



***City/County
Elected Officials***

Growth Management Coordination

March 10, 2015

City/County Elected Officials Meeting
Growth Management Coordination

Representation

City of
Bellingham

City of
Blaine

City of
Everson

City of
Ferndale

City of
Lynden

City of
Nooksack

City of
Sumas

Whatcom
County

AGENDA
March 10, 2015

Whatcom Educational Credit Union
5659 Barrett Rd., Ferndale, WA
3:00 – 4:30 PM

1. Welcome and Introduction by Jack Louws, County Executive
2. UGA Review / Comp Plan Update schedule
3. Draft Environmental Impact Statement update
4. Growth Management Tools Report
5. Wrap-up and adjourn

NOTE: Please park at the back (south side) of the parking lot to preserve spaces closest to the building for credit union customers.

The meetings of City/County Elected Officials are intended to be interactive forums for discussion of growth management planning issues among the elected officials from the respective jurisdictions, conducted with support from City and County staff. It is anticipated that there will be discussion throughout the meeting by elected officials.



***UGA Review / Comp Plan Update
Schedule***



1. Interlocal Agreements (2012)

2. Preliminary Growth Projections (2013-14)

3. Draft EIS (Mar. 2015)

4. County Planning Commission (2015)

5. UGA proposals (Mid 2015)

6. Final EIS (Summer-fall 2015)

7. County Council (2015-2016)



1. Interlocal Agreements (2012)

A. *Inter-jurisdictional Coordination*

- * Schedule for review
- * City/County Planners
- * City/County Elected Officials

B. *UGA review*

- * Population and Employment
- * Land Capacity Analysis
- * Capital Facility Planning

2. Preliminary Growth Projections (2013-14)

- * UGA Allocations – Technical Report (2013)
- * Initial City & County recommendations (2013)
- * Planning Commission (2013-2014)
- * Multi-jurisdictional Resolution (Resolution 2014-013)

Preliminary Population Allocations

<u>UGA or Area</u>	<u>Resolution</u> <u>2014-013</u>	<u>Share of</u> <u>Growth</u>	<u>Technical</u> <u>Report</u>	<u>Difference</u> <u>from Medium</u>
Bellingham	35,918	48.03%	High	7,520
Birch Bay	5,500	7.35%	Between Low & Med	-914
Blaine	4,414	5.90%	Above High	1,716
Cherry Point	0	0.00%	N/A	N/A
Columbia Valley	1,345	1.80%	Medium	0
Everson	1,242	1.66%	Above High	344
Ferndale	6,833	9.14%	High	1,431
Lynden	6,403	8.56%	High	1,340
Nooksack	1,035	1.38%	Between Med & High	105
Sumas	874	1.17%	Above High	230
All UGAs	63,564	85.00%	Between Med & High	11,772
Non-UGA Area	<u>11,217</u>	<u>15.00%</u>	<u>Below Low</u>	<u>-5,102</u>
Total	74,781	100.00%	Between Med & High	6,670

3. Draft EIS (2015)

- * Scoping (Spring 2014)
- * Issue Draft Environmental Impact Statement (March 2015)
- * Public Hearing (April 13, 2015)
- * Public Comment Period (ends April 24, 2015)

4. County Planning Commission (2015)

- * Comp Plan Text, Goals and Policies (spring/summer 2015)
- * UGA proposals (summer 2015)
- * Final Recommendations (fall 2015)

Preliminary Draft County Comp Plan Amendments

- * Incorporate comments from standing advisory committees
- * Update Comp Plan text
- * Modify goals and policies to reflect new information or strategies
- * Address Growth Management Act changes
- * Consolidate and clarify water resources information and policies

Whatcom County Comp Plan Advisory Input

- * Agricultural Advisory Committee
- * Bike/Ped Advisory Committee
- * Forestry Advisory Committee
- * Housing Advisory Committee
- * Marine Resources Committee
- * Parks & Recreation Commission
- * Surface Mining Advisory Committee
- * Transportation Advisory Group
- * Watershed Staff Team (WRIA 1)
- * Salmon Recovery Staff Team (WRIA 1)

