

A RESOLUTION REGARDING REVISIONS TO THE LAKE WHATCOM WATERSHED PROPERTY ACQUISITION OVERLAY CRITERIA

WHEREAS, under BMC 2.90.040 (B), the Watershed Advisory Board is tasked with annual review of the City of Bellingham Overlay Criteria (the "Overlay Criteria") which is one of the measures used to rate property for purchase under the Lake Whatcom Watershed Property Acquisition Program ("Program"); and

WHEREAS, The Program has six (6) years of experience applying the Overlay Criteria; and

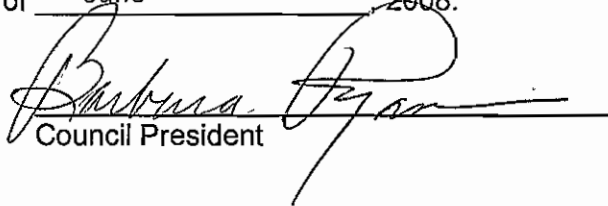
WHEREAS, Staff has reviewed the Overlay Criteria to evaluate their effectiveness and usability; and

WHEREAS, the proposed revisions to the Overlay Criteria will improve evaluation of properties and enhance the ability to utilize Global Information System capabilities for that property evaluation;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLINGHAM:

The Council hereby accepts the proposed revisions to the City of Bellingham Overlay Criteria put forward by staff and recommended by the Watershed Advisory Board for the purpose of improving the evaluation of real property being considered for the Lake Whatcom Property Acquisition Program.

PASSED by the Council this 9th day of June, 2008.


Council President

APPROVED by me this 13th day of June, 2008.


Mayor

City of Bellingham
City Attorney
210 Lottie Street
Bellingham, Washington 98225
360-676-6903

ATTEST:

Linda D. Anderson
for Finance Director

APPROVED AS TO FORM:

Joan Hoisington
Office of the City Attorney

City of Bellingham
City Attorney
210 Lottie Street
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TABLE 2
CITY OF BELLINGHAM
 LAKE WHATCOM LAND PRESERVATION

Property Identification: NEW RANKING FORM

Joint Lake Whatcom Land Preservation Criteria

The following table describes criteria scores for proximity to waterbodies, potential land use, degree of slope, and current land use. These criteria will be used to identify high priority parcels or land areas in the watershed based on potential benefit to water quality.

Category	Criteria	Weight
Proximity to Waterbodies	Less than 200 ft from Waterbodies	100
	200-400 ft from Waterbodies	50
	Greater than 400 ft from Waterbodies	10
Zoning Designation	City Zoning	90
	Commercial or URM12 Zoning	81
	UR3 or RR2 Zoning	76
	RR1 Zoning	63
	R2A Zoning	54
	R5A Zoning	45
	Rural Forestry Zoning	36
	Commercial Forestry or Recreational Open Space	18
Slope	Greater than 35%	70
	15-35%	35
	Less than 15%	7
Current Land Use	Ag, Timber, Forestry, or Vacant Land Use	60
	Residential, Mobile Home, or Industrial Land Use	12
	Utilities, Commercial, or Public Land Use	6

City of Bellingham Overlay Criteria

In addition to the criteria listed above, or as further clarification, the following Overlay Criteria may be used when evaluating properties for purchase or preservation under the City of Bellingham's Lake Whatcom Land Preservation program. In addition, consideration may be given to other possible City uses of the property, size of the parcel, connectivity to other preserved areas, or cost/benefit issues.

Category	Criteria	Weight
[REPLACES PROXIMITY TO LAKE] Lake Buffer	Lake Whatcom waterfront property (Less than 200 feet)	50
	200 to 400 feet	40
	Greater than 400 feet	20
[REPLACES DENSITY] Parcel Size Land Use - Potential	One point per acre of parcel	(# acres)
	Platted and permitted for development (1 point/unit)	(# units)
[NEW:] Proximity and/or Adjacency to other properties	Contiguous w/ ≥2 acquired properties, easements, etc	50
	Contiguous with 1 acquired property	30
	Not contiguous, proximity within 5 acres of acquired property	20
Physical Features	Mature Coniferous Forest (more than 80% conifers)	60
	Mature Mixed Forest (at least 50% conifers, 70% canopy)	50
	Immature Forest (<50 yrs), or <50% conifers	40
	Onsite wetlands, ponds	20
	Soils, excess fines, clays	10
[2 NEW ADDITIONS] Management Considerations	Property would use near-shore arterial	40
	If developed would require off-site road widening	60
	Other: Land steward, has forest plan, watershed master, etc	50
	Provides access to other acquired properties	20