

-----Original Message-----

From: Gary Davis

Sent: Wednesday, June 19, 2013 4:59 PM

To: Gary Davis

Subject: Whatcom County Rural Element - Ordinance Adopted

Good afternoon,

Yesterday the County Council adopted the Rural Element ordinance it introduced on June 4. The ordinance is pending signature by the County Executive.

The text of the introduced ordinance, and staff's presentation summarizing the issues addressed in the ordinance, are available on the County's Rural Element web site at <http://www.whatcomcounty.us/pds/plan/lr/projects/lamirds/lamirds.jsp> The ordinance is under the "2013 Amendments" heading and the presentation is under "Documents."

Please let me know if you have questions about the rural element issues.

Gary Davis, AICP

Senior Planner

Whatcom County Planning and Development Services

360-676-6707 ext. 50246

-----Original Message-----

From: Gary Davis

Sent: Monday, June 10, 2013 2:41 PM

To: Gary Davis

Subject: Whatcom County Rural Element - Hearings Board decision on water resources / transportation planning

Good afternoon,

On Friday, June 7, the Growth Management Hearings Board published its final decision and order on Hirst and Futurewise's 2012 challenge regarding water resources and transportation planning. The Board found the Comprehensive Plan, as amended by Ordinance 2012-032, is noncompliant with GMA as it lacks measures that protect surface and ground water resources throughout the rural area. Though the Board found the County's Comprehensive Plan noncompliant on this issue, they did not declare invalidity. The Board set a compliance date of December 4, 2013.

On the topic of inconsistency between the Comprehensive Plan's rural and transportation elements, the Board did not find that there was an inconsistency.

The decision is available on the County's Rural Element web site at <http://www.whatcomcounty.us/pds/plan/lr/projects/lamirds/lamirds.jsp>

Please let me know if you have questions about the rural element issues.

Gary Davis, AICP

Senior Planner

Whatcom County Planning and Development Services

360-676-6707 ext. 50246

-----Original Message-----

From: Gary Davis

Sent: Wednesday, June 05, 2013 5:29 PM

Subject: Whatcom County Rural Element - Public Hearing for Ordinance Adoption June 18

Good afternoon,

Yesterday the County Council introduced a Rural Element ordinance, which is available on the County's Rural Element web site at <http://www.whatcomcounty.us/pds/plan/lr/projects/lamirds/lamirds.jsp> . The Council will consider adoption of the ordinance at a public hearing during their June 18 meeting, 7:00 p.m. in the Council Chambers, 311 Grand, Bellingham.

Please let me know if you have comments or questions on the draft ordinance.

Gary Davis, AICP

Senior Planner

Whatcom County Planning and Development Services

360-676-6707 ext. 50246

-----Original Message-----

From: Gary Davis

Sent: Wednesday, May 29, 2013 1:32 PM

To: Gary Davis

Subject: Whatcom County Rural Element - Council's revised draft posted

Good afternoon ,

The most recent draft rural element ordinance is now posted on the County's website at <http://www.whatcomcounty.us/pds/plan/lr/projects/lamirds/lamirds.jsp> . The May 24 draft Comprehensive Plan and Zoning Code amendments (Exhibits A and B) are based on the Planning Commission's recommendations, with the addition of the changes made by the County Council following the public hearing on May 21. This draft will be discussed at the County Council's June 4 Special Committee of the Whole meeting (9:30 a.m. Council Chambers, 311 Grand, Bellingham). At that meeting, the Council may make additional changes, and may introduce a revised ordinance at the regular Council meeting that evening.

As a reminder, the record is still open for written comments until 4:30 p.m. this Friday, May 31, as discussed in the previous e-mail below. Please let me know if you have questions about the revised draft ordinance.

