

## Foothills Subarea Plan Policy Choices Matrix

*Goal 2AA (from the Whatcom County Comprehensive Plan) – Recognize Birch Bay, Sudden Valley Provisional Urban Growth Area, and the Columbia Valley/Kendall area as county urban growth areas, not associated with existing cities.*

Element	Policy Choices	
Land Use	Whatcom County has adopted an approximately 40-acre planned light impact industrial designation within the Columbia Valley UGA as shown on map ???. The County may designate another 40-acres of land for UGA/light impact industrial development within the boundaries of the potential planned light impact industrial designation only if the initial 40 acres in the planned light impact industrial designation is either substantially put to use for industrial purposes or is removed from the UGA/planned light impact industrial designation by amending the Foothills Subarea Plan and the Whatcom County Comprehensive Plan. In any case, the County's intent is to meter the amount of land available for light impact industrial uses to match demand and to avoid designating more land than necessary for light impact industrial development.	<i>Note: Approved by consensus of the committee on 6/27/07.  Staff Comment to Studio Cascade: Please insert the appropriate map # at the end of the 1<sup>st</sup> sentence.</i>
Land Use	Recognize the need for light impact industrial land uses within and/or bordering on the Columbia Valley Urban Growth Area. Consider establishing a light impact industrial zone <del>within the long term planning area</del> located on the north side of Limestone Road <u>as shown on the Planned Light Impact Industrial and Potential Planned Light Impact Industrial map</u> . Retain the existing zoning <del>within this long term planning area</del> until a master plan <del>has been completed to identify</del> traffic impacts and infrastructure/utility/service needs, and appropriate mitigation measures <u>have been identified</u> . <u>Consider modifying the Columbia Valley UGA boundary in appropriate locations north and west of the existing UGA to allow for the allocation of only light impact industrial land in sufficient acreage to attract and maintain business opportunities. Ensure the UGA is not expanded in acreage as a result of the modification. Assure an adequate supply of light impact industrial sites to meet future market demands for light impact industrial development.</u>	<i>Note: This policy (which is a modification of existing Policy 2AA-12) was initially approved by the committee on January 17, 2007. It was modified by the committee on May 7, 2007 and June 27, 2007. It was given final approval by an 8-3 committee vote on June 27, 2007  Staff Comment: Perhaps this policy should be moved from the County-wide Comprehensive Plan into the Foothills Subarea Plan.</i>
	<del>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.</del>	<i>Note: This policy (existing Policy 2AA-13) was deleted by and 8-1-1 committee vote on January 3, 2007. The committee confirmed this previous recommendation on March 21, 2007.</i>

*Goal – Preserve the natural beauty, open spaces, rural character and slow, rural pace of life in the Foothills, prized by long-term residents and newcomers alike. {Note: Approved by consensus of the committee on 3/7/07}*

Element	Policy Choices		
	A	B	C
Land Use	Discourage residential development on steep slopes and in forestry and agricultural areas.		<i>Note: Approved by consensus of the committee on 3/7/07.</i>
	Strongly discourage rezoning Commercial Forestry zones to allow more dwellings or increased intensity of use.		<i>Note: Approved by consensus of the committee on 3/7/07. Modified by consensus of the committee on 6/6/07 and 6/20/07.</i>
	Strongly discourage rezoning Rural Forestry zones to allow more dwellings or increased intensity of use. This policy does not apply to Rural Forestry zones that are located in the Columbia Valley UGA as designated in the 2007 Foothills Subarea Plan.		<i>Note: Approved by consensus of the committee on 6/6/07. Modified by consensus of the committee on 6/20/07.</i>
	Strongly discourage re-designation of Rural Forestry and Commercial Forestry Comprehensive Plan designations to Urban Growth Area.		<i>Note: Approved by consensus of the committee on 6/6/07.</i>
	Encourage urban levels of development only in the Columbia Valley UGA.		<i>Note: Approved by consensus of the committee on 3/21/07. Modified by consensus of the committee on 5/7/07.</i>
	Expand the rural economic base by supporting renewable natural resource industries, home occupations, cottage industries, forestry and agriculture.		<i>Note: Approved by consensus of the committee on 3/21/07.</i>
Transportation	Discourage roadway construction on steep slopes, except in accordance with the Whatcom County Code and the Forest Practices Act.		<i>Note: Approved by consensus of the committee on 4/4/07.</i>
Transportation	Protect the intrinsic qualities of Mt. Baker Highway and other arterial and collector roads in the subarea, including scenic, historic, archaeological, recreational, cultural and natural features.		<i>Note: Approved by consensus of the committee on 5/7/07.</i>
Community Facilities	Locate community facilities near areas of concentrated population.		<i>Note: Approved by consensus of the committee on 3/21/07.</i>

