

CLEARANCES	Initial	Date	Date Received in Council Office	Agenda Date	Assigned to:
Originator: Matt W. Aamot	MA	10-15-99	RECEIVED OCT 19 1999 WHATCOM COUNTY COUNCIL	10-26-99	Council Introduction
Division Head: Sylvia Goodwin	SG	10-15-99		11-9-99	Planning & Development Committee
Dept. Head: Michael T. Knapp	MK	10-15-99		11-23-99	P&D / COUNCIL
Prosecutor: Dave Grant	DG	10-15-99			
Purchasing/Budget:	PLB	11/19/99			
Executive: Pete Kremen	PK	10-19			

SUBJECT: Ordinance adopting Comprehensive Plan amendments establishing an Urban Growth Area in the Columbia Valley/Kendall area (File # CMP99-00007).

ATTACHMENTS:

(1) Proposed Ordinance.

SEPA review required? (x) Yes () NO
 SEPA review completed? (x) Yes () NO

Should Clerk schedule a hearing? () Yes (x¹) NO
 Requested Date:

¹ The Council must hold a hearing if they want to change the Planning Commission's recommendation (WCC 20.10.110 and WCC 20.90.090).

SUMMARY STATEMENT: The request is to adopt amendments to the Whatcom County Comprehensive Plan that would establish an Urban Growth Area and modify other land use designations in the Columbia Valley/Kendall area.

The Growth Management Act requires that Comprehensive Plan amendments be considered only once per year, with certain exceptions. All amendments must be considered concurrently. In 1999, the County Council initiated 13 amendments for review under Resolution No. 99-012. The Planning Commission held multiple hearings to consider these amendments. The Planning Commission took a final vote on the package of the 13 amendments on October 14, 1999. The Council is requested to adopt the Planning Commission's recommendations or, alternatively, to hold a hearing and adopt modifications to the Commission's recommendations. The Council can not adopt the amendments until 60 days after they were sent to the State Department of Community, Trade & Economic Development, which occurred on September 23, 1999 (RCW 36.70A.106/WAC 365-195-620). Additionally, the amendments have to be adopted prior to or along with the budget (WCC 20.10.040). Therefore, it appears that the request should be voted on at the Council's November 23, 1999 meeting.

Distribution Request

Indicate those who should receive a copy after Council action. List specific names to the right.

ADS Facilities Management	
ADS Finance	
ADS Human Resources	
ADS Info Services	
Assessor	
Auditor	
Cooperative Extension	
District Court	
Executive	
Health	
Hearing Examiner	Michael Bobbink
Jail	
Juvenile	
Parks	
Planning	Michael T. Knapp
Prosecutor	
Public Works	
Sheriff	
Superior Court	
Treasurer	
Other	

COUNCIL ACTION TAKEN:

1999 - 409 10/26/99: Introduced
 11/9/99: Held in Committee
 11/23/99: Amended and adopted 6-0, Dawson abstained,
 Ord. #99-075

Related File Numbers: AB99-074

Ordinance or Resolution Number (this item):

ORD. #99-075

SPONSORED BY: Consent
PROPOSED BY: Planning & Development Services
INTRODUCTION DATE: 10/26/99

ORDINANCE NO. 99-075

**AMENDING THE WHATCOM COUNTY
COMPREHENSIVE PLAN TEXT AND MAP REGARDING
THE COLUMBIA VALLEY/KENDALL UGA**

WHEREAS, The Whatcom County Council passed Resolution 99-012 on March 23, 1999 initiating 13 Comprehensive Plan amendments, and related amendments to the Official Whatcom County Zoning Ordinance (Title 20), for review in 1999; and

WHEREAS, One of the proposed amendments is a request to amend the Comprehensive Plan text and map to establish an Urban Growth Area in the Columbia Valley/Kendall area and amend other Comprehensive Plan designations in the vicinity; and

