

RESOLUTION NO. 2009-27

A RESOLUTION SUPPORTING PROPOSED AMENDMENTS TO THE RURAL ELEMENT OF THE WHATCOM COUNTY COMPREHENSIVE PLAN AND ZONING CHANGES IN AREAS ADJACENT TO OR NEAR THE CITY OF BELLINGHAM.

WHEREAS, in 2005 the Western Washington Growth Management Hearings Board found that some comprehensive plan and zoning designations in specific areas of the county located outside of cities and urban growth areas allow development that is too dense to be classified as "rural" and therefore does not comply with the sprawl reduction requirements of the State Growth Management Act; and

WHEREAS, the County is in the process of revising their comprehensive plan and zoning rules in a number of these areas adjacent to or near Bellingham and the City's urban growth area; and

WHEREAS, the areas under consideration that are of particular interest to the City include Chuckanut (south of Bellingham), Emerald Lake, Fort Bellingham, North Bellingham and areas in the Lake Whatcom Watershed - North Shore, South Bay and Sudden Valley (see attached maps); and

WHEREAS, the current zoning in these areas allows homes on one/half, one and two-acre lots; and

WHEREAS, County staff is proposing a downzone in a number of these areas to a rural, one unit per ten-acre designation (R-10A); and

WHEREAS, the current suburban zoning creates development patterns that are too dense for areas located outside of cities and their urban growth areas; and

WHEREAS, the development allowed under the current zoning is difficult and costly to serve with police, fire, parks and other governmental facilities and services; and

WHEREAS, low density suburban style development in these areas has impacts on the City of Bellingham, especially the transportation system as people living in these areas commute to Bellingham for employment, services and recreation; and

WHEREAS, zoning changes proposed by County staff, if enacted, would help protect the character of the rural areas by not allowing the existing suburban development pattern to continue to grow; and

WHEREAS, the City and County have been working for years to reduce the development potential in the Lake Whatcom Watershed. The proposed zoning changes in the North Shore, South Bay and Sudden Valley areas are an important step towards achieving this goal.

City of Bellingham
City Attorney
210 Lottie Street
Bellingham, Washington 98225
360-676-6903

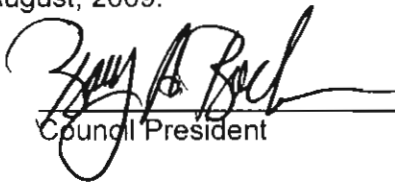
NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF BELLINGHAM:

Section 1. The City strongly supports County staff's proposed comprehensive plan and zoning changes in the Chuckanut, Emerald Lake, Fort Bellingham, North Bellingham, North Shore, South Bay and Sudden Valley areas.

Section 2. The City supports the proposed changes to the County comprehensive plan intended to define and protect the character of the rural areas of the county.

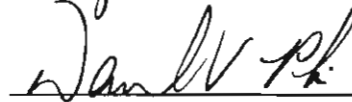
Section 3. The City encourages the County to consider similar downzones in appropriate areas currently zoned for Rural 5-acre development, beginning with land in the Lake Whatcom Watershed.

PASSED by the Council this 10th day of August, 2009.



Council President

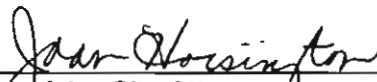
APPROVED by me this 19th day of August, 2009.



Mayor

ATTEST 
for Finance Director

APPROVED AS TO FORM:



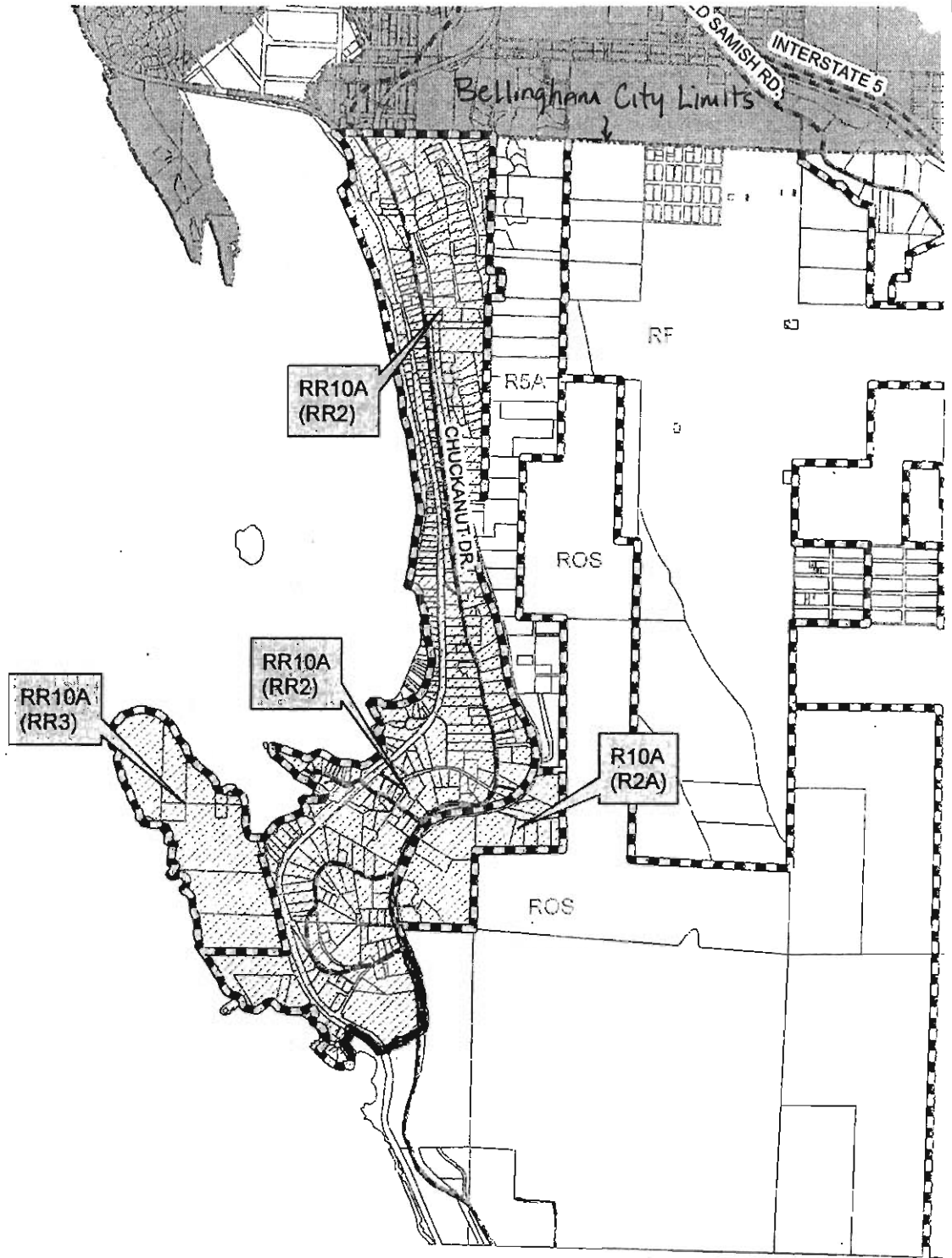
Office of the City Attorney

City of Bellingham
City Attorney
210 Lottie Street
Bellingham, Washington 98225
360-676-6903

ATTACHMENT 1 TO CITY COUNCIL RESOLUTION 2009-27


Maps Showing Proposed Zoning Changes

Chuckanut



File #: PLN2009-00011

Proposed Rezoning

 Existing Zoning Boundary

 Proposed Rezone Area

Proposed Zoning - RR10A (not in parentheses)

Existing Zoning - (GC)



