

## Appendix III. Compliance with State and County Goals

The GMA lists thirteen goals to guide local planning. Aside from the state goals, Nooksack and Whatcom county cooperated in the development of a set of local planning goals and policies. The following matrix shows how the county-wide policies complement and implement the GMA, and also shows where various goals have been addressed within this plan.

State Goals	County-Wide Planning Policies	Plan Compliance
<p><b><u>Urban Growth.</u></b> Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.</p>	<p>B4. The size and location of Urban Growth Areas shall be consistent with adopted local policies and with the fiscal and physical ability of a jurisdiction to provide public facilities, services, and infrastructure within the planning period.</p> <p>B5. Urban Growth Areas shall include those contiguous areas within reasonable distance of areas with urban characteristics or urban zoning. Existing, unincorporated areas which include urban residential, industrial, or commercial development, such as, but not limited to, Cherry Point, Maple Falls, Sudden Valley, and Glacier, may in-fill subject to adequate services.</p> <p>B10. Cities should develop a plan to provide urban level water and sewer services within their Urban Growth Areas. This plan should be developed in cooperation with existing water purveyors and other municipal corporations providing water or sewer services within each city's Urban Area, and should be implemented through interlocal agreements.</p> <p>B15. The county and the cities shall develop an approach to calculating the need for additional land area taking into consideration limitations imposed by individual critical areas regulations and other considerations such as infrastructure, open space, and existing uses.</p> <p>C3. All urbanized areas currently within urban growth boundaries associated with cities should be encouraged to annex to cities. Orderly annexations with logical boundaries shall be encouraged. Interlocal agreements shall specify guidelines on size, timing of annexations and urban levels of development, and tax revenue sharing when appropriate.</p> <p>C4. Within Urban Growth Areas, cities shall not extend water and sewer utilities without an adopted program for annexation and an adopted Capital Facilities Plan. Exceptions may be made in cases where human health is threatened as determined by the County Health Department. If water extensions are made, they shall be consistent with the service area boundaries and other provisions within the adopted Coordinated Water System Plan.</p>	<ul style="list-style-type: none"> <li>• Capital facilities element (Ch. 4) establishes ability to provide services. UGA is consistent w/ local policies expressed on p. 2-6.</li>   <li>• No urbanized areas surrounding Nooksack.</li>   <li>• Chapter 4, capital facilities element.</li>   <li>• No approach yet developed, but approach used by Nooksack documented on p. 3-9.</li>   <li>• No urbanized areas inside UGA. Interlocal agreement process is underway.</li>   <li>• Existing city policy prohibiting provision of sewer outside city limits.</li> </ul>

State Goals

County-Wide Planning Policies

Plan Compliance

Urban Growth  
(cont.)

C5. In the areas where utilities presently extend beyond city limits, but are within Urban Growth Areas, the city, county, and the existing water purveyors for the area should jointly plan, with the county adopting zoning which reflects this joint planning.

C6. Cities, other municipal corporations, and other public and private utilities shall not extend urban levels of water service to serve urban uses outside Urban Growth Areas. If water extensions are made at rural levels of service, the maximum number of connections shall be consistent with current zoning and the number of connections shall be specified in a legally binding document at the time the extension is approved. Property contiguous to extension of utilities necessary to solve existing water deficiencies, but which cannot benefit from them because of zoning constraints, shall not be assessed for those improvements.

C12. To encourage contiguous, orderly development and annexation in Urban Growth Areas around cities, the county shall designate Urban Residential zones limiting density to a maximum of one dwelling unit per five acres in undeveloped areas until urban level utilities are provided. Developed or partially developed areas presently zoned Residential-Rural shall retain that zoning.

C13. In Urban Growth Areas where development is occurring based on the presence of utilities, urban development shall meet common urban standards including fire flow requirements and supply. The county and the cities will work together to develop reasonable standards over time.

- Nooksack Rural Water Association is integrated with city system. City has agreed to continuation of existing county zoning in that service area.
- Existing city policy prohibiting provision of sewer outside city limits.
  