5. UGA Proposals (Mid 2015)

- * Population & employment growth allocations
- * Land capacity analysis
- * **Status of City UGA Proposals**
- * Status of capital facility planning

6. Final EIS (summer or fall 2015)

- * Address public comments
- * Address agency comments
- * Identify a preferred alternative

7. County Council (2015 - 2016)

- * Review by Council Committees
- * Public hearing(s)
- * Final adoption by June 30, 2016

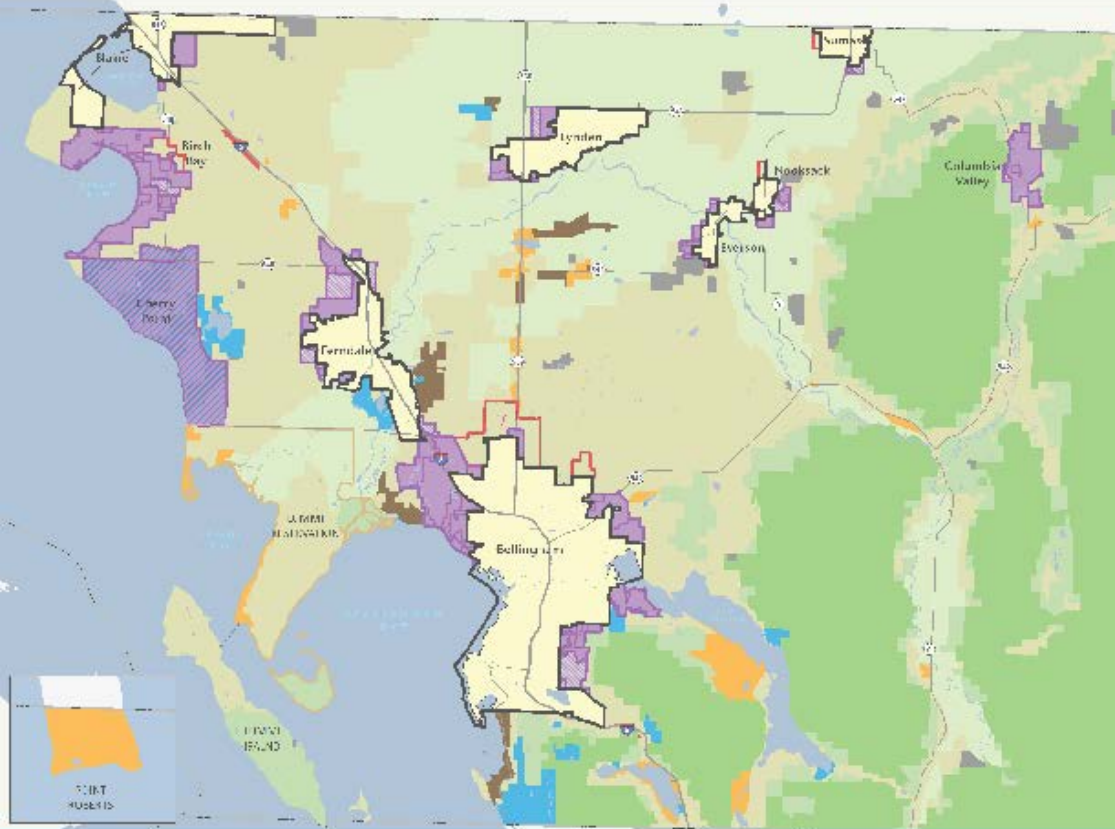


Draft EIS

DRAFT EIS

Whatcom County 2016 Comprehensive Plan and Development Regulations Update and Urban Growth Areas Review

