

Begin forwarded message:

From: Sam Crawford <campfam@comcast.net>  
Date: April 2, 2011 11:33:44 AM PDT  
To: Crawford Sam <SCrawfor@co.whatcom.wa.us>  
Subject: Analysis of density changes in proposed rural element

To all:

I just sent this to all council members and pertinent planning staff.

I'm not happy about the fact this effort will result in a massive downzone throughout Whatcom County. I'm simply trying to present the facts in the face of organized efforts to claim that the Council is promoting sprawl, when the clear reality is, this is a huge DOWNZONE, plain and simple.

(Note: If you forward this email, PLEASE remove the elements that indicate I sent it to you using my personal email, as well as this introductory commentary. Thank you!)

From: "Sam Crawford" <scrawfor@co.whatcom.wa.us>  
Date: April 2, 2011 11:06:23 AM PDT  
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Subject: Analysis of density changes in proposed rural element

To all,

This is a follow-up to my email earlier this week in which I inquired as to the net effect on potential development density throughout Whatcom County with the currently proposed "Rural Element" ordinance.

I mentioned there appeared to be a coordinated effort by some community groups to imply, or directly state that somehow the proposal was increasing development density (and/or "sprawl") throughout Whatcom County.

Gary Davis directed us to a link...

<http://www.whatcomcounty.us/pds/plan/long/projects/lamird/pdf/20110324-council-lamirdreport-appcde.pdf>

...and using that I did my best to sort out the acreages subject to density reduction and density increases.

According to my figures (attached in a PDF file), the current proposal effectively reduces density ('downzones') 5,989.3 acres. At the same time, there appears to be a proposed density increase ('upzone') of 6.5 acres (I believe 5 acres of that correlates with the recent RIM designation for the Barlean's property on Slater Road).

It would take a considerable amount more analysis - and probably quite a bit of speculation - to determine the resulting number of newly-created parcels being removed from future development, but my cursory review leads me to believe this represents a reduction of tens of thousands of potential new parcels.

Meanwhile, I confirmed with PDS that a more specific analysis of the Lake Whatcom watershed parcels subject to the 'Density Overly' is ongoing, and we will be receiving that information soon.

Sam C.

Sam Crawford  
Whatcom County Council Member  
360 676-6690

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