- Existing county zoning limits density to 1 unit per 5 acres.
  
- City participated in development of Coordinated Water System Plan, which includes fire flow standards. Urban development cannot occur in UGA because of county zoning.

State Goals

County-Wide Planning Policies

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Reduce Sprawl.

Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

- B2. The county shall discourage urban level development outside Urban Growth Areas.
- B7. In the next 20 years, Whatcom County should discourage "new fully contained communities" (as defined and authorized by Section 16, SHB 1025) outside designated Urban Growth Areas.
- B11. If projected growth cannot be accommodated inside existing cities, urban growth needs shall be met by designating Urban Growth Areas in a way that minimizes impacts on agriculture land, forestry, mineral resources, watersheds, water resources, and critical areas.
- B12. Existing cities should absorb additional density before establishing or enlarging of Urban Growth Areas which may have impacts on rural, critical area, and resource lands. In those small cities entirely surrounded by flood plains, critical area and resource lands, the county and the city shall seek to negotiate a balance between protection of resources and the allocation of adequate land area to meet the growth needs of the city and to maintain the desired character of the community.
- B14. Cities should be encouraged to provide positive incentives for in-fill.
- B15. The county and the cities shall develop an approach to calculating the need for additional land area taking into consideration limitations imposed by individual critical areas regulations and other considerations such as infrastructure, open space, and existing uses.
- C12. To encourage contiguous, orderly development and annexation in Urban Growth Areas around cities, the county shall designate Urban Residential zones limiting density to a maximum of one dwelling unit per five acres in undeveloped areas until urban level utilities are provided. Developed or partially developed areas presently zoned Residential-Rural shall retain that zoning.

- See EIS, Appendix IV. UGA extends in direction that creates least impact on surrounding ag. lands.
- City evaluated in-city land and identified all acreage suitable for development (see p. 3-8 and Map 10). Residents overwhelmingly believe that large lots are needed to retain the character of the city (p. 2-5).
- Developers are required to pay the cost of utility extensions (13.30.203 NMC), so infill is cheaper.
- No approach yet developed, but city's approach well documented on p. 3-9.
- Existing county zoning in UGA will prevent inappropriate development before annexation. City has accepted continuation of county zoning.

State Goals	County-Wide Planning Policies	Plan Compliance
<p><u>Transportation.</u> Encourage efficient multi-modal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.</p>	<p>C9. Within Urban Growth Areas, major transportation, utility and greenway corridors should be planned. Development should be consistent with these corridors. The county should ensure conformance through the permit process and incentive programs.</p> <p>D3. Affordable housing should be convenient to public transportation, major employment centers and public services.</p> <p>F4. Economic vitality and job development shall be encouraged in all the cities consistent with community growth policies, particularly addressing adequacy of transportation corridors, public transportation impacts on the environment, and the ability of the area to provide urban services.</p> <p>G1. In Whatcom County, a Regional Transportation Planning Organization (RTPO) has been established. County-wide transportation policies and plans will be developed through the RTPO process. (A Whatcom County Urban Area Transportation Policy document recently has been completed.) The county and the cities will continue to support the RTPO on an on-going basis to coordinate transportation planning across Whatcom County.</p> <p>G2. Whatcom County jurisdictions shall encourage alternative modes of transportation to the single occupancy vehicle. Each jurisdiction will encourage: 1) Public education to encourage use of public transportation; 2) Development of linked on-street bicycle routes and pedestrian and bicycle trail corridors; 3) Adequate pedestrian facilities; 4) Links, including well designed pedestrian links, between different modes of transportation; 5) Intermodal linkage of freight transportation. Public transportation includes fixed route transit, car pools, van pools, and other demand responsive modes.</p> <p>G3. To facilitate alternatives to the single occupancy vehicle, pedestrian scale communities, and higher density shall be encouraged in areas with good access to major arterials and public transportation .</p> <p>G4. County-wide demand management policies for major employment and commercial centers shall be implemented along with potential financing mechanisms for alternative modes of transportation .</p> <p>G5. Priorities shall be established and expenditures coordinated for county-wide bicycle and trail corridors; several types of incentives shall be utilized for land owners as well as purchasing property in order to get maximum benefit from limited public funds.</p> <p>G6. Transportation planning within Whatcom County shall incorporate inter-county and international transportation links, such as airports, Amtrak, high speed rail, bus transit, and ferries.</p>	<ul style="list-style-type: none"> <li>• Major roads in UGA identified in Ch 6, including proposed connector between South Pass and Breckenridge.</li> <li>• No public transportation or major employers.</li> <li>• Ch. 6 addresses adequacy of roads to support proposed commercial and industrial development in UGA. EIS (Appendix IV) discusses impacts on environment.</li> <li>• Transportation element of this plan developed by WCCOG, which is the RTPO.</li> <li>• Nooksack receives limited transit service from the Whatcom Transportation Authority, currently only a senior and disabled dial-a-ride service. WTA will periodically reevaluate the need for a greater level of service.</li> <li>• N/A. Not an area with public transportation.</li> <li>• N/A. Not a major employment center.</li> </ul>