WHEREAS, The Deputy SEPA Official for Whatcom County issued a determination of non-significance on May 11, 1999; and

WHEREAS, Pursuant to RCW 36.70.390, legal notice was published in the Bellingham Herald on July 8, 1999; and

WHEREAS, The Planning Commission held a public hearing on the subject amendment on July 21, 1999 and considered all testimony;

WHEREAS, The Planning Commission held a work session on October 14, 1999 to consider all the amendments concurrently, as required by WCC 20.10.100; and

WHEREAS, The Planning Commission evaluated the merits of each amendment in relationship to the County Wide Planning Policies and the goals, policies and objectives of the Comprehensive Plan, as required by WCC 20.10.100; and

WHEREAS, The Planning Commission issued Findings of Fact & Reasons for Actions, Conclusions and Recommendations on the amendments; and

WHEREAS, the County Council has considered the Planning Commission's Findings of Fact & Reasons for Action, Conclusions, and Recommendations for all the amendments, as required by WCC 20.10.110; and

WHEREAS, the County Council has considered all the amendments concurrently so that the cumulative effect of the various proposals can be ascertained, as required by the Growth Management Act (RCW 36.70A.130) and WCC 20.10.010; and

WHEREAS, the County Council finds that the Comprehensive Plan amendments recommended by the Planning Commission conform to the Growth Management Act; and

WHEREAS, the County Council finds the subject Comprehensive Plan amendments are in the best interest of the public health, safety, and welfare, based on the following findings and conclusions:

FINDINGS

1. Pursuant to RCW 36.70A.040, Whatcom County adopted the Whatcom County Comprehensive Plan on May 20, 1997, which was revised on November 24, 1998.
2. Pursuant to RCW 36.70A.130, Whatcom County is considering an amendment to the Comprehensive Plan that would establish an Urban Growth Area (UGA) by amending the Comprehensive Plan designations in the Columbia Valley/Kendall area from "Resort and Recreational Subdivision, Small Town, Rural Forestry, and Rural" to "UGA-Long-Term Planning Area, UGA-Short-Term Planning Area, Rural Forestry, and Rural", and adding associated policies and background information.
3. Notice was mailed to the owners of the subject properties, as shown on the records of the County Assessor, and to owners of properties within 300' of the subject property on July 9, 1999; published in the Bellingham Herald on July 8, 1999; and posted on the site on July 9, 1999.
4. A Determination of Non-Significance was issued by the Deputy SEPA Official for Whatcom County on May 11, 1999.
5. Existing development in the Columbia Valley/Kendall area is already characterized by urban growth, as defined under RCW 36.70A.030(17).
6. The proposed Urban Growth Area has existing public facilities and services, including transportation infrastructure, domestic water and sanitary sewer systems, recreational facilities, schools, and fire/police protection.
7. Population growth projections, in the comprehensive plan, indicate that the population in unincorporated Whatcom County, outside of urban growth areas, will increase by 14,176 (26.3%), from 1995 to 2015.
8. The *East Whatcom County Economic Development Plan* projected that the population in East Whatcom County would increase by 2,199 between 1997 and 2010, and 4,453 between 1997 and 2020.
9. An adequate supply of commercial and light impact industrial land is essential to economic development in East Whatcom County.
10. There are no existing cities or Non-City Urban Growth Areas located in the eastern part of Whatcom County. No provision has been made for accommodating urban growth in this part of the county. As the Columbia Valley is the most populous area in the eastern part of the county, it is the logical place in which to encourage the growth that will occur in this part of the county.
11. The concurrency provision in the Whatcom County Code will ensure that adequate facilities and services are available to serve the growth that will occur in the proposed Urban Growth Area, concurrent with development.
12. The Whatcom County Critical Areas Ordinance, and other applicable laws and development regulations, protect any critical areas located within the proposed Urban

