

North Lake Samish & I-5

Rural Business (Type III LAMIRD)

Affected Area: 30 acres

Area within Proposed Rural Business: 4 acres

Current Land Use Designation: Crossroads Commercial

Proposed Land Use Designation: Rural Business, Rural

Current Zoning: Neighborhood Commercial (NC), Tourist Commercial (TC)

Proposed Zoning in Rural Business: Neighborhood Commercial (NC)

Proposed Zoning outside Rural Business (within Affected Area): Rural- 1 Unit/10 Acres (RR-10A)

Surrounding Zoning: Rural 5 Acre (R-5A), Commercial Forestry (CF), Rural Forestry (RF)

Services:

Water/Sewer/Coordinated water system plans in area: Whatcom County Water District #12

Fire: Fire District 19

School: Bellingham School District

Land Use Plan: Chuckanut-Lake Samish Subarea Plan (last updated 1986)

Proximity to UGA: Approximately 1.5 miles to Bellingham UGA

Proximity to other proposed LAMIRD: N/A

Environmental Constraints in Affected Area: Lake Samish watershed

Summary Description:

The Tourist Commercial (TC) zoned parcels on the north side of the interchange do not contain more intensive uses and do not meet the criteria for a Rural Business designation.

The Neighborhood Commercial (NC) zoned parcel on the south side of the interchange is proposed for the Rural Business designation, as it contains a more intensive use (gasoline service station) than the surrounding area, which was in existence in 2005.