March 2015



Draft EIS

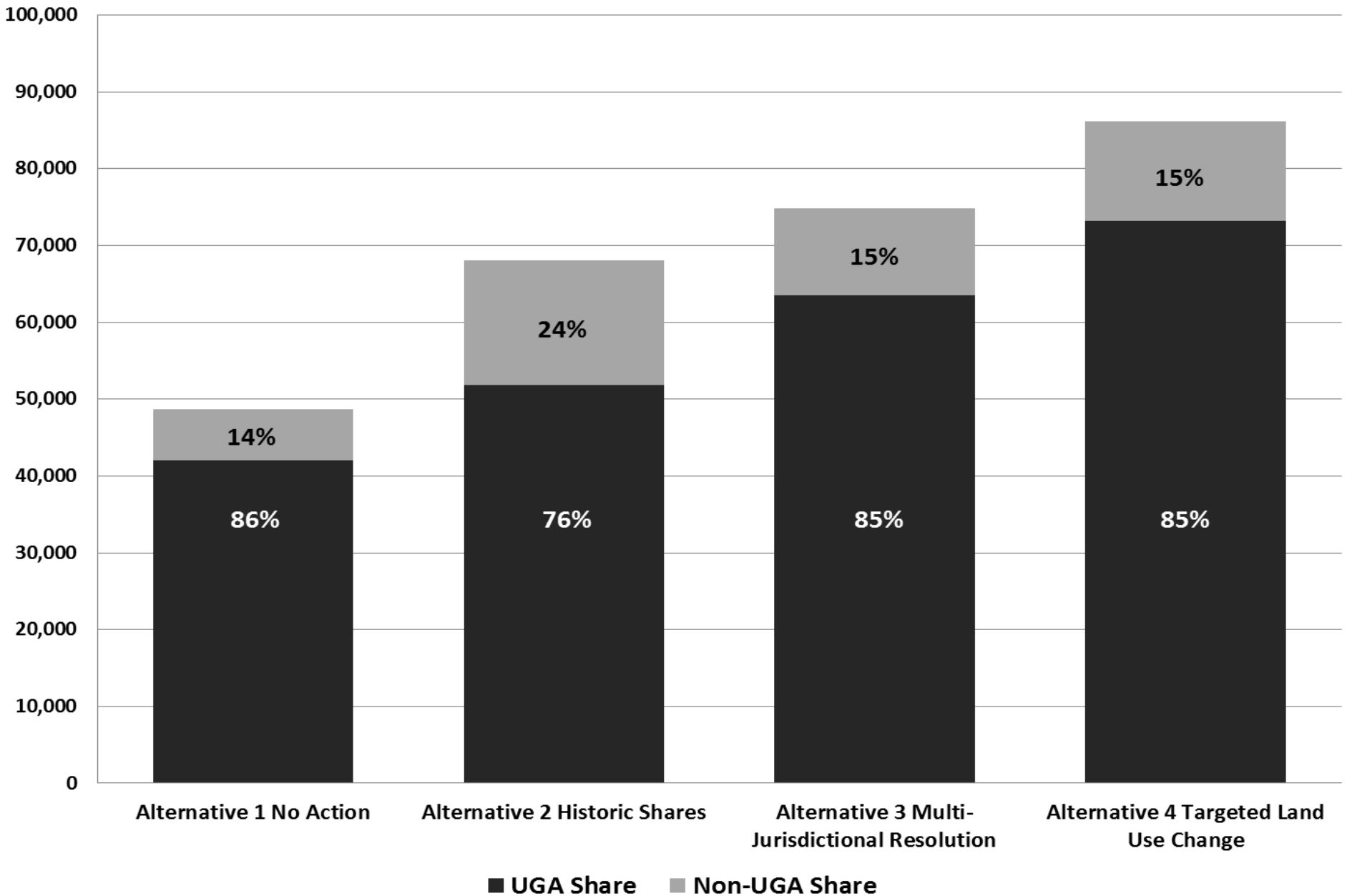
Population Growth Alternatives

	Pop. Growth <u>2013-2036</u>
1. No Action	48,630
2. Historic Shares	68,111
3. Multi-jurisdictional Resolution	74,781
4. Targeted Land Use Change	86,149