**Goal** – Concentrate urban growth in the Columbia Valley UGA, creating a diverse mix of land uses and resulting in the provision of a full spectrum of urban services, including water, sanitary sewerage, storm drainage, law enforcement, fire protection, libraries, schools, parks, public transit and other similar services. *{Note: Approved by consensus of the committee on 3/21/07}*

Element	Policy Choices		
	A	B	C
Land Use	Encourage the integration of mixed uses, open spaces, and civic places into the Columbia Valley UGA.		<i>Note: Approved by consensus of the committee on 4/4/07.</i>
	Acquire parks and other land for community facilities, allowing the provision of community services to keep pace with and be provided at a scale commensurate with the area’s growing population.		<i>Note: Approved by consensus of the committee on 3/21/07.</i>
	Encourage low impact development techniques for storm water best management practices and connection to public sewer to protect surface and ground water.		<i>Note: Approved by consensus of the committee on 3/21/07.</i>
	Densify and revitalize the Columbia Valley UGA before considering expansion of the UGA for non-industrial land uses.		<i>Note: Approved by consensus of the committee on 6/20/07.</i>
	Link UGA neighborhoods to the Kendall Elementary School and the Kendall Small Town Commercial area with convenient pedestrian, bicycle, public transit, and auto connections.		<i>Note: Approved by consensus of the committee on 3/21/07.</i>
	Study and, if feasible, facilitate incorporation of the Columbia Valley UGA.		<i>Note: Approved by consensus of the committee on 3/21/07.</i>
Housing	Mix housing types through a variety of zoning and development incentive programs to facilitate development of housing for all income sectors in the UGA.		<i>Note: Approved by consensus of the committee on 3/21/07.</i>

Element	Policy Choices		
	A	B	C
Capital Facilities	Invest in capital facilities to keep pace with increases in demand in the UGA.		<i>Note: Approved by consensus of the committee on 4/4/07.</i>
	Seek public and/or private funding to supplement County spending on capital facilities in the UGA.		<i>Note: Approved by consensus of the committee on 4/4/07.</i>
Utilities	Encourage sewer system reinvestment to expand sanitary sewer provision in the entire UGA consistent with anticipated increases in development intensity.		<i>Note: Approved by consensus of the committee on 4/4/07.</i>
	Facilitate collaboration between the water districts serving the Columbia Valley to provide water and wastewater treatment at urban levels of service.		<i>Note: Approved by consensus of the committee on 4/4/07.</i>
Transportation	Study the Columbia Valley UGA to identify the multimodal transportation improvements and strategies necessary to create a viable city.		<i>Note: Approved by consensus of the committee on 4/4/07.</i>
	Encourage appropriate storm water low impact development best management practices in street and trail design to protect surface and ground water.		<i>Note: Approved by consensus of the committee on 4/4/07.</i>

Policy Choices			
Element	A	B	C
Natural Resources	Protect lands that are designated Rural Forestry or Commercial Forestry in the Whatcom County Comprehensive Plan from encroachment by UGA expansion.		<i>Note: Approved by consensus of the committee on 4/4/07.</i>
Recreation	Acquire and develop parks in the UGA.		<i>Note: Approved by consensus of the committee on 4/4/07.</i>
	Encourage co-location of parks with schools and public facilities.		<i>Note: Approved by consensus of the committee on 4/4/07.</i>
Comm. Facilities	Construct a regional resource center in the UGA.		<i>Note: Approved by consensus of the committee on 4/4/07.</i>