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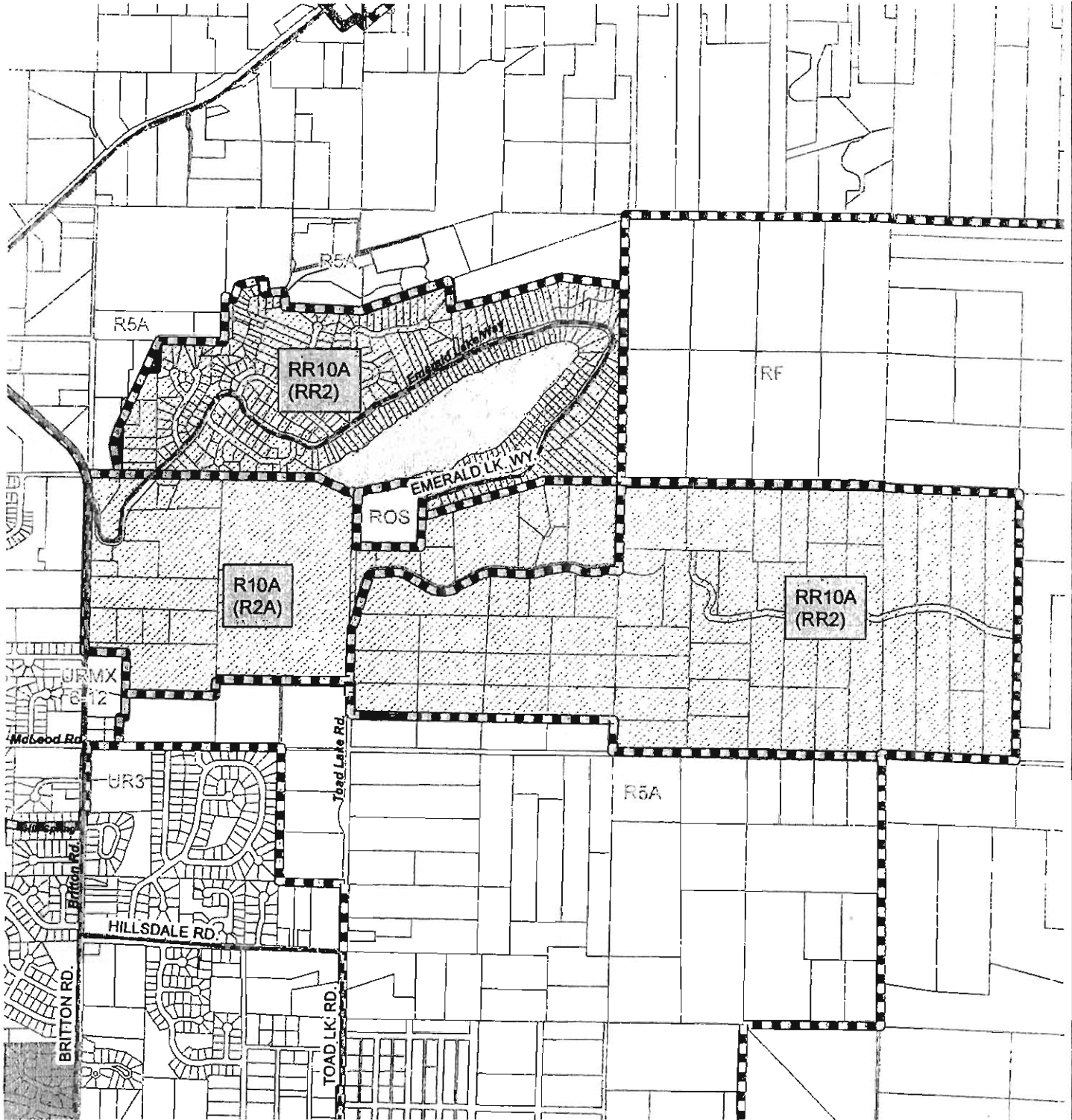
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0 550 1,100 2,200 3,300 4,400 Feet



June 26 2009 by map

Emerald Lake



File #: PLN2009-00011

Proposed Rezoning

Existing Zoning Boundary

Proposed Rezone Area

Proposed Zoning - RR10A (not in parentheses)

Existing Zoning - (GC)

