

Exhibit B

Whatcom County Comprehensive Plan Amendments

Amend the Bellingham Urban Growth Area section of the Whatcom County Comprehensive Plan as follows:

Bellingham

Bellingham's Urban Growth Area (UGA) was first established in 1997 as a result of a lengthy public involvement process. Three geographical areas comprise the City's UGA: Bellingham's Northern UGA, the Geneva/Watershed Resource Protection UGA, and the Yew Street UGA.

Background

~~In 1984, Whatcom County developed the Urban Fringe Subarea Plan (UFS Plan) applicable to approximately 20,000 acres located immediately north, west and east of Bellingham's city limits. Recognizing that uncoordinated and unplanned growth poses a threat to the local environment and sustainable economic development, Bellingham and Whatcom County began a process in early 1990 to update the land use section of the Urban Fringe Subarea Plan. In September 1997, the Whatcom County Council adopted an updated plan. This Plan was subsequently amended in 1999, 2004, 2008 and 2009. The next Urban Fringe Plan update will only include the Bellingham UGA.~~

Urban Fringe Subarea Plan

The Whatcom County Comprehensive Plan, along with the Urban Fringe Subarea UFS Plan, provides the policy framework for addressing the impacts and opportunities of growth in Bellingham's UGA. Together, these plans~~It~~ addresses County zoning designations, comparable City zoning upon annexation, land uses, development standards and Transfer of Development Rights from the Lake Whatcom Watershed to receiving areas in the UGA. The~~y~~-Plan addresses a number of important objectives related to plan development, public participation, land use, housing, density, the natural environment, open space, parks, recreational opportunities, transportation, utilities and other public services. Urban Fringe Subarea Plan updates will be made in the context of the Growth Management Act planning goals, the Countywide Planning Policies, the UGA goals and policies of the Whatcom County Comprehensive Plan and Bellingham's Comprehensive Plan.

Goal 2U: Evaluate every eight years or as necessary Bellingham's Urban Growth Area to determine if the UGA is sufficient in size to accommodate twenty year growth projections, provide an adequate supply of affordable housing, industrial, commercial and recreational development and recognize historical development patterns and commitments for service.

- Policy 2U-1: Consider new data, research and public participation when conducting the UGA review.
- Policy 2U-2: Periodically update procedures for joint city/county review of development proposals in the UGA prior to annexation.
- Policy 2U-3: Work with Bellingham to identify and establish a system of neighborhood parks, greenbelts and open space to serve the urban growth area as it develops.
- Policy 2U-4: Review land supply analysis and consider appropriate urban growth area boundaries consistent with the Growth Management Act and Countywide Planning Policies.
- Policy 2U-5: Review and update the interlocal agreement with Bellingham, prior to expiration of the current interlocal agreement, to provide for:
- Coordinated growth management and capital facility planning;
 - timing and provision of utility services and other urban services;
 - timing and procedures to be used for review of adequate land supply;
 - timing of annexations;
 - revenue sharing formulas prior to and after annexation;
 - development standards and regulations;
 - joint City/County review of development proposals in the UGA;
 - affordable housing; and
 - transfer of development rights within the City of Bellingham.
- Policy 2U-6: Whatcom County and Bellingham should continue to coordinate protection and development within the Lake Whatcom Watershed.
- Policy 2U-7: Whatcom County and Bellingham should designate receiving areas within the City of Bellingham and its UGA for Transfer of Development Rights from the Lake Whatcom Watershed.
- Policy 2U-8: The City and Whatcom County should designate appropriate zoning and residential densities in Bellingham's UGA consistent with Whatcom County's Comprehensive Plan and Bellingham's Comprehensive Plan as amended.
- Policy 2U-9: Annexation should be considered prior to or concurrently with the extension of City sewer and water and prior to urban development. Annexations should be a logical extension of the city boundaries and not create unincorporated islands.
- Policy 2U-10: The Geneva and Hillsdale areas, located within the Lake Whatcom Watershed, are designated urban growth areas in order to allow the City of Bellingham to annex these areas. The

City has a long-term interest in the water quality of Lake Whatcom because the City is responsible for providing Bellingham with safe drinking water from the Lake. Whatcom County and the community also have long-term interests in the watershed based upon the special environmental sensitivity of the Lake Whatcom Watershed as a drinking water source and the Total Maximum Daily Load (TMDL) findings requiring a reduction of phosphorus inputs into the lake. Therefore, only non-urban densities should be allowed in that portion of the Urban Growth Area within the watershed.

Amend the Urban Growth Area Reserve section of the Whatcom County Comprehensive Plan as follows:

Bellingham Urban Area

The south Yew St. and the south Caitac areas have been designated as Urban Growth Area Reserves. Prior to redesignating the south Yew St. area to UGA, need for additional land capacity must be demonstrated, planning for adequate public facilities and services must be completed, and potential impacts on Lake Padden water quality must be addressed. Prior to redesignating the south Caitac area to UGA, need for additional land capacity must be demonstrated and planning for adequate public facilities and services must be completed. UGA Reserve areas should retain rural zoning until such time the unincorporated area is placed in the UGA.