- Growth Area that would be designated for development under the initiated amendment.
13. The Whatcom County Critical Areas Ordinance, Whatcom County Shoreline Management Program, Whatcom County State Environmental Policy Act Ordinance, regulations applicable to listings under the Endangered Species Act, and other applicable development regulations will adequately protect wetlands; streams, lakes, and other surface waters; and fish and wildlife habitat areas located in areas designated for development under the initiated amendment.
 14. The proposed Urban Growth Area does not include any parcels that are designated as agricultural lands under RCW 36.70A.170.
 15. The proposed Urban Growth Area includes 77 acres that are designated RF in the comprehensive plan and zoned RF, and 98 acres that are designated Resort/Recreational Subdivision in the comprehensive plan and zoned RF. These 175 acres already have potential conflicts between their use for forestry and adjacent residential uses, because they are adjacent to existing development. Public facilities and services conducive to the conversion of these lands to non-forestry uses are available in the area. The 98 acres currently designated as Resort/Recreational Subdivision already has a comprehensive plan designation that anticipates development.
 16. The substantial population growth projected for East Whatcom County in the *East Whatcom County Economic Development Plan* represents a changed condition that needs to be accounted for in the long-range planning for the area.
 17. The proposed Urban Growth Area includes Short Term Planning Areas that take into account the ability of service providers to provide adequate public facilities, over the short-term, and utilizes Long Term Planning Areas to identify areas that are suitable for the additional development needed to accommodate the projected population growth, but that have unresolved issues relating to the provision of adequate public facilities and services.

CONCLUSIONS

1. By designating the Columbia Valley/Kendall area as an Urban Growth Area, Whatcom County will be including area and densities in its comprehensive plan to accommodate the population growth that is projected to occur in East Whatcom County, and the county will be encouraging urban growth in an area already characterized by urban growth.
2. The initiated amendment would acknowledge the existing development and expected growth in the Columbia Valley/Kendall area, and provide for coordinated and planned development within an Urban Growth Area to accommodate the projected population growth.


NOW, THEREFORE, BE IT ORDAINED by the Whatcom County Council that:

Section 1. The text of the Whatcom County Comprehensive Plan is hereby amended as shown on Exhibit 1.


Section 2. The map of the Whatcom County Comprehensive Plan is hereby amended as shown on Exhibit 2.

Section 3. Adjudication of invalidity of any of the sections, clauses, or provisions of this Ordinance shall not affect or impair the validity of the Ordinance as a whole or any part thereof other than the part so declared to be invalid.

ADOPTED this 23 day of November 1999.

ATTEST.

Dana Brown-Davis, Council Clerk

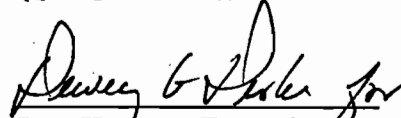
WHATCOM COUNTY COUNCIL
WHATCOM COUNTY, WASHINGTON


Marlene Dawson, Chairperson

APPROVED as to form:


Civil Deputy Prosecutor

Approved () Denied


Pete Kremen, Executive

Date: 12/2/99

Exhibit 1

Amend p. 2-13 of the Comprehensive Plan as follows:

URBAN GROWTH AREAS - INTRODUCTION

This section presents policies, map designations and rationale for the urban growth areas for Bellingham, Blaine, Everson, Ferndale, Lynden, Nooksack, Sumas, Birch Bay, Columbia Valley and Cherry Point. **Map 8** shows designated urban growth areas.

Amend p. 2-14 of the Comprehensive Plan as follows:

GROWTH AREAS - ISSUES, GOALS, AND POLICIES

Overall

The Growth Management Act assigns the responsibility of designating urban growth areas to counties. Growth is to be encouraged within urban growth areas and discouraged outside them. Urban Growth Boundaries are set in accordance with the policies established in Chapter 36.70A RCW and applicable regulations. Specific consideration is given to approved comprehensive plans for the municipalities and their supporting justification. Modifications have been incorporated into this plan based upon several criteria:

- The need to assure logical service boundaries,
- The need to avoid isolated pockets or abnormally irregular boundaries,
- Consideration of land needs analysis of residential, commercial and industrial needs within urban areas, and
- Identification of special needs with respect to unique non-city industrial sites (such as Cherry Point), and County areas for which the County will actively support incorporation as appropriate (such as Birch Bay or Columbia Valley).