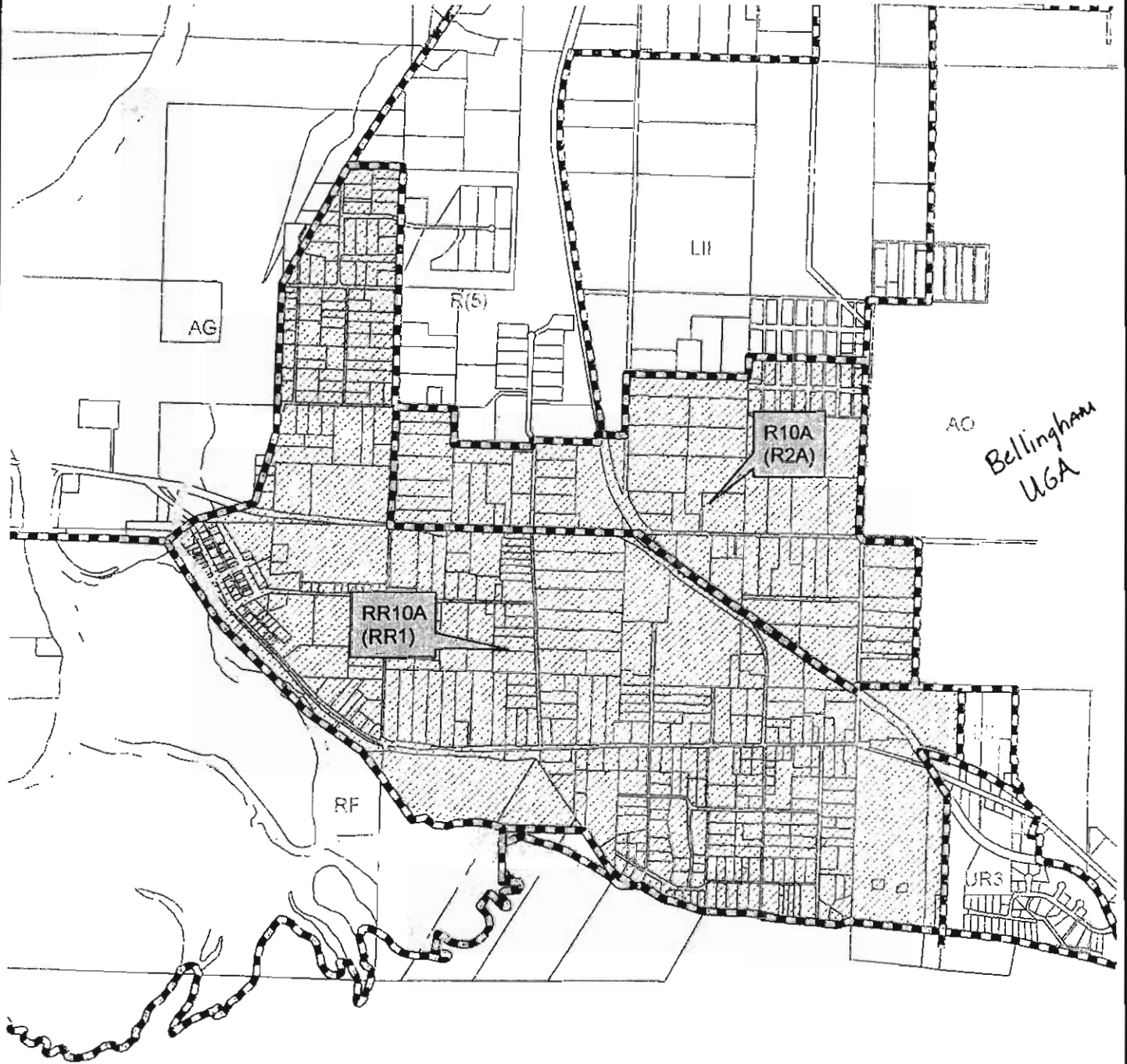
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June 26, 2009


Fort Bellingham



File #: PLN2009-00011

Proposed Rezoning

 Existing Zoning Boundary

 Proposed Rezone Area

Proposed Zoning - RR10A (not in parentheses)

Existing Zoning - (GC)

