



**Ferndale City Council**  
**REQUEST FOR COUNCIL ACTION**  
 Department Prepared By: CITY CLERK'S OFFICE

AGENDA BILL #12-02-005

**TITLE**

Ordinance   
  Resolution   
  Motion   
  Info Only   
  Discussion

Date Council Action Requested: February 6, 2012

Prepared by: Sam Taylor, City Clerk

Reviewed By:

Date: Feb. 1, 2012

**SUBJECT:** 2012 Community Development Department Planning Docket.

Committee: P&LU PW&U F&A PH&NS  
PS&L Ad-Hoc

Mayor	X
City Administrator	X
City Clerk's Office	X
Community Development Dept	X
Public Works Department	
City Attorney's Office	
Finance Director	
Police Department	
Board/Commission	
Hearings Examiner	

**ACTION REQUESTED:**

**VOTE NEEDED TO PASS:**

**SUMMARY:** Please see staff report.

**DISCUSSION/ANALYSIS/ISSUES:** Planning & Land Use Committee members forwarded the docket discussion to the full council by general consent.

**RECOMMENDATIONS:** Provide direction to the Community Development Department per Director Burnett's staff report.

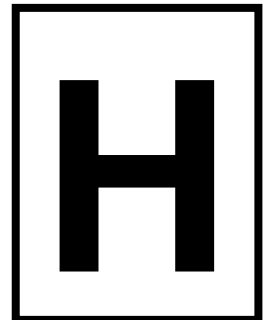
**FISCAL IMPACT:**

**ALTERNATIVES:**

**ATTACHMENTS:**

Staff Report

Supplemental Information





## City of Ferndale

### CITY COUNCIL STAFF REPORT

MEETING DATE: \_\_\_\_\_ AGENDA BILL # \_\_\_\_\_

**SUBJECT: Proposed 2012 Community Development Docket**

**DATE: February 5, 2012**

**FROM: Jori Burnett**

**PRESENTATION BY: Jori Burnett**

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**RECOMMENDATIONS:** Identify and discuss 2012 Community Development projects. The Planning Commission recommends that the City Council direct Staff to concentrate initially on seven elements:

Planned Action Ordinance  
Park Plan Update  
“Code Scrub”  
Concurrency  
Downtown Rezoning  
Annexation Blueprint  
Multifamily Density/ Minimum Densities

In addition to identifying a “planning docket,” the Planning Commission is also supportive of more regular “joint” meetings between the Planning Commission and City Council, possibly on a quarterly basis or more often as needed.

**BACKGROUND:** The Planning Commission is constructed in part to provide the City Council (and the City) with a more robust decision-making process by thoroughly vetting land use decisions prior to Council action. This is not intended to balance the power by taking it from Council, but rather to ensure that the decisions before Council have been properly analyzed. At times, Planning Commissions and Councils with different political makeups can find themselves in an adversarial relationship.

In order to prevent an adversarial relationship from developing, Staff, Council, and Planning Commission have suggested that steps be taken to increase interaction between the two bodies, as well as identifying the projects (and goals of those projects) that will come before the City.

Staff has identified a number of potential docket items to concentrate on in 2012 (Exhibit 1). The projects listed above represent projects that have already begun and/or are required to be completed. There are a number of other projects listed in Exhibit 1 that the Council, individually or collectively, has suggested be developed.

**ANALYSIS:** The City has committed itself to completing a Planned Action Ordinance. Associated with that ordinance is the concurrency ordinance. The concurrency ordinance is one of those projects that the City is required to work on, a project that has tremendous impact to the community, but is also a project that may be considered somewhat less exciting than others.

The City has also committed itself to relooking at Downtown and its zoning and revising the Parks Plan. These four projects will take up a significant amount of staff time.

Staff is also close to completing a draft of the Annexation Blueprint, which will guide the City's annexations into the future.

The "code scrub" items are various and would likely come in the form of several different amendments throughout the year. For the most part, these items are intended to clarify rather than change policies and involve a number of different code sections. The City Attorney has been working with Staff to identify areas of need.

Multifamily densities have been discussed several times over the last few years, and include the potential to reassess the RM 1.5 and RO zones. In addition, Staff believes that the City should consider amending the density calculations in all of its zones to establish minimum density/ maximum lot size requirements. The current zoning establishes only minimum lot sizes and has no mention of maximum lots. Without regulatory authority to restrict the size of lots, the City may find that available land is developed to lower densities than would otherwise be anticipated.

**ALTERNATIVES CONSIDERED:** There are a number of additional projects that could also be considered. Staff and the Planning Commission have identified projects that should be completed in 2012, and are cautious to add a great many more projects to the list – planning staff consists of the director and associate planner, and new development applications will involve at least one planner.

One of the more significant projects that is not included in the "short list" is Residential EAGLE. In 2010, a draft Residential EAGLE was developed but it was rejected amid concerns that the proposal would go too far in the direction of "social engineering." If a Residential EAGLE program is to be developed, staff requests that the goals of the project be clearly defined. It appears that the concept has widespread support, partly because the project is still theoretical – there is nothing definite about the project that would be cause to reject it.