State Goals	County-Wide Planning Policies	Plan Compliance
<p><u>Transportation</u> (cont.)</p>	<p>H3. Major public facilities that generate substantial travel demand shall be sited along or near major transportation and public transit corridors.</p> <p>H5. Sharing of corridors for major utilities, trails and other transportation rights-of-way is encouraged when not in conflict with goals to protect wildlife, public health and safety.</p>	<ul style="list-style-type: none"> <li>• N/A. No major public facilities planned.</li> <li>• Existing ordinance provides for colocation of utilities and rights-of-way (12.01.050 NMC).</li> </ul>
<p><u>Housing.</u> Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing.</p>	<p>B6. As required by RCW 36.70.110, 20-year Office of Financial Management population projections for Whatcom County shall be accommodated in Urban Growth Areas. The projection for year 2012 is a county-wide population of 174,399. A consultant study and local expertise leads to a conclusion that a population of 189,100 by the year 2010 is more probable. Whatcom County's 1992 population is 137,100; therefore, an increase of 52,000 people in the next 18-20 years is anticipated.</p> <p>To avoid tightening of the urban land supply and rising housing costs, the county and cities shall use the 189,100 projection as the planned projection and shall provide urban growth boundaries that accommodate a growth at least 50% greater than anticipated. The growth boundaries therefore should provide a land base that accommodates 215,100 people [137,100 + (52,000 x 150%)]. It is recognized that a portion of the 20-year population growth will occur outside the Urban Growth Areas, since people will continue to make choices to live in rural areas of the county. This will provide an additional safety factor in terms of land supply.</p> <p>The adequacy of the developable urban land supply shall be evaluated at least every ten years and adjusted accordingly to accommodate actual population growth and development patterns and to ensure we are not creating an excessive land base contributing to sprawl.</p> <p>D1. The county and the cities shall develop a definition for affordable housing. They should take actions to ensure a balance of housing and economic growth consistent with each jurisdictions' employment base and diverse income levels and to reduce commuting times and traffic congestion.</p> <p>D2. The county and the cities shall plan for a range of housing types and costs commensurate with their affordable housing needs.</p> <p>D3. Affordable housing should be convenient to public transportation, major employment centers and public services.</p> <p>D4. The county and the cities shall promote innovative techniques and develop strategies to provide for affordable housing with design, density and development standards that provide for a variety of housing types.</p>	<ul style="list-style-type: none"> <li>• Land-supply calculation is according to policy (see p. 3-9), so adequate land should be available to prevent rising costs.</li> <li>• Plan amendment process calls for major updates at least every 10 years (p. 1-4).</li> <li>• No standard definition adopted. City used HUD definition (p. 5-4).</li> <li>• Multi-family construction is permitted in residential zone.</li> <li>• N/A. No public trans. or major employment centers.</li> <li>• Multi-family construction is permitted in res. zone.</li> </ul>

