

Draft Docket of Comp Plan and Development Regulation Amendments

**PDS Presentation at the
County Council Special Committee of the Whole
March 12, 2019**

THE DRAFT DOCKET

New applications/proposals:	7
Continuation of Previous Projects:	<u>16</u>
Total:	23

Continuation of Previous Projects

- Density Credit Program – Comprehensive Plan Amendments
- Repeal Cherry Point-Ferndale Subarea Plan
- Critical Areas Ordinance - On-Going Agriculture
- Wind Energy System Amendments
- Cherry Point Amendments
- Sustainable Salmon Harvest Goal
- **Mineral Resource Lands - County-wide Designation Process**
- Wireless Communication Facilities
- Sign Regulations Update
- Vacation Rental Regulations
- Code Enforcement Amendments
- Boundary Line Adjustments
- Weddings and Special Events
- Bellingham Development Standards
- Agricultural Strategic Plan Implementation
- Mineral Resource Lands Expansion – North Star Rd.

Comprehensive Plan Policy 8R-1

Through a county-led countywide assessment, seek to identify and designate potential commercially significant mineral resource lands, to meet future demand, compatible with water resources, agricultural lands, forest lands and other GMA goals.

MRL Expansion – E. Pole Rd.

File #:

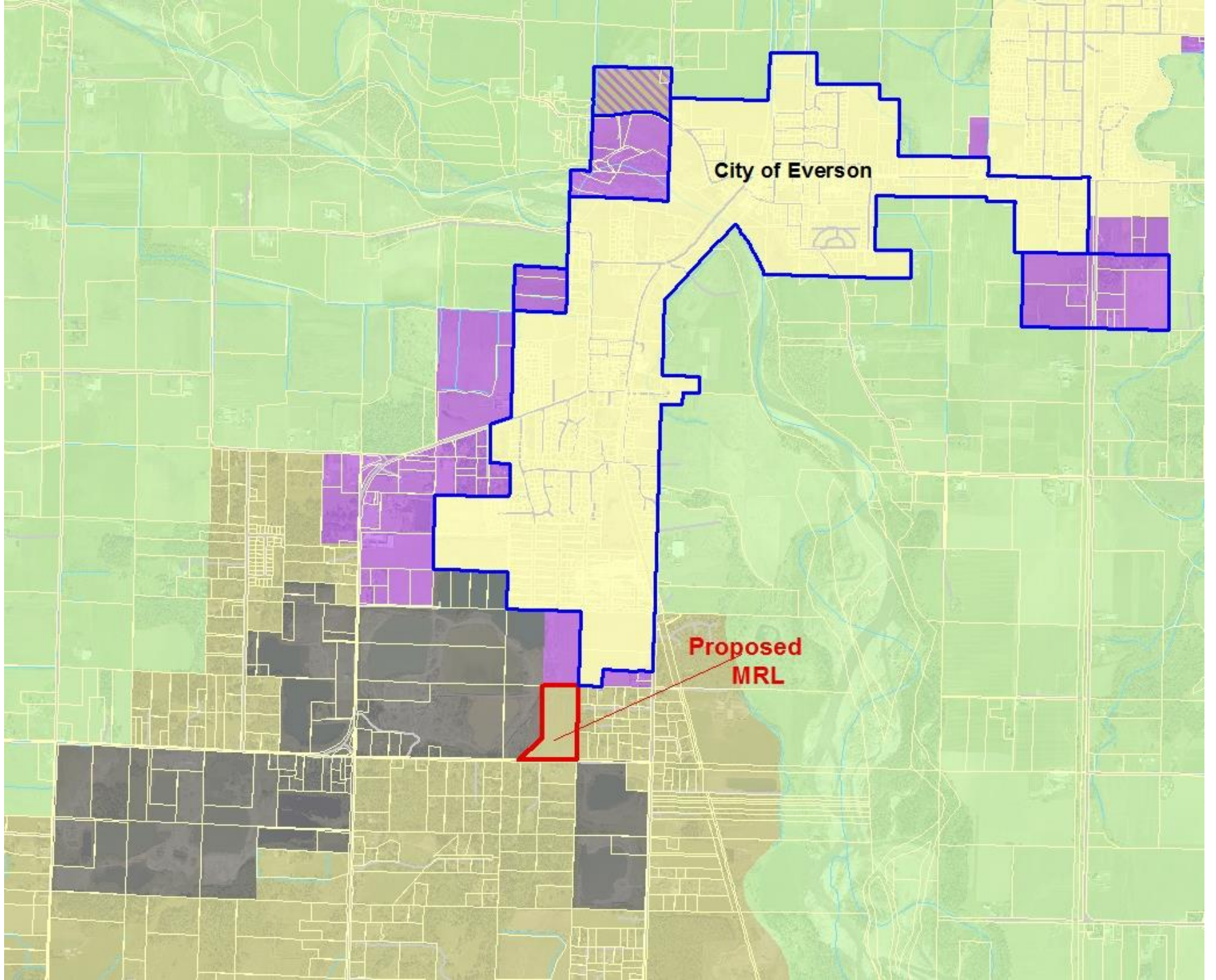
PLN 2019-00001

Applicant: Granite Construction Company

Amend the comprehensive plan designation from Rural to Mineral Resource Lands (MRL).