*Goal – Enhance the small towns of Deming, Kendall, Maple Falls, and Glacier as vital, vibrant and distinct areas, within which the community can meet, mingle, shop and take care of daily errands. . {Note: Approved by consensus of the committee on 4/18/07}*

	Policy Choices		
Element	A	B	C
<b>Land Use</b>	Encourage development patterns that promote walking, bicycling and the use of public transit.		<i>Note: Approved by consensus of the committee on 4/18/07.</i>
	Establish an outer boundary for each small town, prohibiting the expansion of commercial uses beyond those boundaries.		<i>Note: Approved by consensus of the committee on 4/18/07.</i>
	Create and adopt a set of small town design guidelines to ensure that new structures, street improvements, landscaping and grading enhance the community’s character.		<i>Note: Approved by consensus of the committee on 4/18/07.</i>
	Permit attached housing in the small towns, particularly as upper floor units above ground-level retail storefronts, consistent with each small town’s adopted design guidelines.		<i>Note: Approved by consensus of the committee on 4/18/07.</i>
<b>Housing</b>	Encourage development of apartments and condominiums in upper floors of buildings in small town commercial districts, consistent with each small town’s adopted design guidelines.		<i>Note: Approved by consensus of the committee on 4/18/07.</i>
	Encourage development of housing within easy walking distance of small town commercial districts, consistent with each small town’s adopted design guidelines.		<i>Note: Approved by consensus of the committee on 4/18/07.</i>
<b>Capital Facilities</b>	Invest in capital improvements consistent with small town character.		<i>Note: Approved by consensus of the committee on 4/18/07.</i>
	Provide public spaces (which include restrooms) in which residents and visitors can gather near town centers.		<i>Note: Approved by consensus of the committee on 4/18/07. Modified by consensus of the committee on 4/23/07.</i>
<b>Utilities</b>	Encourage upgrading the Deming water system as necessary to serve their needs.		<i>Note: Approved by consensus of the committee on 4/18/07.</i>

	Policy Choices		
Element	A	B	C
Transportation	Create and adopt a set of small town design guidelines, in conjunction with WSDOT and Whatcom County, that provide clear direction on the design and allocation of transportation rights of way.		<i>Note: Approved by consensus of the committee on 4/23/07.</i>
	Promote parking nodes to accommodate housing, retail, and community cultural events and encourage use of permeable surfaces.		<i>Note: Approved by consensus of the committee on 4/23/07.</i>
	Encourage multi-modal transportation facilities, including options such as park and ride.		<i>Note: Approved by consensus of the committee on 4/23/07.</i>
Recreation	Provide public spaces in which residents and visitors can gather near town centers.		<i>Note: Approved by consensus of the committee on 4/23/07.</i>
Comm. Facilities	Encourage a mix of civic and cultural structures and land uses in small town centers.		<i>Note: Approved by consensus of the committee on 4/23/07.</i>
	Encourage law enforcement presence in small towns through the neighborhood deputy program and daily patrols.		<i>Note: Approved by consensus of the committee on 4/23/07.</i>

*Goal – Provide for increased employment opportunities in the Foothills . (Note: Approved by consensus of the committee on 4/23/07)*

Element	Policy Choices		
	A	B	C
Land Use	Encourage development of light impact industrial or business park land uses in the Columbia Valley UGA in areas planned for light impact industrial uses.		<i>Note: Approved by consensus of the committee on 6/27/07.</i>
	Coordinate with local and regional economic development agencies and educational institutions to foster job creation and job training in the Foothills.		<i>Note: Approved by consensus of the committee on 4/23/07.</i>
	Encourage the availability and connectivity to utility services for potential light impact industrial or business park sites.		<i>Note: Approved by consensus of the committee on 4/23/07.</i>
Housing	Develop a comprehensive housing rehabilitation program to remediate substandard housing.		<i>Note: Approved by consensus of the committee on 4/23/07.</i>
	Support code enforcement efforts to abate violations.		<i>Note: Approved by consensus of the committee on 4/23/07.</i>
Capital Facilities	Provide adequate roadway and multimodal access to likely employment sites.		<i>Note: Approved by consensus of the committee on 4/23/07.</i>
	Provide public parking nodes to support increased use of commercial areas, encouraging the use of permeable surfaces.		<i>Note: Approved by consensus of the committee on 4/23/07.</i>
	Ensure water supply and wastewater treatment are adequate and appropriate for likely light impact industrial or commercial development.		<i>Note: Approved by consensus of the committee on 4/23/07.</i>
Utilities	Facilitate investment in the communications infrastructure to provide cellular service and high-speed Internet access.		<i>Note: Approved by consensus of the committee on 4/23/07.</i>