State Goals	County-Wide Planning Policies	Plan Compliance
<p><u>Housing (cont.)</u></p>	<p>D5. The county and the cities shall not adopt regulations and policies and shall review existing regulations and policies that exclude or discourage affordable housing in their communities. Mobile, modular, and manufactured homes on individual lots, mobile home parks, accessory units, inclusionary zoning, mixed use, and increased densities shall be reviewed as affordable housing alternatives.</p> <p>D6. The county and the cities should work with the private sector, other public and non-profit agencies, citizen groups, and trade representatives to assure adequate sites for affordable housing and to encourage housing design that is compatible with the surrounding neighborhoods.</p> <p>D7. Low income housing shall not be concentrated in only a few communities or neighborhoods.</p> <p>D8. The county and the cities shall consider reducing impact mitigation fees for affordable housing provided in a proposed development.</p> <p>D9. Each jurisdiction should explore options for providing shelter for the homeless.</p>	<ul style="list-style-type: none"> <li>• City reviewed alternatives in spring 1993. Identified manufactured housing as means of providing more affordable housing. Existing code allows for mobile-home parks.</li> <li>• Census data indicates that need for affordable housing is being met (p. 5-4).</li> <li>• Affordable housing is pervasive within town, as indicated by census data.</li> <li>• N/A. No impact fees proposed.</li> <li>• Nooksack doesn't have the financial resources to provide such services.</li> </ul>
<p><u>Property Rights.</u> Private property shall not be taken for public use without just compensation. The property rights of landowners shall be protected from arbitrary and discriminatory actions.</p>	<p>M1. As required in the Growth Management Act, private property shall not be taken for public use without just compensation having been made. It is not the purpose of this paragraph to expand or reduce the scope of private property protections already provided in state and federal law.</p> <p>M2. The county and cities should establish a pro-active process to anticipate potential takings and other private property issues, including impacts on downstream property owners, and resolve them out of court.</p>	<ul style="list-style-type: none"> <li>• No downzoning proposed in this plan. One site identified for future public use, but the site is now zoned agriculture (p. 3-12).</li> </ul>

State Goals	County-Wide Planning Policies	Plan Compliance
<p><u>Economic Development.</u> Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, and encourage growth, all within the capacities of the state's natural resources, public services, and public facilities.</p>	<p>B3. The Urban Growth Areas for the small cities shall be of an adequate size to allow them to become viable economic centers. The small cities shall do appropriate planning to ensure adequate distribution of land uses and services at all zoning levels.</p> <p>F1. Whatcom County recognizes that a healthy economy which provides opportunity for diverse segments of the community is important to the quality of life in the area. Economic development shall be coordinated with environmental concerns to protect the quality of life.</p> <p>F2. The county and the cities should include an economic development element in their Comprehensive Plans.</p> <p>F3. The county and the cities should continue to cooperate in preparing the Economic Development Administration "Overall Economic Development Plan" for infrastructure funding. Other appropriate organizations, businesses, and individuals will continue to be involved in the process.</p> <p>F4. Economic vitality and job development shall be encouraged in all the cities consistent with community growth policies, particularly addressing adequacy of transportation corridors, public transportation impacts on the environment, and the ability of the area to provide urban services.</p> <p>F5. Economic development that pays desirable wage rates should be encouraged.</p> <p>F6. Economic development shall be encouraged that: a) does not adversely impact the environment; b) strikes a balance with the community and encourages industry or development that gives jobs to local people; c) addresses unemployment problems of the county and seeks "innovative techniques" to attract different industries for a more diversified economic base; d) encourages keeping the profits in the local jurisdiction.</p> <p>F7. As part of a broad based economy, productive timber, agriculture and fisheries industries should be maintained in a sustainable manner.</p>	<ul style="list-style-type: none"> <li>• Substantial industrial and commercial zones proposed (see Map 8 and p. 3-10).</li> <li>• Environmental factors considered when designating locations for commercial and industrial development (eg. p. 3-13).</li> <li>• Beyond scope of the 1994 planning effort.</li> <li>• City coordinates with local EDO.</li> <li>• Local policies call for industrial/commercial growth and for siting of commerce along major corridors (see p. 2-6).</li> <li>• Local policies call for growth that provides jobs for citizens (p. 2-7).</li> </ul>
<p><u>Permits.</u> Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.</p>	<p>C10. Interlocal agreements shall include provisions on agreed upon development standards within Urban Growth Areas. Unless a different standard is negotiated, the more rigorous of the standards shall be enforced by the county.</p>	<ul style="list-style-type: none"> <li>• City is coordinating w/ county re: development of interlocal agreements. Existing ordinances include reasonable time limits for processing permits. City will comply with SHB 1724. City EIS should simplify future development.</li> </ul>

