City/County Elected Officials Meeting
Growth Management Coordination

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.
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)

- Initial City & County recommendations (2013)
- Planning Commission (2013-2014)
- Multi-jurisdictional Resolution (Resolution 2014-013)
## Preliminary Population Allocations

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

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

- Comp Plan Text, Goals and Policies (spring/summer 2015)
- UGA proposals (summer 2015)
- Final Recommendations (fall 2015)
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
Whatcom County 2016 Comprehensive Plan and Development Regulations Update and Urban Growth Areas Review

March 2015
## Draft EIS
### Population Growth Alternatives

<table>
<thead>
<tr>
<th>Alternative</th>
<th>Pop. Growth 2013-2036</th>
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</thead>
<tbody>
<tr>
<td>No Action</td>
<td>48,630</td>
</tr>
<tr>
<td>Historic Shares</td>
<td>68,111</td>
</tr>
<tr>
<td>Multi-jurisdictional Resolution</td>
<td>74,781</td>
</tr>
<tr>
<td>Targeted Land Use Change</td>
<td>86,149</td>
</tr>
</tbody>
</table>

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### Historical Growth

<table>
<thead>
<tr>
<th>Period</th>
<th>Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>1980-2003</td>
<td>69,283</td>
</tr>
<tr>
<td>1990-2013</td>
<td>78,020</td>
</tr>
</tbody>
</table>
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
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
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
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
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
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