Historical Growth

1970-1993	59,173
1980-2003	69,283
1990-2013	78,020

Population Growth Alternatives

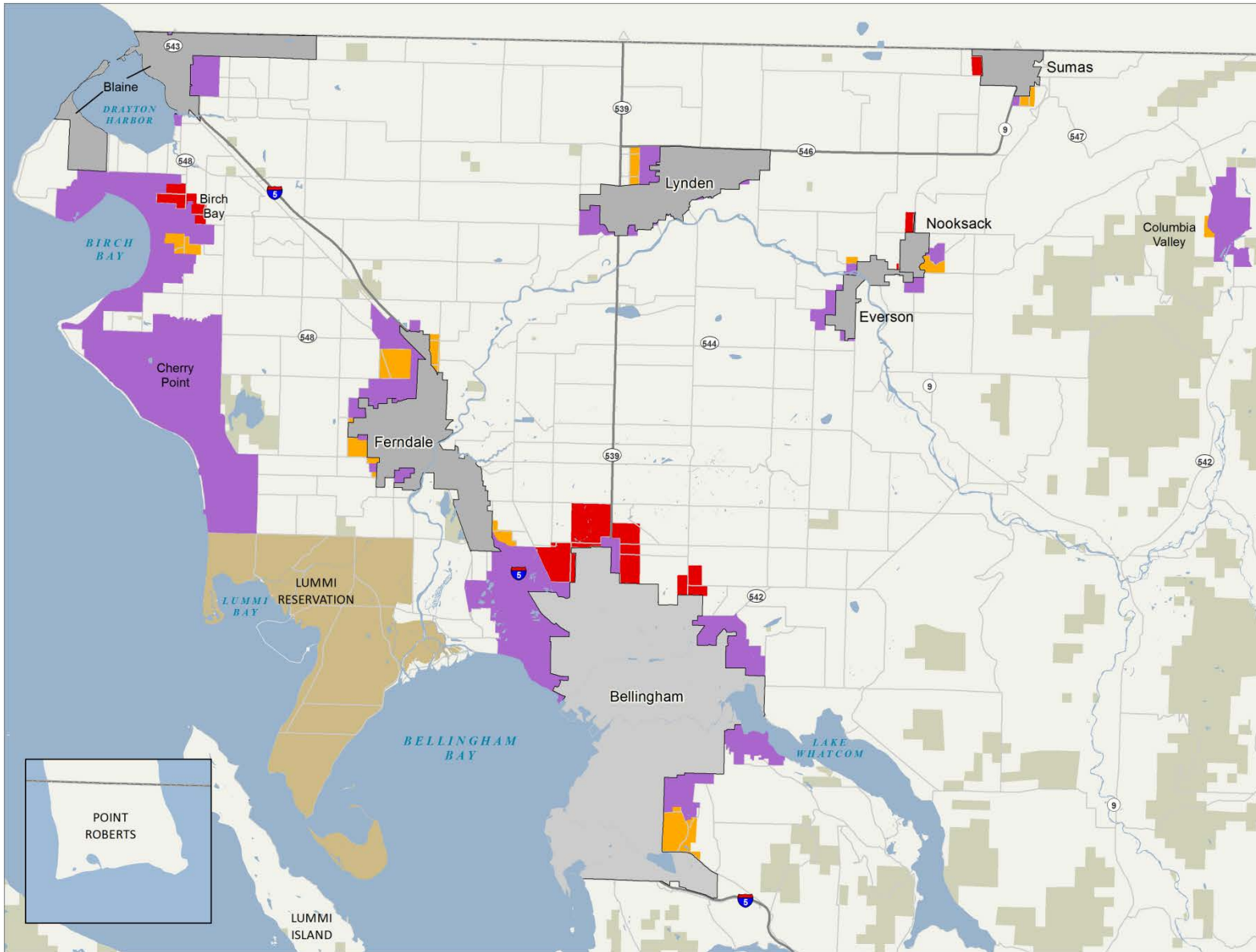


EIS Components

- * Suitability Analysis
- * Earth / Geological hazards
- * Air Quality
- * Water Resources
- * Plants and Animals
- * Plans and Policies
- * Population, Housing and Employment
- * Cultural Resources
- * Transportation
- * Public Services and Utilities

Whatcom 2036

Figure 2.2-1
Study Areas



- City Limits
- Unincorporated UGA
- UGA Reserve
- Suitability Analysis Study Area
- Tribal Reservation
- Public Lands

Date: January 21, 2015
Sources: Whatcom County (2014);
City of Bellingham (2014)



Key Issues and Options

- * Location of growth.
- * Sizing and composition of UGAs.
- * Growth balanced in UGA and non-UGA areas in order to protect resource lands and rural lands.
- * Capital improvements needed to support land use and growth.