State Goals

County-Wide Planning Policies

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Natural Resource Industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries.

B1. Whatcom County shall primarily become a government of rural areas in land use matters directed towards agriculture, forestry and other natural resources. The county shall work with citizens to develop a definition of rural areas.

B11. If projected growth cannot be accommodated inside existing cities, urban growth needs shall be met by designating Urban Growth Areas in a way that minimizes impacts on agriculture land, forestry, mineral resources, watersheds, water resources, and critical areas.

B12. Existing cities should absorb additional density before establishing or enlarging of Urban Growth Areas which may have impacts on rural, critical area, and resource lands. In those small cities entirely surrounded by flood plains, critical area and resource lands, the county and the city shall seek to negotiate a balance between protection of resources and the allocation of adequate land area to meet the growth needs of the city and to maintain the desired character of the community.

C7. The availability of pipeline capacity required to meet local needs and/or supply shall not be used to justify development counter to the county-wide land development pattern and shall not be considered in conversions of agricultural land, forestry, and rural areas.

F7. As part of a broad based economy, productive timber, agriculture and fisheries industries should be maintained in a sustainable manner.

K2. Cities, tribal governments, and the county, in cooperation with other municipal corporations, shall create water resource protection areas and adopt zoning to protect those areas. Where there are potential conflicts between designations required by the Growth Management Act, such as natural resource lands and critical areas, water resource protection shall have priority.

- UGA chosen in order to minimize impacts on ag. land and floodway (EIS, Appendix IV).
- Plan for phasing of development delays development of best ag. land in UGA (p. 3-17).
- Existing water lines outside city have not resulted in development in rural areas.
- N/A. No conflicts identified in Nooksack.

State Goals	County-Wide Planning Policies	Plan Compliance
<p><u>Open Space and Recreation.</u> Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.</p>	<p>B13. All cities should grow in an efficient manner while maintaining their character and shall provide for adequate open space between cities to prevent the strip city concept.</p> <p>B15. The county and the cities shall develop an approach to calculating the need for additional land area taking into consideration limitations imposed by individual critical areas regulations and other considerations such as infrastructure, open space, and existing uses.</p> <p>C9. Within Urban Growth Areas, major transportation, utility and greenway corridors should be planned. Development should be consistent with these corridors. The county should ensure conformance through the permit process and incentive programs.</p> <p>E1. Adequate open space is vital to the quality of life and sense of place in Whatcom County. The county, cities, Port of Bellingham, and other appropriate jurisdictions should coordinate protection of linked greenbelts, within and between Urban Growth Areas, parks, and open space to protect wildlife corridors and to enhance recreational opportunities, public access and trail development.</p> <p>E2. The county and the cities shall plan for greenbelts and open space in their Comprehensive Planning processes and coordinate with each other. Open space systems should include lands which contain natural areas, habitat lands, natural drainage features, and/or other environmental, cultural and scenic resources. With increased residential densities, jurisdictions also should ensure provision of adequate neighborhood parks and play areas within safe bicycling and walking distance for children.</p> <p>E3. The county and the cities shall encourage separation of Urban Growth Areas through planning, zoning, development regulations, open space purchase, conservation easements and other mechanisms which may be appropriate. Also, an array of incentives such as density bonuses, design flexibility and transferable development rights shall be offered to affected land owners.</p> <p>H5. Sharing of corridors for major utilities, trails and other transportation rights-of-way is encouraged when not in conflict with goals to protect wildlife, public health and safety.</p>	<ul style="list-style-type: none"> <li>• Everson already abuts Nooksack, but the floodway creates a large OS between developed areas.</li> <li>• Approach not yet developed, but city's calculations account for OS (p. 3-17).</li>   <li>• OS planned in conjunction w/ buffers (p. 3-17).</li>   <li>• Shoreline Mgmt Program and Critical Areas Ordinance establish buffers around creeks and sloughs (p. 3-3, 3-5). One-third of future land area will be OS (p. 3-17). New park proposed near center of future city (p. 3-12).</li>   <li>• N/A. City is surrounded by miles of OS.</li> </ul>