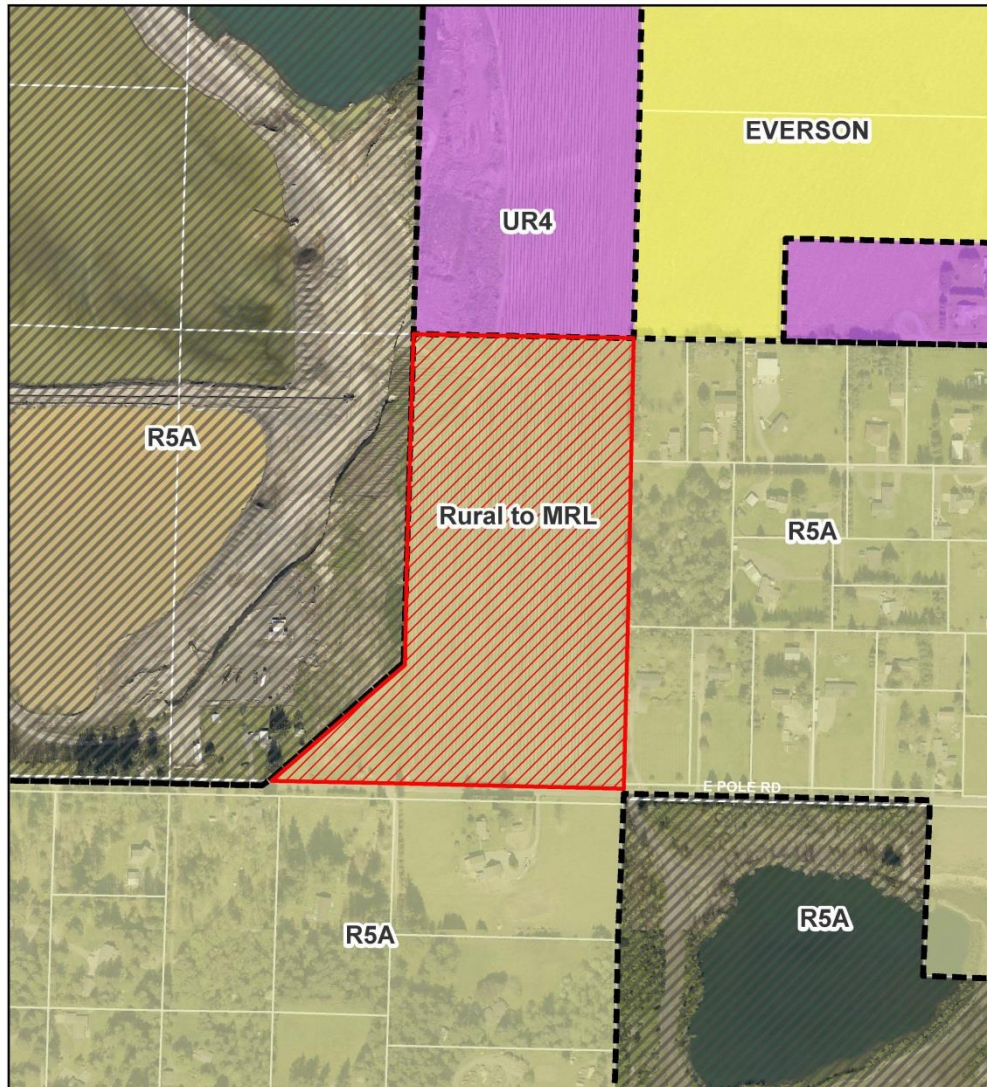
Amend the zoning map to expand a MRL overlay zone (underlying zoning is R5A).

- Approximately 21 acres.
- North side of E. Pole Rd., south of Everson.



City of Everson

Proposed
MRL









PLN2019-00001

Comprehensive Plan Designation - Rural to Mineral Resource Lands (MRL)

Amend Zoning Map - Expand the MRL overlay zone.

The underlying zoning is Rural one dwelling/five acres (R5A).

- | | | | |
|---|-----------------|---|-------|
|  | Subject Parcel |  | MRL |
|  | Existing Zoning |  | Rural |
|  | City of Everson |  | UGA |




USE OF WHATCOM COUNTY'S GIS DATA HEREON IS THE USER'S RESPONSIBILITY WITH THE FOLLOWING STATEMENTS:
 Whatcom County disclaims any warranty of merchantability or warranty of fitness of this map for any particular purpose, other express or implied. No representation or warranty is made concerning the accuracy, currency, completeness or quality of data included on this map. Any user of this map assumes all responsibility for use thereof, and further agrees to hold Whatcom County harmless from and against any damage, loss, or liability arising from any use of this map.