Amend p. 2-17 of the Comprehensive Plan as follows:

Policy 2M-8: The County will require a power of attorney to annex to the applicable jurisdiction (and/or support incorporation in the case of Birch Bay and Columbia Valley) as a condition of any development approval within the county controlled UGA; including any action pursuant to Chapter 58.17 RCW, the approval of any binding site plan or other development permit, including any permit issued under the Uniform Building Code which increases the square footage of property within the UGA. The County shall use the powers granted to assist in achieving the balance sought under Policy 2M-7 above.

Amend p. 2-47 of the Comprehensive Plan as follows:

Unincorporated Residential/Recreational Urban Growth Areas

Birch Bay and the Columbia Valley/Kendall area are unincorporated areas with sizable populations and substantial amounts of existing, residential/recreational development. Both areas are characterized by a mix of permanent residents and second-home use, which reflects both the population growth that has occurred in the unincorporated areas of Whatcom County and the resort/recreational nature of these areas.

Amend p. 2-48 of the Comprehensive Plan as follows:

Columbia Valley/Kendall

Located in the northeast part of the developed portion of the county, the Columbia Valley/Kendall area is the most populous area in the eastern part of Whatcom County.

The Columbia Valley area, like many other areas in Whatcom County, was originally developed to cater to a seasonal population, primarily Canadians who are allowed to spend up to six months per year in the United States. 1990 U.S. Census data indicates that 53% of the population is seasonal. However, portions of the area, particularly Paradise Lakes, have become attractive for permanent residents, with this trend expected to increase to 60% in the 20 year planning period. The lots are affordable and the current and projected development will provide an available work force for economic development.

Columbia Valley refers to two large subdivisions, Paradise Lakes and Peaceful Valley, which are located along both sides of Kendall Road. These developments include a golf course, a large pond and wetland complex along Kendall Creek, and some undeveloped land. There are approximately 2,000 platted lots, with an estimated 1,375 current dwelling units consisting of both recreational cabins, manufactured homes, and permanent residences. Accounting for some buildout of undeveloped land, summertime populations could reach 5,000 people within the 20 year planning horizon.

Paradise Lakes has public roads, relies on a water association and utilizes septic systems for sewage disposal. Peaceful Valley has private roads and a water and sewer system managed by Water District 13 with ample capacity. The district has gone through bankruptcy because of the need to carry the capital debt and operating costs of a system that is under-utilized.

The small town of Kendall has a commercial district, fire station, and elementary school.

GOAL 2Z: **Recognize Birch Bay and the Columbia Valley/Kendall area as a major unincorporated county urban growth areas, not associated with existing cities.**

Policy 2Z-1: Work with all parties to resolve the water issue so Birch Bay can develop to

its full potential.

