

**From:** [Gary Davis](#)  
**To:** [Gary Davis](#)  
**Subject:** Whatcom County Rural Element - Water Resources, Non-Urban Growth Monitoring, Lot Clustering Reconsideration  
**Date:** Friday, January 31, 2014 1:55:20 PM

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Good afternoon,

There are several issues to update you on today:

**Water Resources.** Last Tuesday the County Council adopted an ordinance enacting Comprehensive Plan amendments on water resources, and the County Executive has signed the ordinance. The Council also voted to “publicly reaffirm our intention to continue the County’s appeal of the Growth Management Hearings Board decision as it relates to water resources.”

**Growth Monitoring.** PDS staff has published its 2014 Non-Urban Growth Monitoring Report. This report, which is required by Comprehensive Plan Policy 2DD-1, estimates population growth using residential permit data and compares that estimate with the population growth allocated to the non-urban areas in the Comprehensive Plan (Chapter 1, Table 4). The report shows the estimated population growth over the past year -- and over the past six years overall -- has been below the Comprehensive Plan's allocation. The report will be placed on Planning Commission and County Council meeting agendas for discussion in the coming weeks.

**Lot Clustering Reconsideration.** On January 23, 2014 the Growth Management Hearings Board issued an order revising its November 21, 2013 order regarding the lot clustering issue. Upon reconsideration, the Board found that the wording the County added to WCC 20.36.310(6) exempting large parcels from some clustering standards is not compliant with GMA. PDS will schedule this issue for an upcoming Planning Commission meeting. The order sets a compliance date of March 24, 2014.

The Hearings Board order, the monitoring report, and information on the water resources amendments are available online at <http://www.whatcomcounty.us/pds/plan/lr/projects/lamirds/lamirds.jsp> . Please let me know if you have questions or comments about these items.

Gary Davis, AICP  
Senior Planner  
Whatcom County Planning and Development Services  
360-676-6707 ext. 50246

**From:** [Gary Davis](#)  
**To:** [Gary Davis](#)  
**Subject:** Whatcom County Rural Element - Non-Urban Growth Monitoring  
**Date:** Wednesday, February 05, 2014 11:39:41 AM

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Good morning,

As a follow-up to last week's announcement (below), this is to let you know the Planning Commission will discuss the 2014 Non-Urban Population Growth Monitoring Report – and growth monitoring in general – at its February 13, 2014 meeting, to be held at 6:30 p.m. at the Northwest Annex Conference Room, 5280 Northwest Drive, Bellingham. The report and the agenda for that meeting is available at <http://www.whatcomcounty.us/pds/pc/agendas.jsp>. Discussion of the report is also tentatively planned for the February 25 meeting of the County Council Planning and Development Committee.

Please let me know if you have questions or comments on this issue.

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**From:** [Gary Davis](#)  
**To:** [Gary Davis](#)  
**Subject:** Whatcom County Rural Element - Lot Clustering Amendment Public Hearing February 27  
**Date:** Tuesday, February 11, 2014 1:14:15 PM

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Good afternoon,

This is another follow-up to my message from last week. At the February 27, 2014 Planning Commission meeting, there will be a public hearing on an amendment to WCC 20.36.310(6), Rural (R) zone lot clustering. The meeting will be in the Northwest Annex Conference Room at 5280 Northwest Drive at 6:30 p.m. PDS has prepared a staff report addendum and draft amendments, which are available at <http://www.whatcomcounty.us/pds/plan/lr/projects/lamirds/lamirds.jsp>. The proposed amendments restore WCC 20.36.310(6) to its original wording prior to the addition of the provision that exempted lots larger than 20 acres from that section's clustering standards.

Please let me know if you have questions or comments on this issue.

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**From:** [Gary Davis](#)  
**To:** [Gary Davis](#)  
**Subject:** Whatcom County Rural Element - Lot Clustering Amendment, Growth Monitoring Report, Public Participation Plan  
**Date:** Tuesday, March 18, 2014 5:23:14 PM

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Good afternoon,

An ordinance to adopt the proposed code amendments on **lot clustering in the Rural zone** has been scheduled for consideration by the County Council at its March 25 meeting at 7:00 at the County Council Chambers, 311 Grand, Bellingham. The Planning Commission recommended approval of the amendments after a public hearing on February 27 and the County Council introduced the ordinance on March 11. No public hearing for the ordinance is required unless the County Council makes changes from the text recommended by the Planning Commission. The proposed amendments restore WCC 20.36.310(6) to its original wording prior to the addition of the provision that exempted lots larger than 20 acres from that section's clustering standards.

Also, PDS staff has published a **County-wide Population Growth Monitoring Report** for urban and non-urban areas of the county. While the *Non-Urban* Growth Monitoring Report published in January focuses on the portion of the County outside the urban growth areas, this report includes both urban and non-urban areas, and compares recent growth (as estimated by OFM) with the population growth allocations that are currently adopted in the Comprehensive Plan. The Planning Commission will discuss the report at their meeting on Thursday, March 27 at 6:30 p.m. at the Northwest Annex Conference Room, 5280 Northwest Drive, Bellingham. Also on that agenda is a public hearing regarding the proposed **Public Participation Plan** for the coming year.

Information on the lot clustering amendments is available online at <http://www.whatcomcounty.us/pds/plan/lr/projects/lamirds/lamirds.jsp> . The new monitoring report and draft Public Participation Plan can be accessed at <http://www.co.whatcom.wa.us/pds/pc/agendas.jsp> . Please let me know if you have questions or comments about these items.

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