0 55 110 220 330 440 Feet

Surrounding Parcels



PLN2019-00001
Comprehensive Plan Designation - Rural to Mineral Resource Lands (MRL)
Amend Zoning Map - Expand the MRL overlay zone.
The underlying zoning is Rural one dwelling/five acres (R5A).

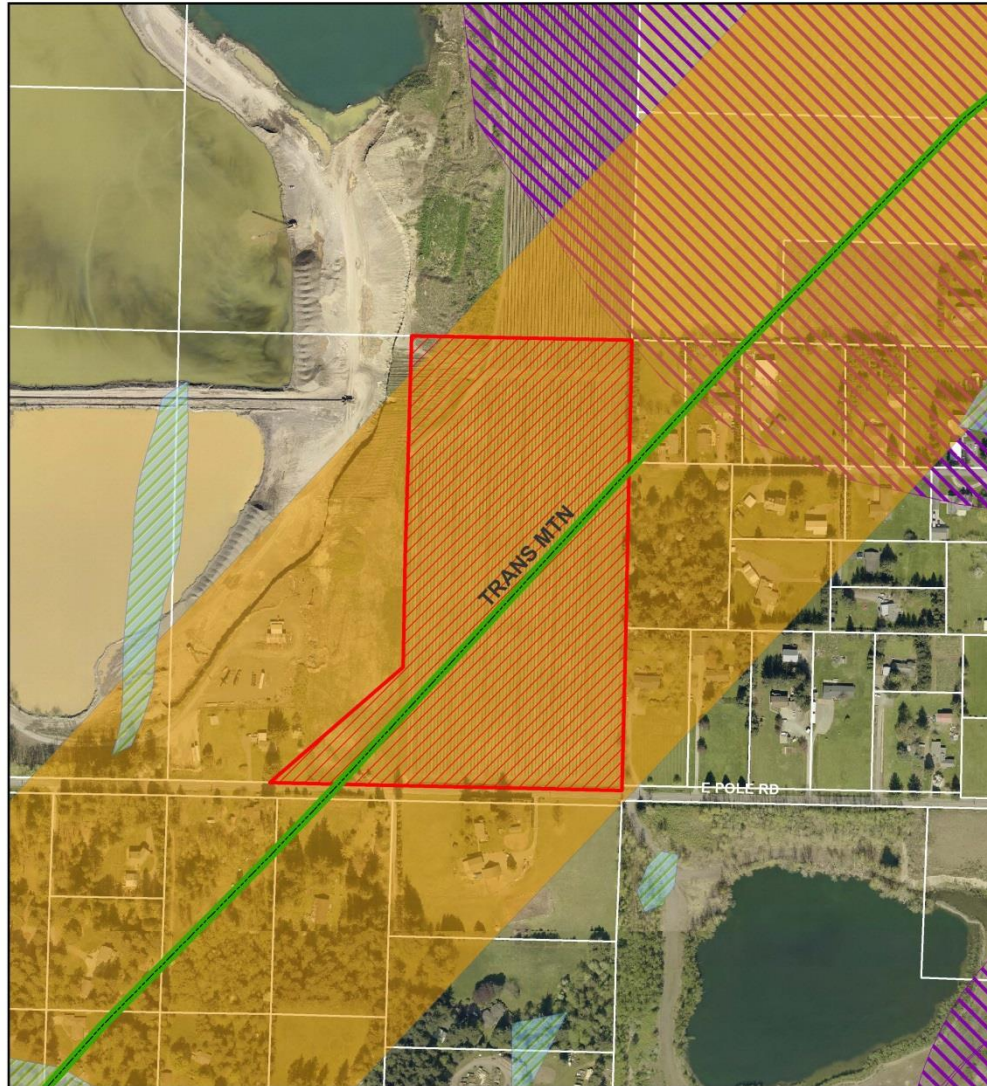
 Subject Parcel



USE OF WHATCOM COUNTY'S GIS DATA HEREON IS THE USER'S RESPONSIBILITY WITH THE FOLLOWING DISCLAIMERS:
 Whatcom County disclaims any warranty of merchantability or warranty of fitness of this map for any particular purpose, other express or implied. No representation or warranty is made concerning the accuracy, currentness, completeness or reliability of the information. Any use of this map assumes all responsibility for use thereof, and further agrees to hold Whatcom County harmless from and against any damage, loss, or liability arising from any use of this map.

0 55 110 220 330 440 Feet

Pipelines, Wellhead Protection Areas, Water Resources









PLN2019-00001

Comprehensive Plan Designation - Rural to Mineral Resource Lands (MRL)

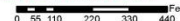
Amend Zoning Map - Expand the MRL overlay zone.

The underlying zoning is Rural one dwelling/five acres (R5A).