- Policy 2Z-2: Work with Birch Bay Water and Sewer District and the City of Blaine to resolve the issue of jurisdiction north of Lincoln Road and east of the Semiahmoo development. As a starting premise, assume the area between Lincoln Road and Drayton Harbor to ultimately be part of Blaine but with water and sewer service from the district.
- Policy 2Z-3 Re-evaluate the amount and location of area designated as resort commercial and multiple family in Birch Bay, based on the present knowledge of wetlands in the area.
- Policy 2Z-4: Recognize the resort nature of Birch Bay and Columbia Valley/Kendall, including the significant second home factor when analyzing land supply for urban growth area boundaries.
- Policy 2Z-5: Encourage incorporation of Birch Bay when financial viability can be achieved without including the Cherry Point Industrial Area within proposed city boundaries.
- Policy 2Z-6: Recognize the impacts of tourist development on local residents in the Birch Bay and Columbia Valley and provide for mitigation of those impacts.
- Policy 2Z-7: Work with all parties to resolve infrastructure and public service issues so that the Columbia Valley/Kendall area can develop to its full potential.
- Policy 2Z-8: Study Columbia Valley/Kendall to identify the factors necessary to create an economically viable city, the implications of such development within the County overall, and make recommendations as to how and when incorporation should be initiated.
- Policy 2Z-9: Require unplatted areas in Columbia Valley/Kendall to obtain “ability to serve” letters from schools, fire districts, and water and sewer service providers and demonstrate adequate road capacity in order to receive county approval for new subdivisions.
- Policy 2Z-10: For new subdivisions, encourage the use of clustering with adequate setbacks along Kendall Creek, Kendall and Sprague lakes, and wetlands to avoid environmental degradation of surface waters, to enhance/restore fish habitat relative to complying with listings under the Endangered Species Act, where they might apply, and to protect the aquifer underlying the Columbia Valley.
- Policy 2Z-11: For existing lots in Columbia Valley/Kendall, encourage the use of appropriate stormwater best management practices and connection to public sewer to protect surface waters and the aquifer. Any new building

permits on existing lots must be able to demonstrate that the water service is available to provide adequate water as a precondition to the issuance of a permit.

Policy 2Z-12: Work with homeowner's associations and the owners of undeveloped tracts in Columbia Valley/Kendall to develop regional stormwater collection and treatment facilities or standards for individual stormwater detention and infiltration facilities, prior to approval of new subdivisions.

Policy 2Z-13: Recognize the need for light impact industrial land uses within the Columbia Valley/Kendall Urban Growth Area. Consider establishing a light impact industrial zone within the long term planning area located on the north side of Limestone Road. Retain the existing zoning within this long term planning area until a master plan has been completed to identify traffic impacts and infrastructure/utility/service needs, and appropriate mitigation measures.

Policy 2Z-14: Preclude additional commercial zoning within the urban growth area until the Small Town Commercial district in Kendall is fully developed and a land supply study demonstrates a need for additional commercial land.

Map uga-9 (Columbia Valley)

(Insert the new map here)

Amend p. 2-54 of the Comprehensive Plan as follows:

Map UGA-910 Cherry Point

Amend p. 2-62 of the Comprehensive Plan, the RURAL LANDS - ISSUES, GOALS, AND POLICIES section, as follows:

Small Towns and Crossroads Communities

Whatcom County has several unincorporated areas which can be characterized as crossroads communities and small towns. Populations range from a few houses or just a store ~~such as in Kendall~~, to self contained communities of a few hundred people. These communities grew up serving the agricultural and timber industries providing necessary goods and services. Today the areas are characterized by grocery, fuel, food service, churches, some lodging, community halls and service facilities. Schools and fire stations often are located in or nearby. In addition to serving the agricultural and timber community, some of these areas have taken on a new role, that of serving the tens of thousands to hundreds of thousands of tourists which visit Mount Baker and the foothills for both winter and summer recreation.

Amend p. 2-63 of the Comprehensive Plan as follows:

Northeastern Towns

Glacier, and Maple Falls ~~and Kendall~~ are the closest towns to Mount Baker. The communities are within the greater Vancouver, B.C. recreation area and serve a local population of more than 1.5 million Canadian residents as well as Whatcom County and out-of-area tourists to the Mount Baker recreation area. Increasing tourist activities have increased the demand for additional food, fuel and tourist services in the northern small towns, including restaurants, motels and rental housing. This increased demand is expected to continue. Thus the northeastern towns provide vital support for the tourist industry which is a significant part of the County economy. The towns, existing and planned, also serve the needs of several existing recreational plats located at or near the entrance to the National Forest. Small towns in this area typically occupy an area of about a quarter mile, and are constrained by physical limitations.