Gary Davis, AICP

Senior Planner

Whatcom County Planning and Development Services

360-676-6707 ext. 50246

-----Original Message-----

From: Gary Davis

Sent: Wednesday, May 22, 2013 5:01 PM

To: Gary Davis

Subject: Whatcom County Rural Element - June 4 and 18 County Council Meetings

Good afternoon,

The County Council will further discuss the Rural Element amendments at a Special Committee of the Whole meeting on June 4, 2013 (time yet to be determined). The Council held a public hearing last night, and left the record open for additional written comments until Friday, May 31 at 4:30 p.m. Comments can be submitted by e-mail to the County Council at [council@co.whatcom.wa.us](mailto:council@co.whatcom.wa.us) or to PDS staff [gdavis@co.whatcom.wa.us](mailto:gdavis@co.whatcom.wa.us). Materials from last night's meeting and comments received at or before the hearing have been posted on the County's Rural Element website at <http://www.whatcomcounty.us/pds/plan/lr/projects/lamirds/lamirds.jsp>

There will be two regular County Council meetings (June 4 and 18) at which the Council may introduce and adopt a revised ordinance before the July 3 compliance date.

Please let me know if you have any questions regarding the proposed amendments.

Gary Davis, AICP

Senior Planner

Whatcom County Planning and Development Services

360-676-6707 ext. 50246

-----Original Message-----

From: Gary Davis

Sent: Friday, May 17, 2013 3:12 PM

To: Gary Davis

Subject: Whatcom County Rural Element - Reminder: Public Hearing, May 21 County Council Meeting

Good afternoon,

The County Council will hold a public hearing on the proposed Rural Element amendments at their regular 7:00 p.m. meeting May 21, at the Council Chambers, 311 Grand, Bellingham. At 1:30 p.m. that afternoon PDS staff will present the proposed amendments to the Council at a Special Committee of the Whole meeting.

If, after the May 21 public hearing, the Council wishes to make changes, there will be two regular County Council meetings (June 4 and 18) before the July 3 compliance date, at which the Council may make introduce and adopt a revised ordinance.

Public comments will be posted on the County's Rural Element web site at:

<http://www.whatcomcounty.us/pds/plan/lr/projects/lamirds/lamirds.jsp>

Please let me know if you have any questions regarding the proposed amendments.

Gary Davis, AICP

Senior Planner

Whatcom County Planning and Development Services

360-676-6707 ext. 50246

-----Original Message-----

From: Gary Davis

Sent: Tuesday, May 07, 2013 5:00 PM

To: Gary Davis

Subject: Whatcom County Rural Element - Public Hearing, May 21 County Council Meeting

Good afternoon,

The County Council is tentatively scheduled to hold a public hearing on the proposed Rural Element amendments at their regular 7:00 p.m. meeting May 21, at the Council Chambers, 311 Grand, Bellingham. At their May 7 meeting, the Council introduced an ordinance based on the Planning Commission's recommendation, which will be the subject of the public hearing. There would be a Special Committee of the Whole meeting earlier in the day to familiarize the Council with the Planning Commission's recommendation.

If, after the May 21 public hearing, the Council wishes to make changes, there will be two regular County Council meetings (June 4 and 18) before the July 3 compliance date, at which the Council may make introduce and adopt a revised ordinance.

Scheduled for tonight's Council meeting (in the second agenda revision) is an item to introduce the draft ordinance that would be the subject of the May 21 public hearing. The item is in the second agenda revision notice for tonight's meeting, available at <http://www.whatcomcounty.us/council/0agendabills/ab2013-180.pdf> This link contains the draft ordinance as well as PDS staff memo discussing the issues. These materials will be posted on the PDS website tomorrow at <http://www.whatcomcounty.us/pds/plan/lr/projects/lamirds/lamirds.jsp>

Please let me know if you have any questions regarding the proposed amendments.

Gary Davis, AICP

Senior Planner

Whatcom County Planning and Development Services

360-676-6707 ext. 50246

-----Original Message-----

From: Gary Davis

Sent: Monday, April 29, 2013 4:48 PM

To: Gary Davis

Subject: Whatcom County Rural Element - Planning Commission Recommendation

Good afternoon,

At their April 25 meeting, the Planning Commission made their recommendations on the Rural Element amendments. The recommended draft amendments are available on the County web site at <http://www.whatcomcounty.us/pds/plan/lr/projects/lamirds/lamirds.jsp>

The recommendations next go to the County Council, who will consider them at upcoming meetings. I will send you another notification to when the first of these meetings is scheduled. The compliance due date set by the Hearings Board is July 3, 2013.