-  Subject Parcel
-  Streams
-  Major Pipeline
-  Wetlands (Forested & Non-forested)
-  660' Pipeline Buffer
-  Wellhead Protection Area - 10 Yr. Time of Travel



USE OF WHATCOM COUNTY'S GIS DATA HEREON IS THE USER'S RESPONSIBILITY WITH THE FOLLOWING DISCLAIMER:
 Whatcom County disclaims any warranty of merchantability or warranty of fitness of this map for any particular purpose, other express or implied. No representation or warranty is made concerning the accuracy, currentness, completeness or timeliness of the data. Any use of this map assumes all responsibility for use thereof, and further agrees to hold Whatcom County harmless from and against any damage, loss, or liability arising from any use of this map.



MRL Expansion – Breckenridge Rd.

File #:

PLN2019-00002

Applicant:

Concrete Nor'West

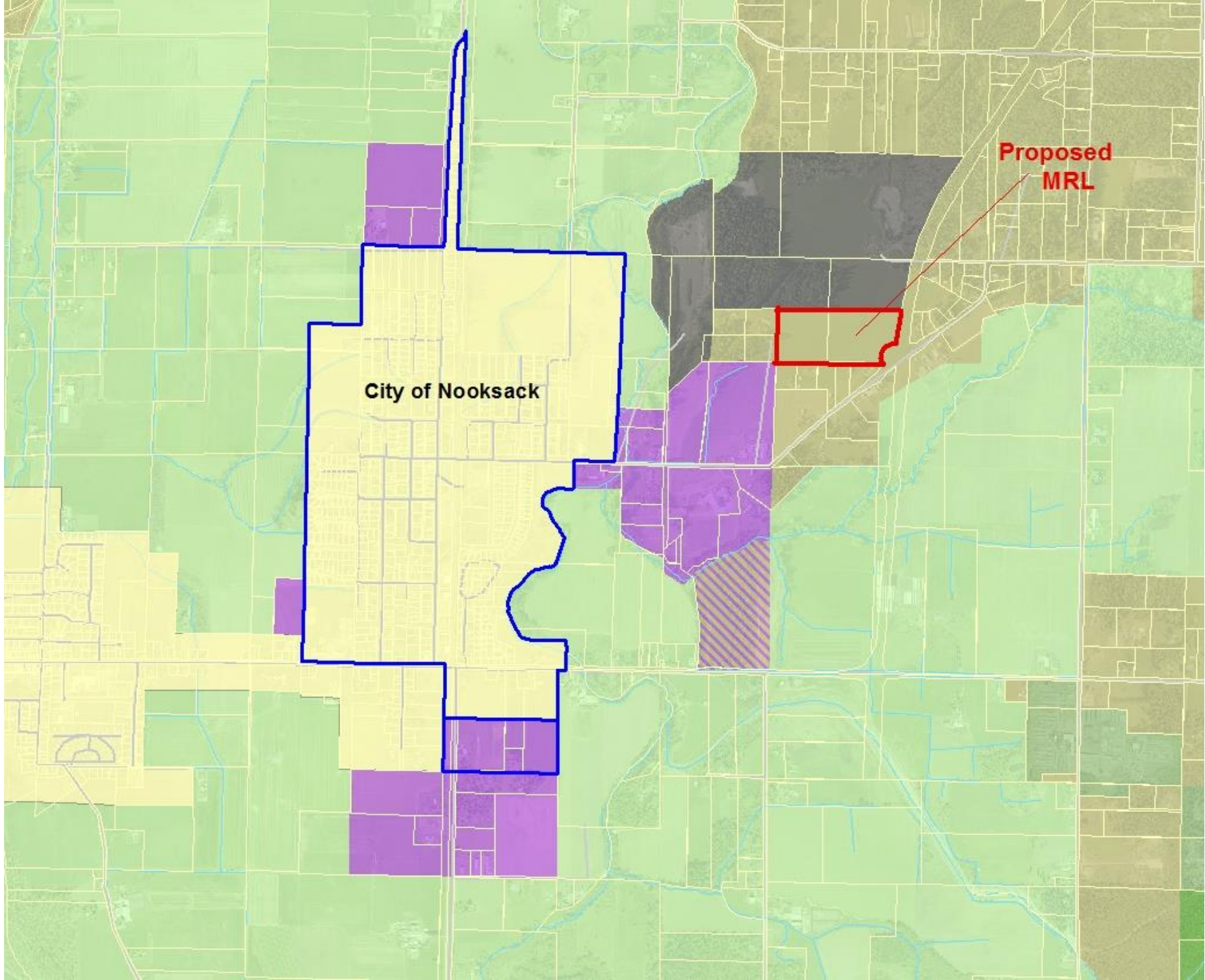
Amend the comprehensive plan designation from Rural to Mineral Resource Lands (MRL).