Water supply for both potable water and fire flow is available (either presently or can be obtained, e.g. transfer of rights). Further, at the limited scale envisioned for small towns, sewer can be accommodated through on-site facilities or local districts. Roads would not be significantly impacted by the expansions contemplated, as the services are to serve and accommodate the already growing recreational visitor traffic and capture the pass-by traffic and reduce the need to travel into the National Forest and then travel back out to a larger community to find food, fuel and overnight accommodations.

A "Sun Mountain Lodge" or "Skamania Lodge" type and scale resort at or near the small towns would aid the economic stability of the area. Most of the dollars brought into the area are from Canada and outside Whatcom County. The impact on schools of such growth would be negligible due to the limited permanent population of school age children and the added assessed value would serve to replace dollars lost due to the reduction in the timber industry activity which is expected to be long term. The Glacier, and Maple Falls ~~and Kendall~~ boundaries have been sized to reflect existing development. ~~In the case of Kendall, commercial service expansion on the highway is more appropriate than attempting to create a new commercial core in the Columbia Valley plats.~~

Located on the North Cascade Highway and surrounded by National Park, Newhalem and Diablo are essentially company towns owned by Seattle City Light as support facilities for their hydropower plants in the North Cascades. Permanent planning and zoning designations were recently established for these areas which reflected the existing land uses and provided for the future needs of Seattle City Light. The population is minimal, stable and totally comprised of Seattle City Light employees.

Amend p. 2-64 of the Comprehensive Plan as follows:

Western Towns

Custer is a small unincorporated population center, formed at a major crossroads along a main railroad line early in the county's history. Custer has retained a small town character and a certain visual charm because of its older, dense, commercial center, and has legal status as a "Town" under state law. As with the small towns farther east, adequate water supplies and fire service are available or obtainable and on-site sewer can support the limited expansion contemplated. Ability to serve requirements will assure that facilities and utilities are available to serve proposed new development.

Goal 2GG: **Ensure the economic viability of small towns in rural areas for their importance in serving surrounding rural lands as well as tourist activity.**

Policy 2GG-1: **Identify the communities of Glacier, Maple Falls, ~~Kendall~~, Custer, Deming, and Acme as Small Towns with commercial centers catering to local residents and tourists.**

Amend p. 2-66 & 2-67 of the Comprehensive Plan as follows:

Mount Baker Recreational Region

Between 1968 and 1978, approximately 5000 second home sites, trailer lots or units were platted or constructed within the Mount Baker Foothills region of Whatcom County. Rising popularity of outdoor recreation, expanded public facilities and the five-hour round trip travel time from Vancouver to the Mount Baker ski area fostered a market demand for overnight lodging. With few resort or cabin units available prior to 1968, recreation subdivisions, camper clubs and condominiums were developed to fill the demand. In addition, during this period the British Columbia government placed a moratorium on the private purchase of B.C. land for recreational use. This policy, combined with substantially lower land prices in neighboring Whatcom county and crowded recreation facilities in Canada, persuaded many Canadian citizens to buy land here for both recreation and investment.

A number of recreational subdivisions are located within the Mount Baker region, including ~~Paradise Lakes and Peaceful Valley within Columbia Valley~~, the Glen at Maple Falls, Mount Baker Rim, Snowline, and Glacier Springs.

Snowline and Mount Baker Rim border the Mount Baker National Forest, just east of Glacier. The subdivision of Snowline has approximately 300 lots on 120 acres. It has about 150 dwelling units occupied mostly for recreational use. Mount Baker Rim has approximately 520 lots, with at least 120 developed with cabins or manufactured homes. Remaining lots are either vacant or used as sites for recreational vehicles. Snowline and Mount Baker Rim are served with public water by Whatcom County Water District 14. There is no sewer service and lots utilize individual or community septic systems.