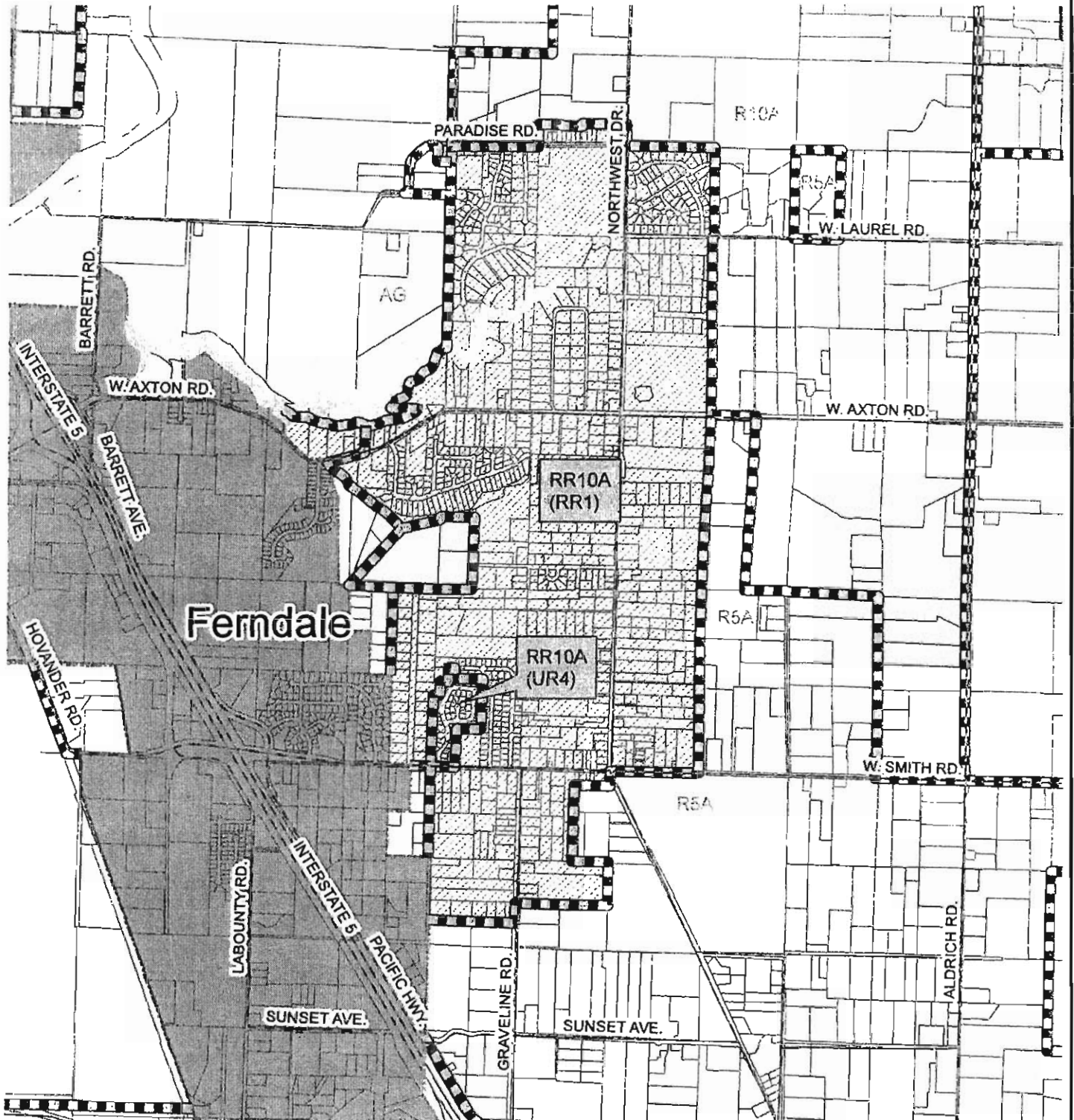
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June 26, 2009 by map

North Bellingham



File #: PLN2009-00011

Proposed Rezoning

 Existing Zoning Boundary

 Proposed Rezone Area

Proposed Zoning - RR10A (not in parentheses)

Existing Zoning - (GC)

