the Planning Commission, and on May 21 held a public hearing on that draft. Following the hearing the County Council voted to make several changes to the draft and referred further discussion for a Special Committee of the Whole meeting on June 4.

Staff has prepared a draft ordinance for discussion at the June 4 Special Committee of the Whole meeting. The draft ordinance includes the ordinance document with proposed findings and conclusions, and Exhibits A, B, and C, which are, respectively, the draft amendments to the Comprehensive Plan, Whatcom County Code (Zoning Code and Health Code), and zoning maps.

In Exhibits A and B, staff has added the changes made by the County Council on May 21 (indicated by comments in the right margin). In the ordinance/findings document, staff has shown in underline additional suggested wording to update and clarify several of the findings from the Planning Commission recommendation. Staff has highlighted findings and conclusions pertaining to issues that had yet to be resolved at the end of the May 21 meeting. Based on discussion at the June 4 Special Committee of the Whole meeting, staff will make the necessary changes to the draft text and maps – and the corresponding findings and conclusions – and will forward a finished draft ordinance to the Council later in the day for consideration of introduction at the regular Council meeting that night.

Also attached are analysis maps for reference on the LAMIRD and Rural Neighborhood boundary issues, and a revised list of R10A parcels that may meet the proposed density-based criterion for rezoning to R5A. The revised list includes the Caitac USA property, which staff has calculated would meet the criterion. Even with the addition of the Caitac USA property, staff estimates that the percentage of R10A zoning in the rural area would not fall below 20 percent using the criteria the Council has approved (Comprehensive Plan Policy 2GG-3).

Attachment:

- Draft Ordinance, including findings and conclusions
- Exhibit A: Comprehensive Plan amendments
- Exhibit B: Whatcom County Code amendments
- Exhibit C: Whatcom County zoning map amendments

Additional maps

- Rural Neighborhood analysis maps
- PDS alternative CP and zoning maps
- R10A Parcels Potential for Rezone study, revised May 24, 2013