Glacier Springs is located along Canyon Creek, a few miles west of the town of Glacier. It is

comprised of a 95 acre recreational subdivision with 285 lots of record, but presently with very few cabins. It does not have sewer service but is served water by the Glacier Springs Water Association. Permanent use of this subdivision is limited by the presence of an alluvial fan arising from Canyon Creek.

Approximately one mile southwest of Maple Falls on Mount Baker Highway is the Glen at Maple Falls, a resort community of 1,220 lots and used primarily for travel trailers mounted on permanent foundations. The community is served by a private water association and relies on individual or community septic systems.

~~Located in the northeast of the developed portion of the county, the Columbia Valley area, like many other areas in Whatcom County, was originally developed to cater to a seasonal population, primarily Canadians who are allowed to spend up to six months per year in the United States. 1990 U.S. Census data also indicates that 53% of the population is seasonal. However, portions of the area, particularly Paradise Lakes, have become attractive for permanent residents, with this trend expected to increase to 60% in the 20 year planning period. The lots are affordable and still within commuting range to jobs in the western part of Whatcom County.~~

~~Columbia Valley refers to two large subdivisions, along both sides of Kendall Road. These include Paradise Lakes and Peaceful Valley. The developments include a golf course, a large pond and wetland complex along Kendall Creek, and some undeveloped land. There are approximately 2,000 platted lots, with an estimated 1,375 current dwelling units consisting of both recreational cabins, manufactured homes, and permanent residences. Accounting for some buildout of undeveloped land, summertime populations could reach 5,000 people within the 20 year planning horizon.~~

~~Paradise Lakes has public roads, relies on a water association and utilizes septic systems for sewage disposal. Peaceful Valley has private roads and a water and sewer system managed by Water District 13 with ample capacity. The district has gone through bankruptcy because of the need to carry the capital debt and operating costs of a system that is under utilized.~~

Amend p. 2-69 of the Comprehensive Plan as follows:

GOAL 2JJ: **Recognize the existing mixture of recreational and residential development of resort and recreational subdivisions and ensure that future growth can be serviced appropriately.**

Policy 2JJ-1: Require unplatted areas to obtain "ability to serve" letters from schools, water and fire districts and demonstrate adequate road capacity in order to receive county approval for new development. In addition, any new building permits on existing lots must be able to demonstrate that the water service is available to provide adequate water as a precondition to the issuance of a permit.

Policy 2JJ-2: Study ~~Columbia Valley~~, Point Roberts, and Sudden Valley to identify the factors necessary to create an economically viable city in each area, the implications of such development within the County overall, and make

recommendations as to whether, and, if feasible, how such action should be addressed. The study for Sudden Valley should consider the potential impacts incorporation may have on water quality and should reflect that protecting water quality is the highest priority.

Policy 2JJ-3: Recognize the diversity of the different developments and the differing goals of the residents while working with the community associations to establish common ground.

Policy 2JJ-4: ~~As the update of the Foothills Subarea Plan or in response to a private request consider establishing some commercial, industrial and/or mixed use zones in the Kendall area.~~