Element	Policy Choices		
	A	B	C
Transportation	Encourage road improvements (including all-weather roads) to serve development of light impact industrial or business park land uses in the Columbia Valley UGA.		<i>Note: Approved by consensus of the committee on 4/23/07.</i>
	Encourage development of multimodal access to potential light impact industrial or business park sites in the Columbia Valley UGA.		<i>Note: Approved by consensus of the committee on 4/23/07.</i>
Land Use	Recognize that the Foothills' natural setting is a major attribute of the area's quality of life. Incorporate this value into the planning process when considering future economic development.		<i>Note: Approved by consensus of the committee on 4/23/07. Moved to land use element on 5/7/07.</i>
Comm. Facilities	Match services and facilities to demand resulting from successful economic development efforts.		<i>Note: Approved by consensus of the committee on 4/23/07.</i>
Environment	Assure adverse environmental impacts from industrial and commercial sites are managed and enforced in accordance with state law and County ordinances.		<i>Note: Approved by consensus of the committee on 4/23/07.</i>

*Goal – Recognize and encourage a high level of cultural and social diversity in the Foothills. . {Note: Approved by consensus of the committee on 4/23/07}*

Element	Policy Choices		
	A	B	C
Land Use	Provide public squares and other similar types of public gathering spaces in or near the centers of the small towns and in the town center of the Columbia Valley UGA.		<i>Note: Approved by consensus of the committee on 4/23/07.</i>
	Support the recognition and preservation of culturally significant sites within the foothills and encourage collaboration with the indigenous Cultural Community in developing a process for identification, management and protection of these sites within the Foothills subarea.		<i>Note: Approved by consensus of the committee on 4/23/07.</i>
	Support the recognition and preservation of historically significant sites within the foothills and encourage federal, state, county and local collaboration in developing a process for identification, management and protection of these sites within the Foothills subarea.		<i>Note: Approved by consensus of the committee on 4/23/07.</i>
Housing	Use zoning to ensure an adequate supply of affordable housing is provided in the UGA		<i>Note: Approved by consensus of the committee on 4/23/07.</i>
	Provide for a variety of housing types in the Foothills.		<i>Note: Approved by consensus of the committee on 4/23/07.</i>
	Locate higher density housing in small town commercial centers, consistent with small town design guidelines, and in the Columbia Valley UGA.		<i>Note: Approved by consensus of the committee on 4/23/07.</i>
Capital Facilities	Encourage Whatcom County to invest in public parks and trails with appropriate accessibility to the public.		<i>Note: Approved by consensus of the committee on 4/23/07.</i>
Transportation	Encourage bicycling and walking as a way to invite Foothills residents into public spaces and commercial enterprises.		<i>Note: Approved by consensus of the committee on 4/23/07.</i>

	Provide convenient access to public squares and other similar types of public gathering spaces in or near the centers of the small towns and in the town center of the Columbia Valley UGA		<i>Note: Approved by consensus of the committee on 4/23/07.</i>
<b>Recreation</b>	Invest in public plazas and other places for the public to meet.		<i>Note: Approved by consensus of the committee on 4/23/07.</i>
	Provide for parks in the UGA.		<i>Note: Approved by consensus of the committee on 4/23/07.</i>
	Develop and fund cultural recreation programs, tapping local talent as a source for leadership and participation.		<i>Note: Approved by consensus of the committee on 4/23/07.</i>