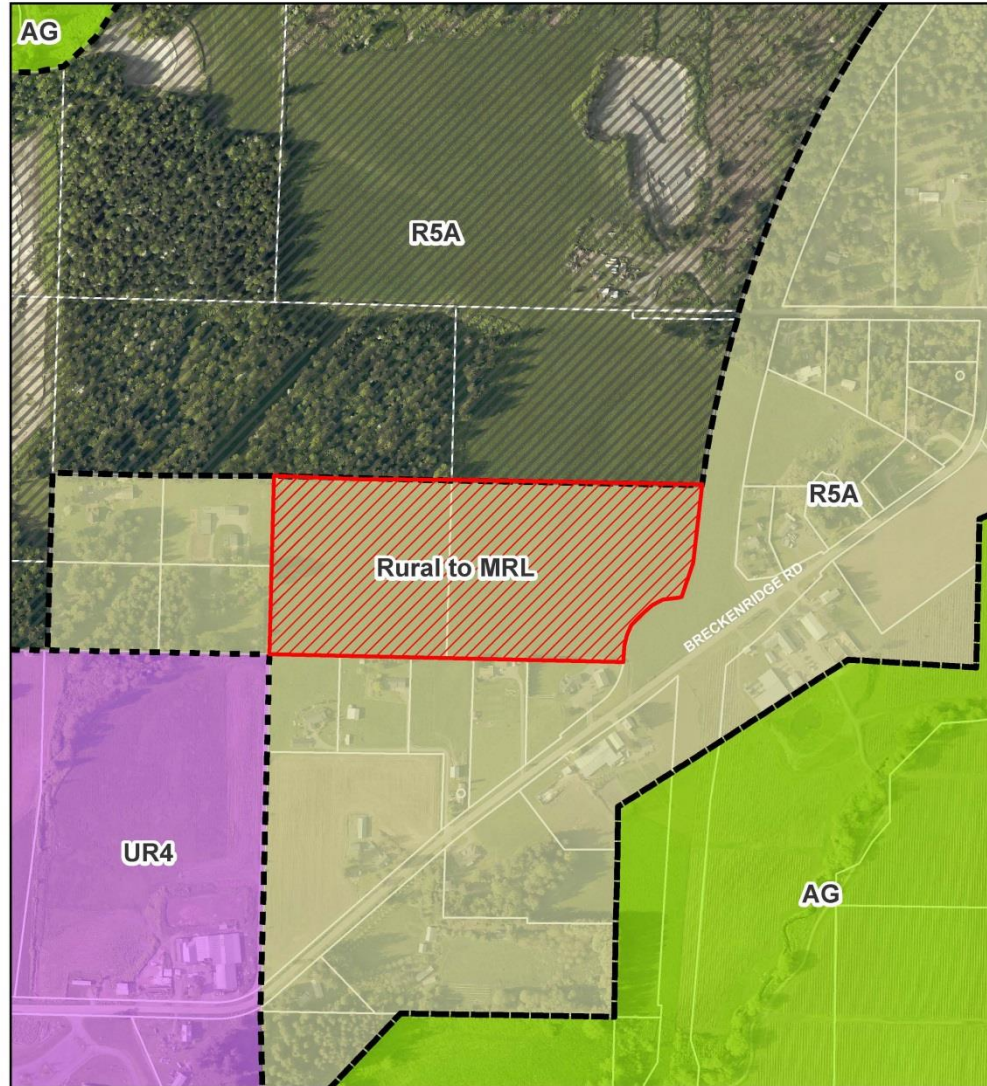
Amend the zoning map to expand a MRL overlay zone (underlying zoning is R5A).

- Approximately 22.8 acres
- Off Breckenridge Rd., east of Nooksack.

City of Nooksack

Proposed
MRL












PLN2019-00002

Comprehensive Plan Designation - Rural to Mineral Resource Lands (MRL)

Amend Zoning Map - Expand the MRL overlay zone.

The underlying zoning is Rural one dwelling/five acres (R5A).

- | | |
|--|---|
|  Subject Parcel |  MRL |
|  Existing Zoning |  Rural |
|  Comprehensive Plan |  UGA |
|  Agriculture | |



USE OF WASHINGTON COUNTY'S GIS DATA (HEREINAFTER, "THE DATA") IS SUBJECT TO THE FOLLOWING CONDITIONS:
 Washington County disclaims any warranty of merchantability or warranty of fitness of this map for any particular purpose, other express or implied. No representation or warranty is made concerning the accuracy, currency, completeness or timing of any information displayed. Any use of this map conveys no responsibility for use thereof, and further agrees to hold Washington County harmless from and against any damage, loss, or liability arising from any use of this map.

