

**WHATCOM COUNTY  
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT  
APPLICATION FOR COMPREHENSIVE PLAN AND RELATED ZONING AMENDMENTS**

Date Received: \_\_\_\_\_

File #: \_\_\_\_\_

**I. CHECK THE APPROPRIATE BOXES**

COMP PLAN MAP

COMP PLAN TEXT

ZONING MAP

ZONING TEXT

**II. GENERAL INFORMATION**

A. APPLICANT'S NAME: Whatcom County Planning & Development Services

MAILING ADDRESS: 5280 Northwest Dr.

Bellingham, WA 98226

E-MAIL ADDRESS: pds@co.whatcom.wa.us

BUSINESS PHONE: 676-6907 HOME PHONE: N/A

B. AGENT'S NAME: Matt Aamot

MAILING ADDRESS: Same as above

E-MAIL ADDRESS: \_\_\_\_\_

BUSINESS PHONE: Same as above

C. TOPIC OF PROPOSED AMENDMENT:

Whatcom County Comprehensive Plan – Capital Facility Amendments

**III. FOR MAP AMENDMENTS**

*N/A – No map amendments are proposed.*

A. TAX PARCEL NUMBER(s): \_\_\_\_\_ N/A \_\_\_\_\_

ACREAGE: \_\_\_\_\_

SITE ADDRESS: \_\_\_\_\_

TOWNSHIP: \_\_\_\_\_ RANGE: \_\_\_\_\_ SECTION: \_\_\_\_\_ 1/4 SECTION: \_\_\_\_\_

OWNER(s): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY/STATE/ZIP: \_\_\_\_\_

PHONE: \_\_\_\_\_

(Additional sheets may be attached if more than one parcel is involved.)

B. EXISTING COMPREHENSIVE PLAN DESIGNATION:

C. EXISTING ZONING DESIGNATION:

D. PROPOSED COMPREHENSIVE PLAN DESIGNATION:

E. PROPOSED ZONING DESIGNATION:

F. THE PRESENT USE OF THE PROPERTY IS:

G. SURROUNDING LAND USE:

H. SERVICES

Please provide the following information regarding the availability of services.

The site is currently served by sewer \_\_\_\_\_; septic \_\_\_\_\_. (check one)

Sewer purveyor (name): \_\_\_\_\_

The site is currently served by a public water system \_\_\_\_\_; well \_\_\_\_\_. (check one)

Water purveyor (name): \_\_\_\_\_

The site is located on a public road \_\_\_\_\_; private road \_\_\_\_\_. (check one)

Name of road: \_\_\_\_\_.

Fire District #: \_\_\_\_\_ Name: \_\_\_\_\_

School District #: \_\_\_\_\_ Name: \_\_\_\_\_

#### IV. FOR TEXT AMENDMENTS

Identify the sections of the Comprehensive Plan and Zoning Ordinance that you are proposing to change and provide the proposed wording (attach additional pages if necessary):

*The proposal includes reviewing and amending the following portions of the Whatcom County Comprehensive Plan:*

- *Chapter 4 – Capital Facilities*
- *Appendix E – Whatcom County 20-Year Capital Facilities Plan*
- *Chapter 2 – Land Use (portions relating to capital facilities)*

*Potential amendments to these sections of the Whatcom County Comprehensive Plan to address capital facility issues may include but are not limited to:*

- *Amending Chapter 4 to:*
  - *Adopt updated water system plans serving the Columbia Valley Urban Growth Area (UGA) by reference.*
  - *Adopt updated sewer system plan serving the Columbia Valley UGA by reference.*
  - *Adopt updated or new fire protection plans serving unincorporated UGAs by reference.*
  - *Adopt updated or new school capital facility plans by reference.*
  - *Review and replace outdated information.*
- *Amending Appendix E to:*
  - *Modify population projections for consistency with revised projections for the Ferndale UGA, Birch Bay UGA and County population adopted under Ordinance 2010-037.*
  - *Modify text for consistency with updated water, sewer and fire plans serving the Ferndale UGA.*
  - *Modify text for consistency with updated water, sewer and fire plans serving the Columbia Valley UGA and, potentially, other unincorporated UGAs.*
  - *Modify text for consistency with any updated or new school capital facility plans.*
  - *Review and replace outdated information.*
- *Amending Chapter 2 for consistency with capital facility changes made to Chapter 4 and Appendix E and other capital facility related issues.*

*Proposed text changes to the Whatcom County Comprehensive Plan will be developed in the 2011 amendment process, after receiving copies of special district and city capital facility plans that are currently in the process of being formulated. These plans will have to be reviewed for consistency with the County Comprehensive Plan before developing proposed text changes.*

**V. FOR ALL AMENDMENTS****A. Why is the amendment needed and being proposed?**

*The Growth Management Act requires a high level of coordination between the land use and capital facilities elements of the comprehensive plan. However, city and special purpose district capital facility planning is usually on a different time frame than County land use planning. Therefore, updating the Whatcom County Comprehensive Plan is important as cities and special districts formulate or update their capital facility plans or other new information becomes available. Additionally, the County Council adopted Ordinance 2010-037 amending the population projections for Birch Bay, Ferndale and Whatcom County. These revised growth projections will be incorporated into the Whatcom County 20-Year Capital Facilities Plan.*