*Goal – House Foothills residents in safe and comfortable neighborhoods affordable to a variety of incomes. {Note: Approved by consensus of the committee on 4/23/07}*

	Policy Choices		
Element	A	B	C
Land Use	Collaborate with local and regional foundations and agencies, such as the Kulshan Community Land Trust, to provide or facilitate provision of affordable housing units, primarily in Deming and in the Columbia Valley UGA.		<i>Note: Approved by consensus of the committee on 4/23/07.</i>
	Provide incentives to builders who dedicate a certain percentage of housing units to low or low-moderate income or other special needs households in Deming and the Columbia Valley UGA.		<i>Note: Approved by consensus of the committee on 4/23/07.</i>
Housing	Use zoning to ensure an adequate supply of affordable housing is provided in the Columbia Valley UGA.		<i>Note: Approved by consensus of the committee on 4/23/07.</i>

*Goal – Improve reliability of utility service in the Foothills {Note: Approved by consensus of the committee on 4/23/07}*

	Policy Choices		
Element	A	B	C
Utilities	Use an arborist and forester to review and revise tree planting and maintenance policies in state and County rights of way near overhead utility lines including, but not limited to, wind screens, silviculture, replacement plantings, and preserving visual buffering.		<i>Note: Approved by consensus of the committee on 4/23/07 and moved to utility section.</i>
Utilities	Work with utility providers to increase network redundancy, providing alternate routing or looped system design to make it less vulnerable to failure.		<i>Note: Approved by consensus of the committee on 4/23/07.</i>
	Facilitate provision of alternative power sources, including wind, solar, propane, fuel cell or other means as either a back-up or primary source.		<i>Note: Approved by consensus of the committee on 4/23/07.</i>
	Collaborate with communications providers to decrease the system's vulnerability to weather extremes.		<i>Note: Approved by consensus of the committee on 4/23/07.</i>
	Facilitate emergency planning among utility providers.		<i>Note: Approved by consensus of the committee on 4/23/07.</i>

*Goal – Enhance resident and visitor access to the Foothills’ recreational opportunities (Note: Approved by consensus of the committee on 4/23/07)*

Element	Policy Choices		
	A	B	C
Land Use	Encourage open space in subdivisions, linking open space into a trail system where feasible.		<i>Note: Approved by consensus of the committee on 5/7/07.</i>
	Invest in identified parks improvements.		<i>Note: Approved by consensus of the committee on 4/23/07.</i>
Capital Facilities	Invest in the acquisition and maintenance of parks and trails in the subarea.		<i>Note: Approved by consensus of the committee on 4/23/07.</i>
Transportation	Collaborate with local businesses, landowners, and home-owners associations to provide public parking near trailheads in the Columbia Valley UGA and small town commercial districts.		<i>Note: Approved by consensus of the committee on 5/7/07.</i>
Recreation	Identify likely trailhead locations and encourage compatible land uses and facilities nearby.		<i>Note: Approved by consensus of the committee on 5/7/07.</i>
Community Facilities	Encourage locating community facilities near access to recreational opportunities in or near the UGA or Small Towns.		<i>Note: Approved by consensus of the committee on 5/7/07.</i>
	Collaborate with the community and local cultural groups to plan and develop interpretive trail sites.		<i>Note: Approved by consensus of the committee on 5/7/07.</i>

**Goal** – Provide a network of recreation and transportation-oriented trails interconnecting the Columbia Valley UGA and small towns and linking populated areas to recreational open spaces. *{Note: Approved by consensus of the committee on 4/23/07}*