Growth Management Tools

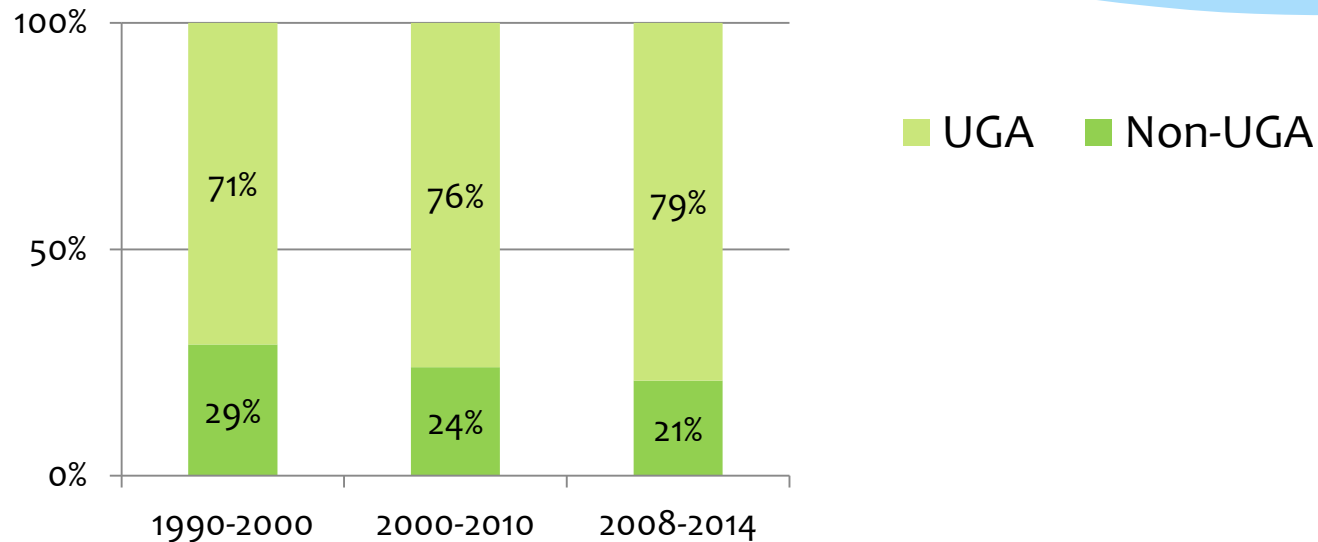


Growth Management Tools Report

- * Tools listed in 2009 and 2015 Draft EIS
- * Compiled by county planning staff in coordination with cities' planning staff
- * Two Types of Tools
 - * Protect **non-urban areas** from growth exceeding allocation
 - * Encourage growth in **urban areas** and maximize urban growth capacity

Growth Management Tools Report

Historic Growth Share



DEIS Alternatives (except “Historic Shares”) call for Non-UGA growth share of 14% - 15%

Non-Urban Tools

- * Decreased Non-Urban Densities
- * Rural Lot Consolidation
- * Transfer of Development Rights
- * Purchase of Development Rights
- * Rezone of Rural Land Study Areas to Agriculture
- * Require Agriculture as Primary Use in Agriculture Zone
- * Agricultural Mitigation
- * Tools to Reduce Impacts but not Reduce Overall Density
- * Permit Metering
- * Water Well Limitation
- * Impact Fees

Urban Tools

- * Increased Urban Densities
- * Minimum Urban Densities
- * Urban Mixed Use
- * Utility Extension Policy
- * Annexation Policy
- * Mix of Single- and Multi-Family Capacity
- * Lot Size Averaging
- * Land Value Taxation
- * Fee Reduction Incentives

Growth Management Tools Report

- * Each tool has advantages and drawbacks
- * No one tool can do it all
- * Many tools may best be approached from a regional standpoint, involving coordination between jurisdictions
- * County/cities staff can work to develop the tools the elected officials identify as potentially beneficial

New County Website

whatcomcounty.us/1170/Comprehensive-Plan-Updates