Please let me know if you have questions on the Planning Commission recommendations.

Gary Davis, AICP

Senior Planner

Whatcom County Planning and Development Services

360-676-6707 ext. 50246



**From:** Gary Davis  
**Sent:** Friday, April 05, 2013 4:48 PM  
**To:** Gary Davis  
**Subject:** Whatcom County Rural Element -- Revised drafts posted

Good afternoon – PDS has posted revised drafts of the Comprehensive Plan and County Code amendments in response to public comments and Planning Commission discussion at the March 28 public hearing. The drafts are posted at <http://www.whatcomcounty.us/pds/plan/lr/projects/lamirds/lamirds.jsp>, scroll down to “2013 Proposed Amendments.”

The Planning Commission will discuss these drafts at their work session on April 11 at 6:30 in the Northwest Annex Conference Room, 5280 Northwest Drive, Bellingham. As I mentioned in my last message, the Planning Commission has held the record open for submittal of written comments until Monday, April 8 at 5:00 p.m.

Please let me know if you have questions about the revised drafts.

Gary Davis, AICP

Senior Planner

Whatcom County Planning and Development Services

360-676-6707 ext. 50246

-----Original Message-----

From: Gary Davis

Sent: Monday, April 01, 2013 10:07 AM

To: Gary Davis

Subject: Whatcom County Rural Element - April 11 Planning Commission Work Session

Good morning,

The Planning Commission held a public hearing on the Rural Element draft amendments on March 28 and left the record open for written comments until Monday, April 8 at 5:00 p.m. The Commission will hold work sessions on the issue on April 11 (and April 25, if necessary) at 6:30 p.m. at the Northwest Annex, 5280 Northwest Drive, Bellingham.

As always, the latest drafts, comments, and other materials are posted on the County's web site at <http://www.whatcomcounty.us/pds/plan/lr/projects/lamirds/lamirds.jsp>

Gary Davis, AICP

Senior Planner

Whatcom County Planning and Development Services

360-676-6707 ext. 50246

-----Original Message-----

From: Gary Davis

Sent: Thursday, March 28, 2013 9:02 AM

To: Gary Davis

Subject: Whatcom County Rural Element - Schedule for tonight's public hearing

Good morning -- as we announced in a March 7 e-mail, tonight is a public hearing on proposed amendments for the Rural Element. The Planning Commission meeting will begin at 6:30 p.m. in the County Council Chambers, 311 Grand, Bellingham. There will be a short executive session at the beginning of the meeting, and then there will be a public hearing on the Public Participation Plan update. The staff presentation and public hearing for the Rural Element will take place following those items. The Planning Commission has scheduled a work session for April 11 to continue their deliberations on the Rural Element if no recommendation is voted on tonight.

If you have written comments you would like forwarded to the Planning Commission, please e-mail them to me by 4:00 p.m. today, or bring 10 copies to the hearing. Please let me know if you need further information.

Gary Davis, AICP

Senior Planner

Whatcom County Planning and Development Services

360-676-6707 ext. 50246

**From:** Gary Davis

**Sent:** Tuesday, March 12, 2013 1:14 PM

**To:** Gary Davis

**Subject:** Whatcom County Rural Element - Draft Amendments and Staff Report Published

Good afternoon (again),

I am re-sending my message from yesterday announcing publication of the draft amendments on our web site. There was a problem with our e-mail list and I wanted to check the list and make sure everyone on the list received this message. My apologies if you've received this a second time (and for the accidental inclusion of the long list of e-mail recipients on yesterday's message).

I believe the problem has been solved but if you experience any problems, or if someone you know didn't receive this and should have, please let me know. And, as always, if you no longer wish to receive these notices, you can let me know that as well.