State Goals	County-Wide Planning Policies	Plan Compliance
<p><u>Environment.</u> Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.</p>	<p>B11. If projected growth cannot be accommodated inside existing cities, urban growth needs shall be met by designating UGAs in a way that minimizes impacts on agriculture land, forestry, mineral resources, watersheds, water resources, and critical areas.</p> <p>B12. Existing cities should absorb additional density before establishing or enlarging of Urban Growth Areas which may have impacts on rural, critical area, and resource lands. In those small cities entirely surrounded by flood plains, critical area and resource lands, the county and the city shall seek to negotiate a balance between protection of resources and the allocation of adequate land area to meet the growth needs of the city and to maintain the desired character of the community.</p> <p>F1. Whatcom County recognizes that a healthy economy which provides opportunity for diverse segments of the community is important to the quality of life in the area. Economic development shall be coordinated with environmental concerns to protect the quality of life.</p> <p>F6. Economic development shall be encouraged that: a) does not adversely impact the environment; b) strikes a balance with the community and encourages industry or development that gives jobs to local people; c) addresses unemployment problems of the county and seeks "innovative techniques" to attract different industries for a more diversified economic base; and d) encourages keeping the profits in the local jurisdiction.</p> <p>K1. The cities, county, other municipal corporations, tribal governments, federal and state agencies, and public and private utilities shall cooperate in conserving water and in drawing upon said water to support growth.</p> <p>K2. Cities, tribal governments, and the county, in cooperation with other municipal corporations, shall create water resource protection areas and adopt zoning to protect those areas. Where there are potential conflicts between designations required by the Growth Management Act, such as natural resource lands and critical areas, water resource protection shall have priority.</p> <p>K3. All jurisdictions shall cooperate to protect water quality and quantity within watersheds and marine water bodies which cross jurisdictional boundaries.</p> <p>K4. Jurisdictions involved in the development of ground and/or surface water management plans shall pursue the adoption and implementation of the plans and integrate the plans into local comprehensive plans.</p> <p>K5. All jurisdictions should maximize reduction of water pollutants from stormwater runoff and combined sewer overflows.</p>	<ul style="list-style-type: none"> <li>• UGA chosen in consideration of environment. See EIS (Appendix IV). Future zoning based on environmental factors (eg. p. 3-13).</li> <li>• City has Critical Area, Shoreline Management Program, and National Flood Insurance Program ordinances designed to protect environment.</li> <li>• City will adopt Basic Stormwater Plan in accordance w/ PSWQA requirements (p. 4-5).</li> </ul>