0 80 160 320 480 640 Feet

Surrounding Parcels

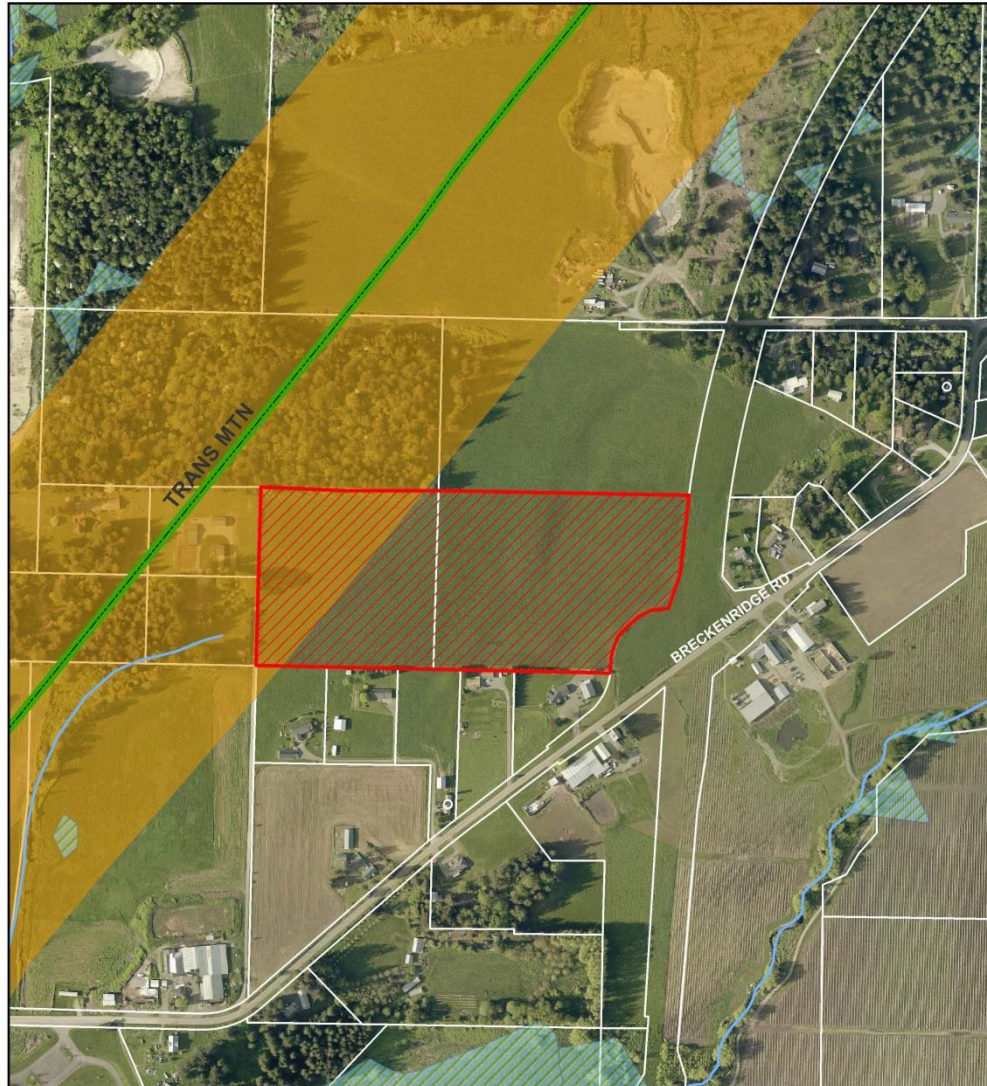


PLN2019-00002
Comprehensive Plan Designation - Rural to Mineral Resource Lands (MRL)
Amend Zoning Map - Expand the MRL overlay zone.
The underlying zoning is Rural one dwelling/five acres (R5A).

 Subject Parcel



USE OF WHATCOM COUNTY'S GIS DATA (HEREIN) IS THE USER'S SOLE RESPONSIBILITY AND THE FOLLOWING DISCLAIMER:
 Whatcom County disclaims any warranty of merchantability or warranty of fitness of this map for any particular purpose, other express or implied. No representation or warranty is made concerning the accuracy, currentness, completeness or reliability of the information. Any use of this map assumes all responsibility for use thereof, and further agrees to hold Whatcom County harmless from and against any damage, loss, or liability arising from any use of this map.



PLN2019-00002

Comprehensive Plan Designation - Rural to Mineral Resource Lands (MRL)

Amend Zoning Map - Expand the MRL overlay zone.

The underlying zoning is Rural one dwelling/five acres (R5A).

 Subject Parcel

 Streams

 Major Pipeline

 Wetlands (Forested & Non-forested)

 660' Pipeline Buffer



USE OF WILKES COUNTY'S GIS DATA (HEREIN) IS THE USER'S RESPONSIBILITY UNDER THE FOLLOWING CONDITIONS:
 Wilkes County disclaims any warranty of merchantability or warranty of fitness of this map for any particular purpose, other express or implied. No representation or warranty is made concerning the accuracy, currentness, or completeness of any data included on this map. Any user of this map assumes all responsibility for use thereof, and further agrees to hold Wilkes County harmless from and against any damage, loss, or liability arising from any use of this map.