Element	Policy Choices		
	A	B	C
<b>Land Use</b>	Encourage open space dedications to link into a coordinated trail system.		<i>Note: Approved by consensus of the committee on 4/23/07.</i>
<b>Transportation</b>	Designate trails linking the communities in a comprehensive trails plan and prioritize and program their improvement.		<i>Note: Approved by consensus of the committee on 4/23/07.</i>
	Collaborate with the community to confirm trail alignments and acquire necessary rights of way.		<i>Note: Approved by consensus of the committee on 4/23/07.</i>
	Identify and designate accessible trails for the disabled, pedestrians, bicyclists, and equestrians.		<i>Note: Approved by consensus of the committee on 4/23/07.</i>
<b>Recreation</b>	Designate recreational trails in a comprehensive trails plan and prioritize and program their improvement.		<i>Note: Approved by consensus of the committee on 4/23/07.</i>
	Collaborate with the community to confirm recreational trail alignments and acquire necessary rights of way.		<i>Note: Approved by consensus of the committee on 4/23/07.</i>
	Identify and designate accessible recreational trails for the disabled, pedestrians, bicyclists, and equestrians.		<i>Note: Approved by consensus of the committee on 4/23/07.</i>
<b>Recreation</b>	Provide, where appropriate, for the location and maintenance of restrooms and trash receptacles when planning and constructing trails.		<i>Note: Approved by consensus of the committee on 5/7/07.</i>

*Goal – Protect surface and ground water quality and quantity and sensitive habitat areas throughout the subarea. {Note: Approved by consensus of the committee on 5/7/07}*

Element	Policy Choices		
	A	B	C
Land Use	Encourage open space in subdivisions, linking open space to respect and enhance continuous habitat corridors where feasible.		<i>Note: Approved by consensus of the committee on 5/7/07.</i>
Utilities	Encourage all public water providers to implement conservation programs.		<i>Note: Approved by consensus of the committee on 5/7/07.</i>
	Encourage provision of sanitary sewer in the Columbia Valley UGA to protect the ground water resource.		<i>Note: Approved by consensus of the committee on 5/7/07.</i>
Transportation	Encourage appropriate low impact development storm water best management practices in street and trail design to protect surface and ground water.		<i>Note: Approved by consensus of the committee on 5/7/07.</i>
	Minimize the amount of impervious surfaces by designing and constructing lower impact and narrower travel lanes or implementing other, more creative roadway design techniques.		<i>Note: Approved by consensus of the committee on 5/7/07.</i>
Environment	Conserve wildlife habitat, salmon habitat, wetlands, river and stream corridors, agricultural land and unique natural features. Work with public and private agencies (such as the Whatcom Land Trust, Audubon Society and Nature Conservancy) to achieve this policy.		<i>Note: Approved by consensus of the committee on 5/7/07. Modified by consensus of the committee on 6/6/07.</i>

*Goal – Ensure the Foothills subarea remains a safe place in which to reside, operate a business, and visit. {Note: Approved by consensus of the committee on 4/23/07}*

Element	Policy Choices		
	A	B	C
Land Use	In the Columbia Valley UGA, incorporate proper design in commercial and multi-family developments to reduce the fear and incidence of crime, such as installing appropriate nighttime lighting and orienting windows and doors to facilitate casual viewing of public spaces.		<i>Note: Approved by consensus of the committee on 5/7/07.</i>
	Impose impact fees for roads, parks, and schools on new development within the Foothills Subarea commensurate with Whatcom County ordinances.		<i>Note: Approved by consensus of the committee on 5/7/07.</i>
Utilities	Collaborate with communications providers to expand cellular telephone and high speed Internet service in the Foothills.		<i>Note: Approved by consensus of the committee on 5/7/07.</i>
Transportation	Coordinate with WSDOT to design and install roadway improvements to enhance traveler safety and mobility, such as pull-outs.		<i>Note: Approved by consensus of the committee on 5/7/07.</i>
	Resist pressure to increase roadway width to accommodate increased automobile demand. Expand roadway shoulders or construct trails as necessary to accommodate increased pedestrian and bicycle use using safe and pervious surfaces where possible.		<i>Note: Approved by consensus of the committee on 5/7/07.</i>
Community Facilities	Encourage provision of a satellite sheriff's office in a centrally located area within the Foothills Subarea.		<i>Note: Approved by consensus of the committee on 4/23/07.</i>
	Encourage interagency coordination between the Whatcom County Sheriff's Office and Nooksack Tribal Police.		<i>Note: Approved by consensus of the committee on 4/23/07.</i>