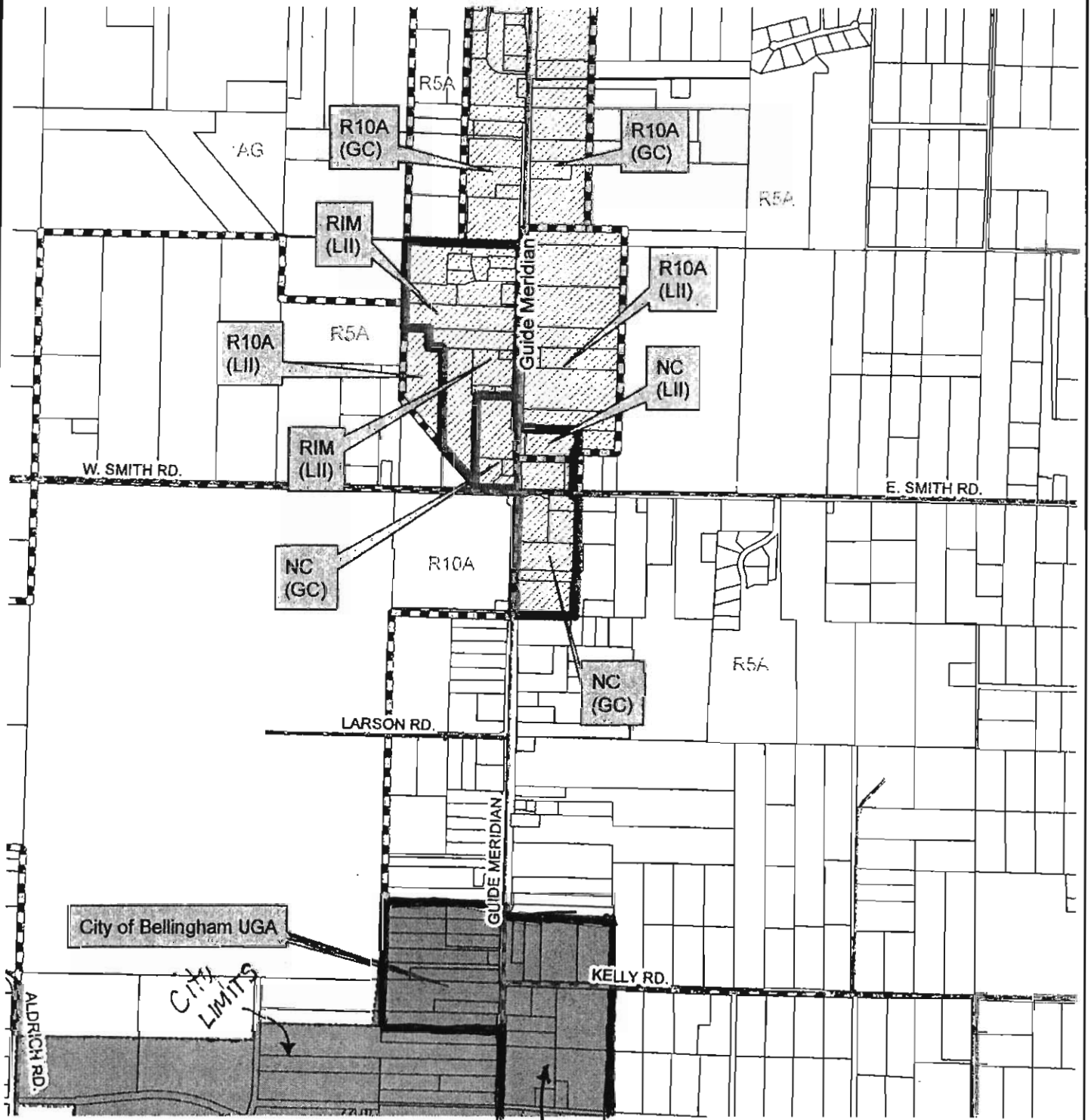
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June 26, 2009 by map

Smith & Guide Meridian



File #: PLN2009-00011

Proposed Rezoning

Existing Zoning Boundary

Proposed Rezone Area

Proposed Rezone Area

Proposed Zoning - RR10A (not in parentheses)

Existing Zoning - (GC)