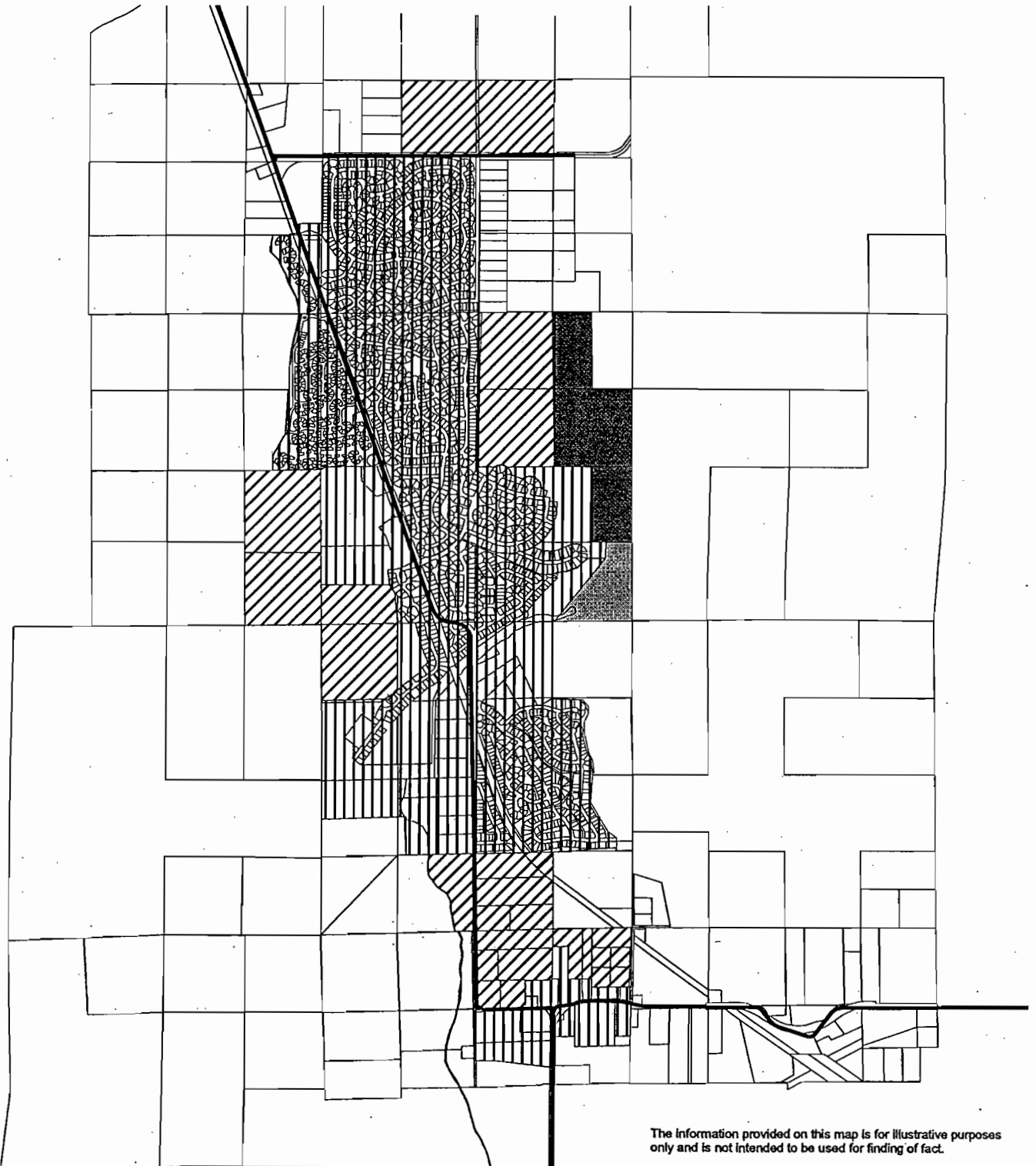
Policy 2JJ-5: ~~As any new development occurs within Columbia Valley, encourage continued use of clustering, utilization of the highest possible sewer and stormwater development standards, and connection to Water District 13's sewer treatment plant to prevent additional environmental degradation to Kendall Creek and the associated aquifer.~~

Policy 2JJ-6: ~~Encourage Paradise Lakes to use the Peaceful Valley sewer treatment plant.~~

Policy 2JJ-75: Work with property owners within the developments of Cain and Reed Lakes to develop an alluvial fan hazard management plan.

Policy 2JJ-86: Where appropriate, pursue voluntary density reduction through incentives such as voluntary lot consolidation.

Exhibit 2



The information provided on this map is for illustrative purposes only and is not intended to be used for finding of fact.

Columbia Valley/Kendall UGA

File: CMP99-00007

Legend:

-  UGA - Long-Term Planning Area
-  UGA - Short-Term Planning Area
-  Rural Forestry
-  Rural



GIS