**FISCAL REVIEW:** N/A

**LEGAL REVIEW:** N/A

**CONCLUSION:** Staff has identified its top seven priorities. Additional amendments will be identified and processed as time allows.

## **2012 COMMUNITY DEVELOPMENT PLANNING DOCKET**

**DIRECTIONS:** RANK THE PROPOSED DOCKET ITEMS FROM 10 (“MUST DO”) TO 1 (“DON’T REALLY CARE”). IF YOU WOULD RATHER THAT THE CITY NOT PURSUE A PROPOSAL, RANK IT A 0.

STAFF WILL SCORE THE ITEMS BASED ON THE AGGREGATE SCORE FROM ALL COUNCIL MEMBERS. PLEASE DO NOT RANK ANY DOCKET ITEM MORE THAN ONCE. THE RESULTS WILL BE TABULATED AND PRESENTED TO COUNCIL AT THE FIRST COUNCIL MEETING IN FEBRUARY.

ITEMS MARKED WITH AN ASTERISK (\*) ARE CONSIDERED “MUST DO” BY STAFF AND WILL BE PRESENTED TO COUNCIL WHEN THEY ARE COMPLETED. RANKINGS ON THESE DOCKET ITEMS WILL SERVE TO GIVE THEM HIGHER OR LOWER PRIORITY.

### **\_\_\_ \* Downtown Zoning Modifications**

- As per timelines proposed in 2011, this process would extend over the majority of 2012 and would include at least one community meeting. Zoning Text Amendments and Comprehensive Plan Amendments

### **\_\_\_ \* Planned Action Ordinance**

- Completion of Planned Action process initiated in 2011 (Zoning Text Amendment)

### **\_\_\_ \* Park Plan Update**

- Multi-month process that will revise and update the parks plan as well as the overall vision for parks delivery. Public Works/ Community Development joint project. To be adopted by reference into Comprehensive Plan

### **\_\_\_ Capital Facilities Element Update**

- An update to the Comprehensive Plan Capital Facilities Element, generally focusing on revised financial

projections. Finance/ Community Development joint project (Comprehensive Plan Amendment)

### **\_\_\_Annexation Blueprint Adoption**

- Adoption of an annexation phasing plan, including baseline data for various subareas within the Urban Growth Area. Adoption by reference into Comprehensive Plan

### **\_\_\_2016 Comprehensive Plan Update Public Participation Plan**

- A required element for periodically updating the comprehensive plan, adopting an initial timeline as well as opportunities for public meetings/ hearings. Anticipated to coincide with Whatcom County Public Participation Plan

### **\_\_\_Multifamily Zoning Densities**

- Zoning Text Amendments to consider increases to multifamily densities, potentially including an “unlimited density” zone and/or the establishment of new zoning or the removal of existing zoning

### **\_\_\_Multifamily Zoning Text Amendment**

- Zoning text amendment to clarify allowances for “townhome” development (single family attached structures)

## \_\_\_ **Comprehensive Plan Land Use Element revision** – UGA densities and land use designations

- Consideration of modifications to both Comprehensive Plan maps and text within the plan, changing the land use designation of the majority of the UGA from Low Density Residential to Medium or High Density Residential (and possibly Commercial), in certain areas.

## \_\_\_ **Neighborhood Commercial Zone**

- Rezone area(s) within the residential sections of the City to allow for limited retail/service businesses intended primarily for the surrounding neighborhoods.

## \_\_\_ **\* Binding Site Plan process revision**

- Zoning text amendment to amend the binding site plan process to clarify requirements for general binding site plans vs. specific binding site plans.

## \_\_\_ **Residential EAGLE**

- A City program adopted by reference into the Ferndale Municipal Code that identifies a series of features that may be included in residential plats and multifamily development that can either act as incentives to reduced fees or as minimum requirements for approval.

## \_\_\_ **Second Avenue Rezone**

- A rezone of a portion of Second Avenue north of the BNSF railroad tracks from Urban Residential to RM 1.5 or similar

### **\* Transportation Concurrency**

- An update to the City's "Interim" concurrency requirements. Zoning Text Amendment (consultant: Transpo Group)

### **\* Ferndale Municipal Code Scrub**

- An update to various elements of the Ferndale Municipal Code in order to remove inconsistencies within the code and in some cases relocate specific code sections to more appropriate locations

### **\*Latecomers Agreement Code Section**

- The adoption of regulations that will guide the City in establishing latecomers agreements, Local Improvement Districts, and similar.

### **Campaign Sign Ordinance Revisions**

- Amendments to the Ferndale sign code related to campaign signs, their size, and accepted locations. The discussion will likely include a prohibition of campaign signs within the public right of way.

### **Nuisance Ordinance revisions**

- Additional changes to the City's nuisance ordinance, including a discussion of the ultimate goals of the City with regard to its enforcement (proactive or reactive) of nuisance violations.

- \_\_\_ \* Shoreline Master Program Revisions**
- Intended to address DOE requirements