Rural Forestry Designation and Text Amendment – Nooksack Falls

File #:

PLN2019-00003

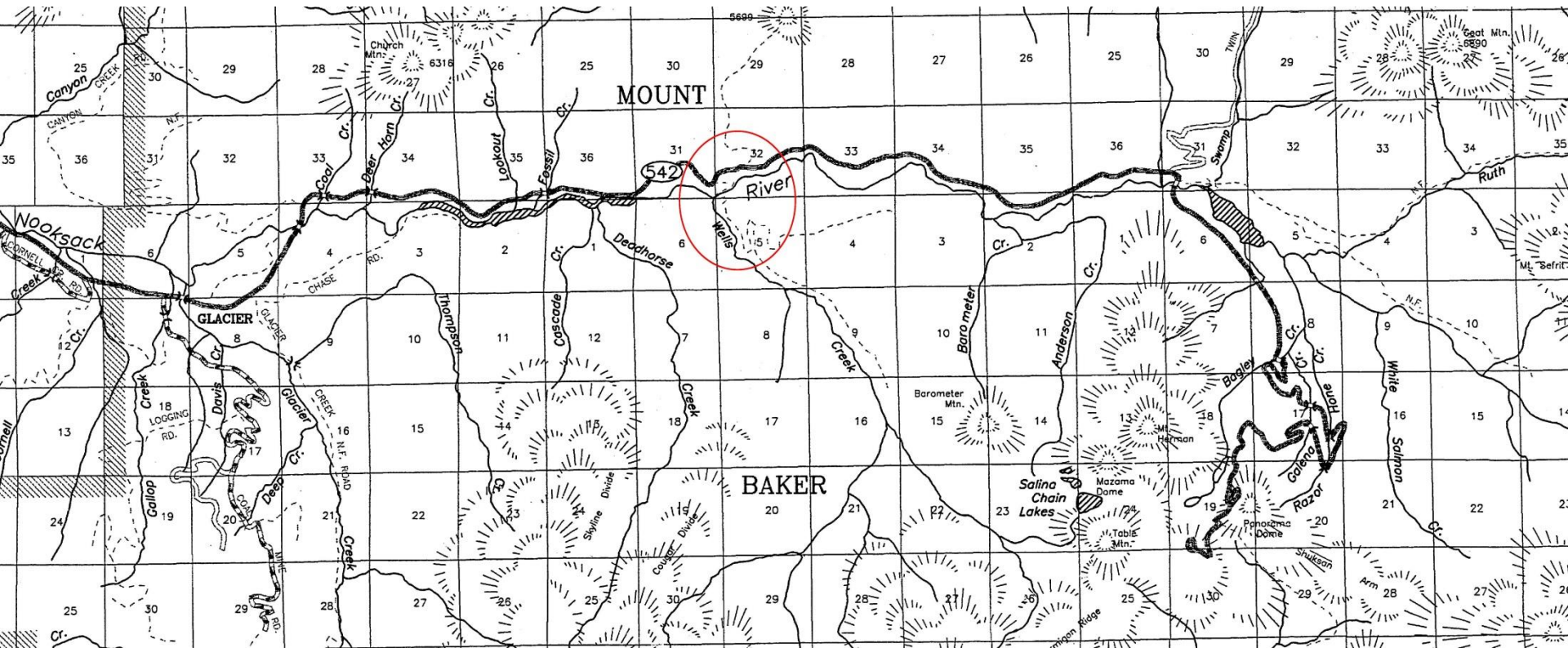
Applicant:

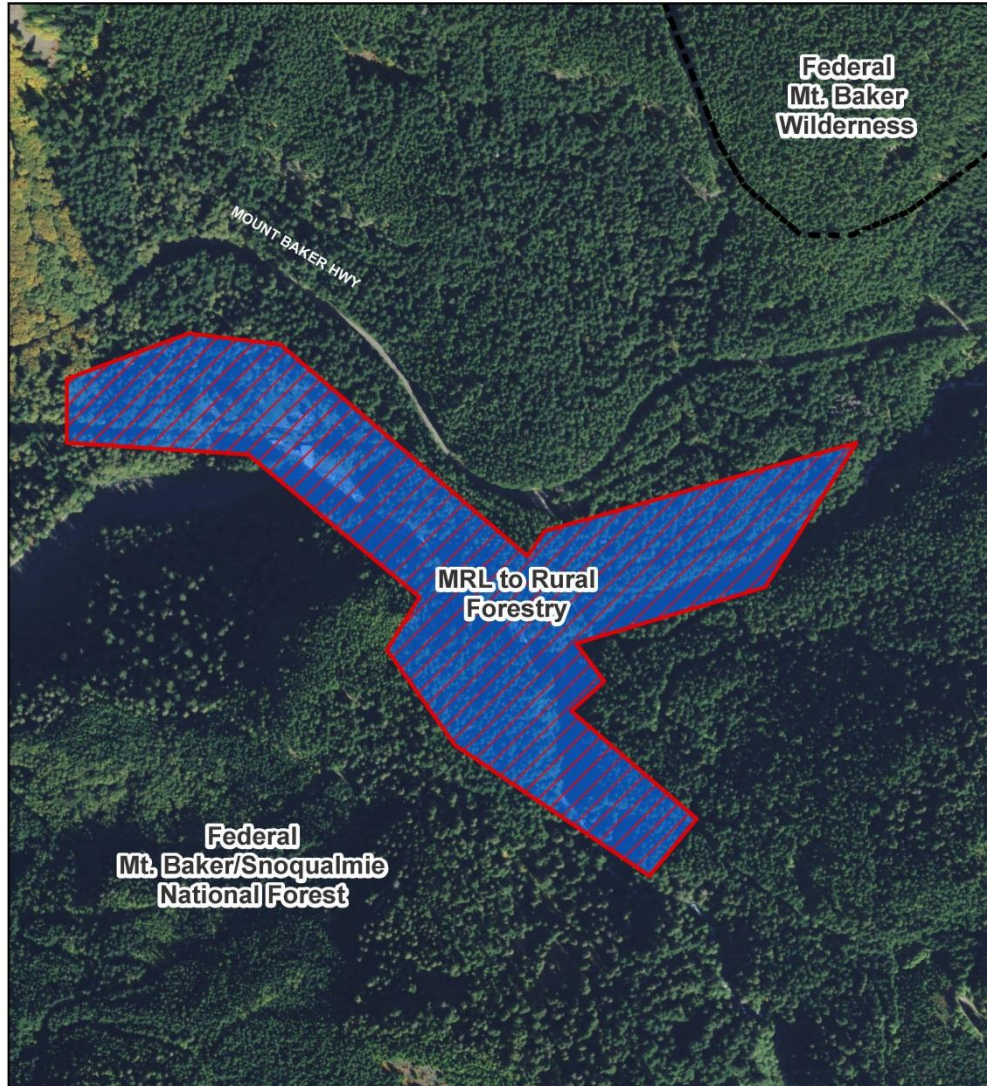
Ali Taysi / AVT Consulting LLC

Amend the comprehensive plan designation from Mineral Resource Lands (MRL) to Rural Forestry on approximately 66 acres.

Amend WCC 20.42.155 to allow certain conditional uses in the Nooksack Falls exclave within the Rural Forestry zone, including:



Educational meeting facilities and related uses including rental cabins or other lodging structures, cooking and dining facilities, retail sales or meeting supplies and gifts.





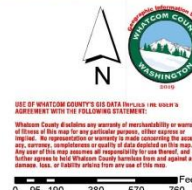
PLN2019-00003

Comprehensive Plan Designation - Mineral Resource Lands (MRL) to Rural Forestry

-  Subject Parcel
-  Existing Zoning

Comprehensive Plan

-  MRL



USE OF WHATCOM COUNTY'S GIS DATA HEREON IS THE USER'S RESPONSIBILITY WITH THE FOLLOWING DISCLAIMERS:
Whatcom County disclaims any warranty of merchantability or warranty of fitness of this map for any particular purpose, other express or implied. No representation or warranty is made concerning the accuracy, currentness, completeness or reliability of the information shown. Any use of this map assumes all responsibility for use thereof, and further agrees to hold Whatcom County harmless from and against any damage, loss, or liability arising from any use of this map.

FEE WAIVER – NOOKSACK FALLS AMENDMENT

“ . . . When docketing an application, the county council may waive the application fees if it finds the proposed amendment would clearly benefit the community as a whole.”

WCC 22.10.020(3)(b)

The applicant has requested a fee waiver.

Will Council waive the fee?

Lummi Island Ferry Amendments

File #:

PLN2019-00004

Applicant:

Whatcom County

Amend Whatcom County Comprehensive Plan provisions relating to the Lummi Island Ferry. As set forth in Resolution 2018-026:

- Modify Policy 6A-1 relating to ferry level of service.
- Delete Policy 6C-9 relating to a ferry feasibility study.

Density Credit Program Zoning Code Amendments

File #:

PLN2019-00005

Applicant:

Whatcom County

Amend the Whatcom County Zoning Code to implement the following recommendations contained in the TDR/PDR Multi-Stakeholder Work Group Final Report dated October 3, 2018:

- Modify the UR4 zone in the Birch Bay Urban Growth Area to allow increased density if density credits are purchased.
- Modify the Zoning Code to allow larger accessory dwelling unit size if density credits are purchased.

Whatcom County Code Amendments

File #:

PLN2019-00006

Applicant:

Whatcom County

Revise the Whatcom County Zoning Code and other sections of the Whatcom County Code to implement Comprehensive Plan policies and/or address issues identified in the administration of the codes. Additionally, any revisions needed to achieve consistency with the Growth Management Act may also be considered.

Point Roberts Subarea Plan and Point Roberts Special District

File #:

PLN2019-00007

Applicant:

Whatcom County

Review and, if needed, revise the Point Roberts Subarea Plan and the Point Roberts Special District (WCC 20.72).

Motorized Trail Systems

File #:

PLN2018-00012

Applicant: Whatcom Coalition for Responsible Motorized Recreation

Amend the Zoning Code to allow “motorized trail systems and associated motorized trailheads” as a conditional use in the Commercial Forestry zone.

Withdrawn