**B. How does the proposed amendment conform to the requirements of the Growth Management Act?**

*The Growth Management Act requires counties to incorporate capital facility elements into their comprehensive plans under RCW 36.70A.070(3). Additionally, urban service planning for urban growth areas is anticipated under RCW 36.70A.110. The County intends to amend the capital facility elements of the comprehensive plan to provide greater support for the adopted land use plan.*

**C. How is the proposed amendment consistent with the County-Wide Planning Policies for Whatcom County?**

*County-wide Planning Policy C-2 states “The size and location of Urban Growth Areas shall be consistent with adopted local policies and with the capital facilities plans.”*

*Additionally, County-wide Planning Policy E-4 states:*

*The County shall assure that there are plans to provide appropriate levels of urban facilities and services within non-city Urban Growth Areas. These plans should be developed by special purpose districts, water associations and private service providers within each of these Areas, and should be implemented, where appropriate, through interlocal agreements. . .*

*The next mandatory 10-year review of urban growth areas won’t occur for a number of years. However, in the intervening years, it is important to increase consistency between the adopted land use plans and capital facility planning efforts that support urban growth area planning.*

*These and other County-wide Planning Policies will be considered in the comprehensive plan amendment process.*

- D. How is the proposed amendment consistent with the Whatcom County Comprehensive Plan?

*Whatcom County Comprehensive Plan Policy 2C-5, adopted in Nov. 2009 under Ordinance 2009-071, states:*

*“Where public facility and service plans are not consistent with the Comprehensive Plan, allow for reconciliation of the public facility and service gaps as part of the 7-Year Review scheduled for completion in 2011. . .”*

*While the GMA was amended to extend the deadline for the “7-year” review to 2014, city and special district capital facility plans are currently in the process of being updated. The Whatcom County Comprehensive Plan should be amended, as appropriate, to incorporate or reflect these capital facility plans. This may be a multi-year process because cities and special districts are on different schedules for updating their capital facility plans.*

- E. If within an Urban Growth Area, how is the proposed amendment consistent with interlocal agreements between the County and the City?

*All interlocal agreements with cities have expired or will expire by spring 2011. It is anticipated that the County will engage in the process of re-negotiating these interlocal agreements. The amendments will be evaluated for consistency with interlocal agreements prior to adoption.*

- F. What changed conditions or further studies indicate a need for the amendment?

- *Cities and special purpose districts are in the process of updating their capital facility plans.*
- *Adoption of Ordinance 2010-037.*

- G. How will the public interest be served by the amendment? In determining whether the public interest will be served, factors including but not limited to the following will be considered:

- *The anticipated effect upon the rate or distribution of population growth, employment growth, development, and conversion of land as envisioned in the Comprehensive Plan.*

*Comment: The population and employment allocations and land use designations are set forth in chapters 1 and 2 of the Whatcom County Comprehensive Plan. The subject proposal would not modify these growth allocations or land use designations. Rather, capital facility plans for cities and special purpose districts will be incorporated or referenced to the extent that they support the land use element of the Whatcom County Comprehensive Plan.*

- The anticipated effect upon the ability of the County and/or other service providers, such as cities, schools, water and/or sewer purveyors, fire districts, and others as applicable, to provide adequate services and public facilities including transportation facilities.

*Comment: The amendments would increase coordination and consistency between County, city and special district planning for capital facilities and the land use element of the Whatcom County Comprehensive Plan.*

- Anticipated impact upon designated agricultural, forest and mineral resource lands.

*Comment: The proposed amendments should not harm resource lands.*

H. Does the amendment include or facilitate illegal spot zoning?

*No – The proposal does not involve rezoning property.*

## **VI. SUPPORTING INFORMATION (ATTACH THE FOLLOWING):**

A. A vicinity map showing property lines, roads, existing and proposed Comprehensive Plan and Zoning designations. (This information is required for map amendments only).

*Comment: N/A – No map amendments are proposed.*

B. Mailing labels with names and mailing addresses of the owners of all property included within the area proposed for re-designation and within 300 feet (1,000' if the application is for a Mineral Resource Lands zone) of the area proposed for re-designation according to the records of the Whatcom County Assessor. (Mailing labels are required for map amendments only and should be submitted when the fees are paid, after the County Council initiation of the amendment).

*Comment: Not applicable – this is not a site-specific proposal.*

C. State Environmental Policy Act (SEPA) Checklist

*Comment: A SEPA checklist will be prepared prior to the Planning Commission hearing.*

## **VII. FEES**

A. The Whatcom County Code 2.160.110 states that:

- (1) Application fees shall not be required for any application submitted by the county council, county council members, county executive, planning commission, and county planning and development services.
- (2) All other applicants shall pay application fees as specified in the Unified Fee Schedule.

(3) Once an amendment is initiated by resolution of the county council, the applicant shall pay the initiation fee within 15 days. The county council may take official action to waive the initiation fee at the time it approves the initiating resolution if it finds the proposed amendment will clearly benefit the community as a whole and will not be for private financial gain.

B. Are you requesting that the County Council waive the fees for this application?

*N/A – Fees are not required under WCC 2.160.110(1).*

C. If so, please describe how the proposed amendment clearly benefits the community as a whole and will not be for private financial gain.

*N/A*

**PLEASE SUBMIT TWO COPIES OF ALL APPLICATION MATERIALS.**

Signature of Applicant or Agent:

\_\_\_\_\_

Date: November 17, 2010