State Goals	County-Wide Planning Policies	Plan Compliance
<p><u>Citizen Participation and Coordination.</u> Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.</p>	<p>A1. The county and the cities shall cooperate to provide public education on the requirements of the Growth Management Act.</p> <p>A2. The county and the cities shall provide opportunities for citizens to become involved in the growth management planning process through various mechanisms, such as surveys, public workshops, meetings, hearings, advisory committees. The method of citizen involvement may vary based on the needs and constituents in various communities and shall include representation of both rural and urban interests on those issues that affect both urban and rural areas.</p> <p>A3. Citizens shall be notified in a timely manner of opportunities to have input and key decision points in the planning process. This should include actions such as use of telephone hotlines, notification to interest groups, pre-development meetings, early incorporation of public comments and broader notification of property owners and residents during a planning process as well as working more extensively with community and neighborhood groups. The cities shall also develop a public participation process to solicit and incorporate comments from residents outside city limits but within proposed Urban Growth Areas.</p> <p>A4. Citizen comments and viewpoints shall be incorporated into the decision-making process in development of final plans and regulations. Consideration of citizen comments shall be evident in the decision-making process.</p> <p>A5. The county and the cities shall establish a system for subarea, community and neighborhood liaison to foster communication between the respective government and its neighborhoods. This system would also provide a point of contact for issues that may affect subareas, the community, or neighborhoods.</p> <p>A6. Various planning techniques, such as overlay maps and Geographic Information Systems, shall be utilized to allow citizens and public officials the ability to make accurate comparison of issues so appropriate trade-offs can be consciously made.</p> <p>B8. The county and the cities shall coordinate drainage, stormwater management and flood control in Urban Growth Areas and work toward the development of common standards.</p> <p>B9. Whatcom County should undertake a public process to define rural areas and rural growth as distinct from urban areas and urban growth.</p> <p>C1. Cities, the county and special districts shall execute interlocal agreements to coordinate plans for and manage growth in Urban Growth Areas prior to annexations. Interlocal agreements shall acknowledge and implement the County-wide Policies.</p>	<ul style="list-style-type: none"> <li>• City has adopted public participation process (p. 1-2). There was extensive participation in development of this plan, as shown in Ch. 2.</li> <li>• Public participation process (p. 1-2).</li> <li>• N/A. City is pretty small!</li> <li>• GIS maps used for analysis and for presentation graphics.</li> <li>• City participating in ongoing county flood-planning program.</li> <li>• City participates in development of interlocal agreements through GM Oversight Committee.</li> </ul>

State Goals

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Citizen Participation and Coordination (cont.)

C2. Interlocal agreements shall incorporate clear and reasonable criteria for orderly annexation. The county and the cities shall establish a process to incorporate citizen input into interlocal agreement negotiations and encourage appropriate districts to participate. If adequate procedures are developed to replace it, the Boundary Review Board may be replaced.

C8. The cities, other municipal corporations, public utilities, and the county shall cooperate to identify and balance the needs of each jurisdiction and entity when planning for transition of services and annexation within UGAs. This intergovernmental cooperation and coordination should be reflected in revenue agreements, work programs for joint projects, and regional solutions adopted by the affected parties.

C13. In Urban Growth Areas where development is occurring based on the presence of utilities, urban development shall meet common urban standards including fire flow requirements and supply. The county and the cities will work together to develop reasonable standards over time.

D6. The county and the cities should work with the private sector, other public and non-profit agencies, citizen groups, and trade representatives to assure adequate sites for affordable housing and to encourage housing design that is compatible with the surrounding neighborhoods.

E1. Adequate open space is vital to the quality of life and sense of place in Whatcom County. The county, cities, Port of Bellingham, and other appropriate jurisdictions should coordinate protection of linked greenbelts, within and between Urban Growth Areas, parks, and open space to protect wildlife corridors and to enhance recreational opportunities, public access and trail development.

H2. The county and the cities shall develop a cooperative and structured process, which includes public involvement at an early stage, to consider siting of public facilities of a regional and statewide nature, such as solid waste disposal, correctional, transportation, education and human service facilities. State facilities will conform to local siting procedures.

I2. The county and cities shall coordinate with their school districts to develop impact fee formulas appropriate to the district's capital needs.