Gary Davis, AICP

Senior Planner

Whatcom County Planning and Development Services

360-676-6707 ext. 50246

**From:** Gary Davis

**Sent:** Monday, March 11, 2013 4:58 PM

**Subject:** Whatcom County Rural Element - Draft Amendments and Staff Report Published

Good afternoon,

The proposed amendments to the Comprehensive Plan, development regulations, and zoning maps, along with the accompanying staff report, are now posted on the County's web site at <http://www.whatcomcounty.us/pds/plan/lr/projects/lamirds/lamirds.jsp>, under "2013 Proposed Amendments." This draft will be the subject of a Planning Commission public hearing on March 28 at 6:30, at the County Council Chambers, 311 Grand Ave, Bellingham.

This Thursday, March 14, PDS staff will appear at a Planning Commission work session to familiarize the Commission and the public with the proposed amendments to help prepare for discussion at future meetings. That meeting will be held at the Northwest Annex Conference Room, 5280 Northwest Drive, Bellingham, at 6:30 p.m.

Please let me know if you have questions or comments about the draft amendments.

Gary Davis, AICP

Senior Planner

Whatcom County Planning and Development Services

360-676-6707 ext. 50246

-----Original Message-----

From: Gary Davis

Sent: Thursday, March 07, 2013 8:41 AM

Subject: Whatcom County Rural Element - March 14 work session and March 28 public hearing

Good morning,

In a work session at the March 14 Planning Commission meeting, PDS staff will present draft amendments to the Comprehensive Plan and County Code that respond to the January 4, 2013 Growth Management Hearings Board order. The purpose of the presentation will be to familiarize the Commission and the public with the proposed amendments to help prepare for discussion at future meetings. That meeting will be held at the Northwest Annex Conference Room, 5280 Northwest Drive, Bellingham, at 6:30 p.m.

The Planning Commission is scheduled to hold a public hearing on the amendments on March 28 in the County Council Chambers. Following the public hearing, the Planning Commission may hold a work session to deliberate on the draft amendments. PDS has scheduled a work session for this issue for the April 11 Planning Commission as well.

PDS will post the proposed draft amendments and the accompanying staff report in the coming week, prior to the March 14 work session. You will be receiving another one of these e-mails notifying you when these materials are posted on the website.

Please let me know if you have questions or comments concerning these upcoming meetings.

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

-----Original Message-----

From: Gary Davis

Sent: Friday, January 25, 2013 11:11 AM

Subject: Whatcom County Rural Element - Growth Monitoring Report

Good morning,

Planning and Development Services has published its Non-Urban Population Growth Monitoring Report on its web site at <http://www.whatcomcounty.us/pds/plan/lr/projects/lamirds/lamirds.jsp> Comprehensive Plan Policy 2DD-1 requires this report to be published by February 1 of each year to determine whether non-urban population growth is consistent with the growth projected for non-urban areas in the Plan's Table 4.

Based on 2012 residential building permit data for areas outside the urban growth areas, PDS has estimated the population growth was below the Comprehensive Plan's annual growth allocation for those areas.

Please let me know if you have questions or comments concerning this report.

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

-----Original Message-----

From: Gary Davis

Sent: Monday, January 07, 2013 12:57 PM

To: ronjyork@gmail.com; garymedearis@windermere.com; Mark Personius; johnirion@remax.net;

Subject: Whatcom County Rural Element - GMHB Issues Decision

Good afternoon,

On January 4 the Growth Management Hearings Board wrote its decision on the issues discussed at the October 1 hearing. The full text of the decision is available at <http://www.whatcomcounty.us/pds/plan/lr/projects/lamirds/pdf/20130104-gmhb-order.pdf>

The results are mixed; several issues are resolved while others remain out of compliance. The Board removed invalidity status in some areas but not others. See pages 85-88 of the decision for a summary of the Board's conclusions, and pages 90-92 for a listing of where invalidity has been removed and where it is still imposed. The decision sets a new compliance deadline of July 3, 2013.

Please let me know if you have questions concerning the decision.

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