



**PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT**  
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**M E M O R A N D U M**

**TO: Planning Commissioners**

**FROM: Steven Sundin, Planning Department**

**DATE: January 12, 2007**

**SUBJECT: REVISED information on the New Whatcom Shoreline Designation Maps, New Whatcom Development Regulations, Roads/rail/utility regulations and New Whatcom – Urban Maritime designation comparisons.**

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Open the small packet and please find attached the following:

1. New Whatcom – Urban Maritime Shoreline Designation Comparison Matrix
2. New language for the New Whatcom Shoreline Designation AND Roads, Rail, Utilities
3. Development Regulations for the New Whatcom Shoreline Designation Matrix
4. Revised Marine Shorelines Reaches 1-8 map

Last time we met on December 12, 2006 we determined that we would, on January 18<sup>th</sup>, 2007, conduct further review of the designation regulations – most specifically those for New Whatcom. This would be in addition to the **yellow items** remaining on the 1-18-07 comment tracker you should have already received by mail. Staff has been analyzing and developing these revisions to the both the New Whatcom shoreline designations on the Marine Shoreline Reaches 1-8 Map and the associated development regulations. Staff has been cognizant to develop these revisions in anticipation of the to-be-completed New Whatcom Development Plan and Development Agreement (Both intended to be completed in 2008) AND in *absence* of those documents should they be delayed significantly or, never come to pass.

The intent of this work has been to clarify our staff recommendations to you for these shorelines as the language in the 9-15-06 version of the SMP lacked detail. In this way then, we hope to receive more specific direction and recommendation from you on these issues. Please review this material carefully and compare it to the material you last reviewed as part of the 9-15-06 version of the SMP. Specifically:

1. The New Whatcom – Urban Maritime Shoreline Designation Comparison Matrix is different than the prior version because the designations along certain reaches have been revised and the regulations have become more detailed.
2. The New language for the New Whatcom Shoreline Designation AND Roads, Rail, Utilities is just that, new language.
3. The Development Regulations for the New Whatcom Shoreline Designation Matrix is the visual representation or, 'cheat sheet' of the new language for the New Whatcom Shoreline Designation.
4. Revised Marine Shorelines Reaches 1-8 Map has identified certain areas for water-oriented uses only and shoreline mixed uses.

Those **orange items** on the 1-18-07 comment tracker will be brought back to you in a final clean copy for your final review and recommendation at a date to be determined – likely to occur in March - before moving the DRAFT 2007 SMP to City Council in April.

**THANK YOU FOR CONTRIBUTING YOUR TIME AND EFFORT TO THIS PROJECT !!!**