Proposed for Annexation

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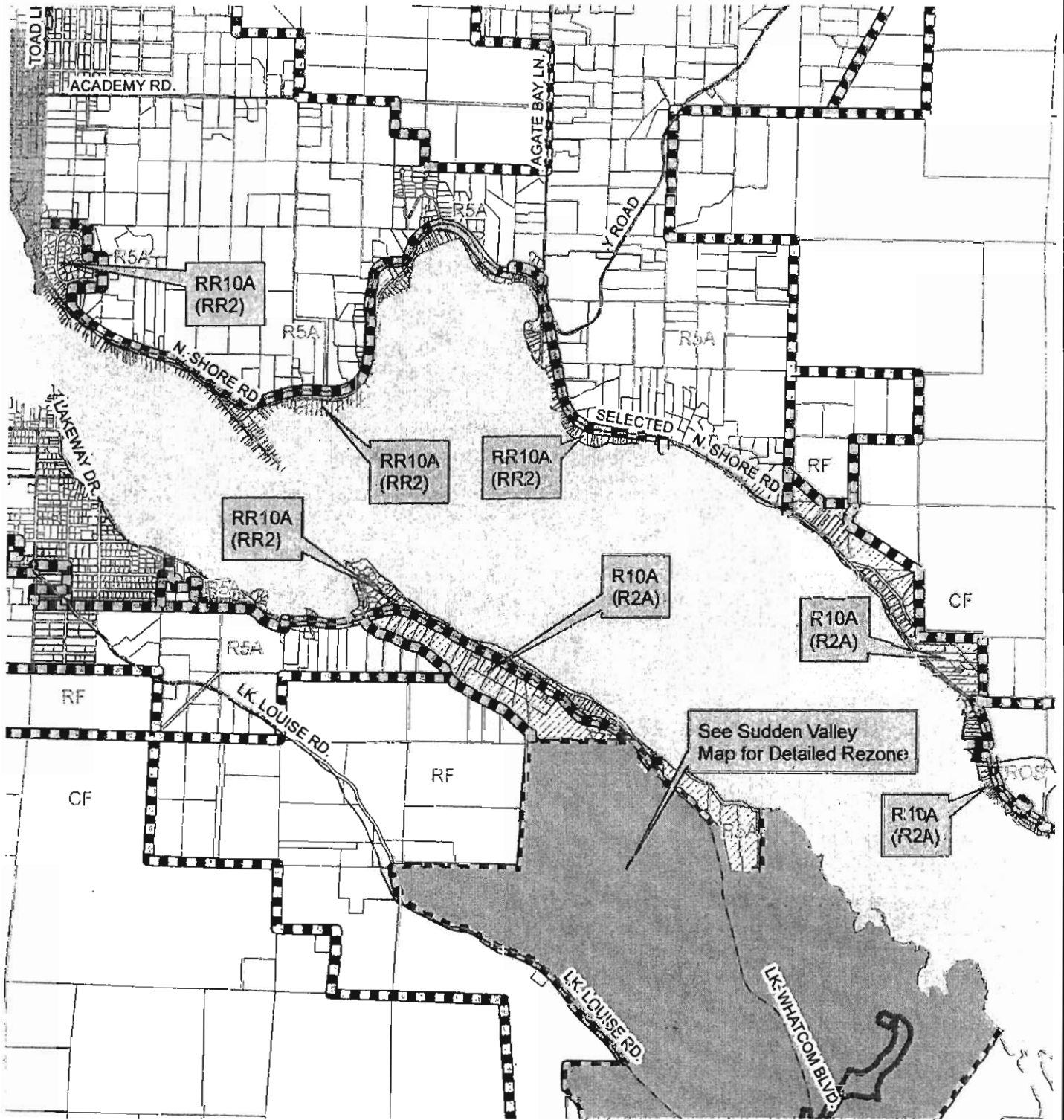
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0 410 820 1,640 2,460 3,280


Feet
June 26, 2009 by map


North Shore



File #: PLN2009-00011

Proposed Rezoning

 Existing Zoning Boundary

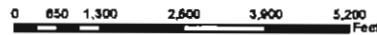
 Proposed Rezone Area

Proposed Zoning - RR10A (not in parentheses)

Existing Zoning - (GC)