J1. To adequately plan for growth and implement the policies of the Growth Management Act, the governmental jurisdictions in Whatcom County, including the Lummi Nation and Nooksack Tribe, and the Port of Bellingham shall establish on-going mechanisms to improve communication, information sharing and coordinated approaches to common problems.

- N/A. No substantial financial impact associated with ag. lands surrounding city.

- City participated in development of Coordinated Water System Plan. City is following standards even though state has not yet endorsed CWSP.

- City contacted school district in December 1993 re: impact fees. District chose not to impose fees.

- City has participated in monthly GM Oversight Committee meetings for last four years.

State Goals	County-Wide Planning Policies	Plan Compliance
<p><u>Citizen Participation and Coordination (cont.)</u></p>	<p>J2. Whatcom County governments should communicate with neighboring counties and governments in British Columbia and work cooperatively on growth management issues that cross county and national borders.</p> <p>K1. The cities, county, other municipal corporations, tribal governments, federal and state agencies, and public and private utilities shall cooperate in conserving water and in drawing upon said water to support growth.</p> <p>K3. All jurisdictions shall cooperate to protect water quality and quantity within watersheds and marine water bodies which cross jurisdictional boundaries.</p>	<ul style="list-style-type: none"> <li>• N/A. They're too far away.</li> <li>• City will develop stormwater program in compliance w/ PSWQA requirements (p. 4-5).</li> </ul>
<p><u>Public Facilities and Services.</u> Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.</p>	<p>B10. Cities should develop a plan to provide urban level water and sewer services within their Urban Growth Areas. This plan should be developed in cooperation with existing water purveyors and other municipal corporations providing water or sewer services within each city's Urban Area, and should be implemented through interlocal agreements.</p> <p>C4. Within Urban Growth Areas, cities shall not extend water and sewer utilities without an adopted program for annexation and an adopted Capital Facilities Plan. Exceptions may be made in cases where human health is threatened as determined by the County Health Department. If water extensions are made, they shall be consistent with the service area boundaries and other provisions within the adopted Coordinated Water System Plan.</p> <p>C5. In the areas where utilities presently extend beyond city limits, but are within Urban Growth Areas, the city, county, and the existing water purveyors for the area should jointly plan, with the county adopting zoning which reflects this joint planning.</p> <p>C6. Cities, other municipal corporations, and other public and private utilities shall not extend urban levels of water service to serve urban uses outside Urban Growth Areas. If water extensions are made at rural levels of service, the maximum number of connections shall be consistent with current zoning and the number of connections shall be specified in a legally binding document at the time the extension is approved. Property contiguous to extension of utilities necessary to solve existing water deficiencies, but which cannot benefit from them because of zoning constraints, shall not be assessed for those improvements.</p> <p>C7. The availability of pipeline capacity required to meet local needs and/or supply shall not be used to justify development counter to the county-wide land development pattern and shall not be considered in conversions of agricultural land, forestry, and rural areas.</p>	<ul style="list-style-type: none"> <li>• Ch. 4 is capital facilities plan.</li> <li>• Existing city policy prohibits extension of sewer outside city limits.</li> <li>• Water lines exist outside city limits. City has agreed to continuation of county zoning in those areas.</li> <li>• Existing city policy prohibits extension of sewer outside city limits.</li> </ul>



State Goals

County-Wide Planning Policies

Plan Compliance

<p><u>Historic Preservation.</u> Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.</p>		<ul style="list-style-type: none"><li>• Historic sites identified on p. 3-6.</li></ul>
	<p><u>Additional county-wide policies:</u></p> <p>I3. The county and the cities should encourage standardization of formulas for the assessment and the collection of impact fees.</p> <p>L1. An economic analysis of changes in revenue caused by the Growth Management Act shall be provided.</p> <p>L2. If revenue sharing or fees for services are needed beyond that presently provided by state law, the county and the cities should seek state legislation to address the issue.</p>	

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