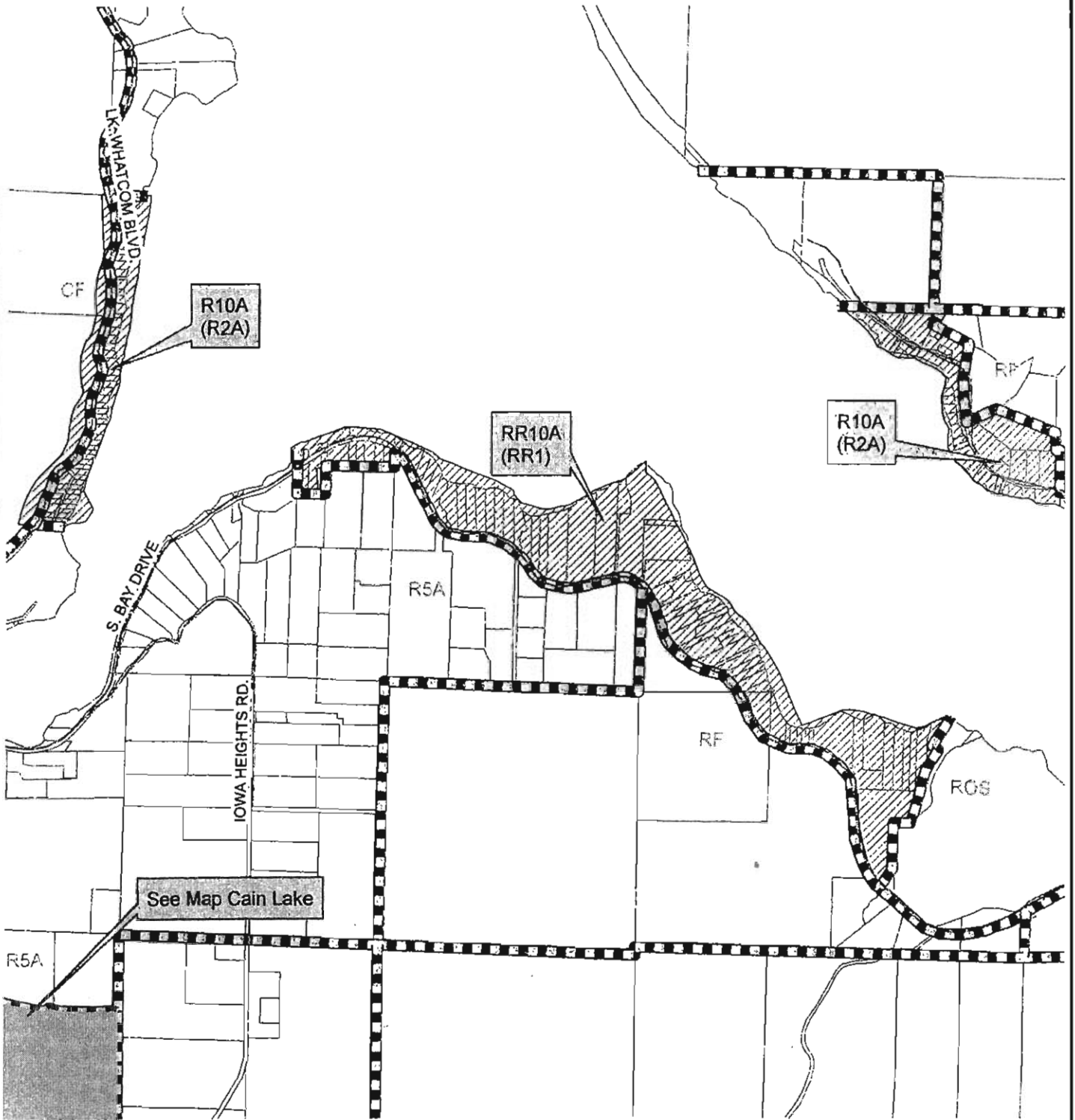
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June 25, 2009 by map


South Bay



File #: PLN2009-00011

Proposed Rezoning

 Existing Zoning Boundary

 Proposed Rezone Area

Proposed Zoning - RR10A (not in parentheses)

Existing Zoning - (GC)

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June 26, 2009

