



Public Participation Rural Element

Rural Element

WHATCOM 2031



Public Participation Overview

- Phase 1 November 2008
 - Inform & receive feedback from the public
- Phase 2 February 2009
 - Draft revisions to Comprehensive plan and zoning changes



Phase One

What is rural? What is rural character?



- Meetings with targeted stakeholder groups
- Phone interviews
- Public meetings
- Extensive informational website
- Questionnaire



Phase One

Targeted Stakeholder Meetings & Interviews

- Agricultural community groups
- Builders and real estate groups
- City governments
- Community groups
- Education Institutions
- Environmental groups
- Water utilities
- Fire districts
- Tribal community

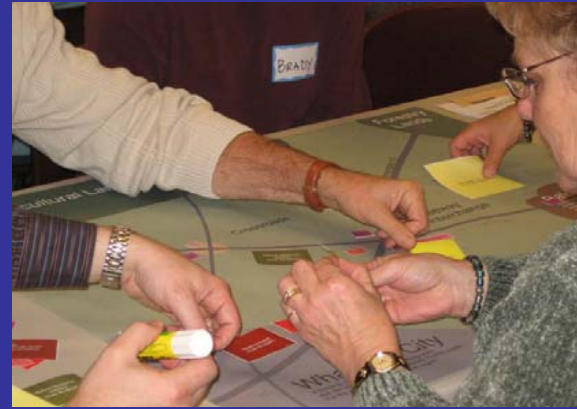


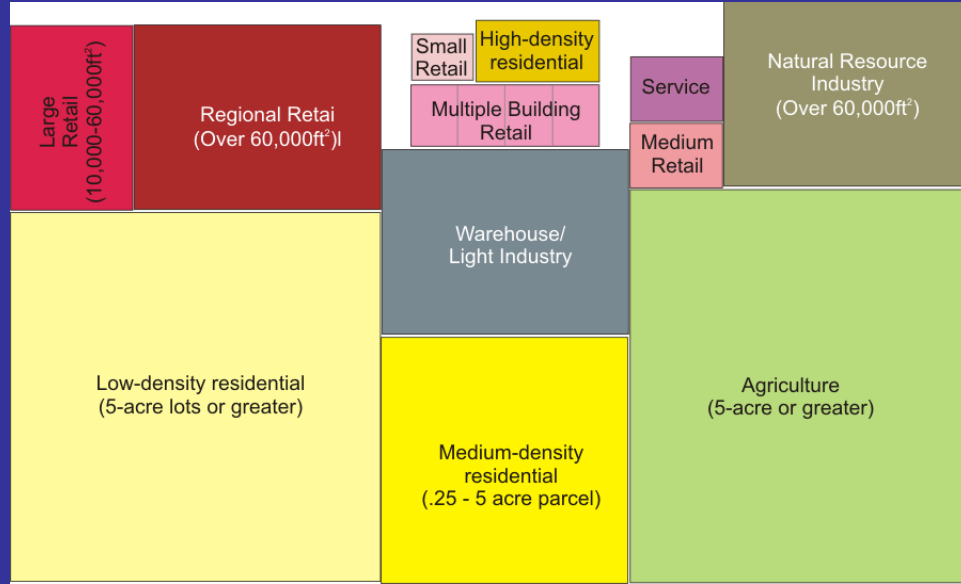
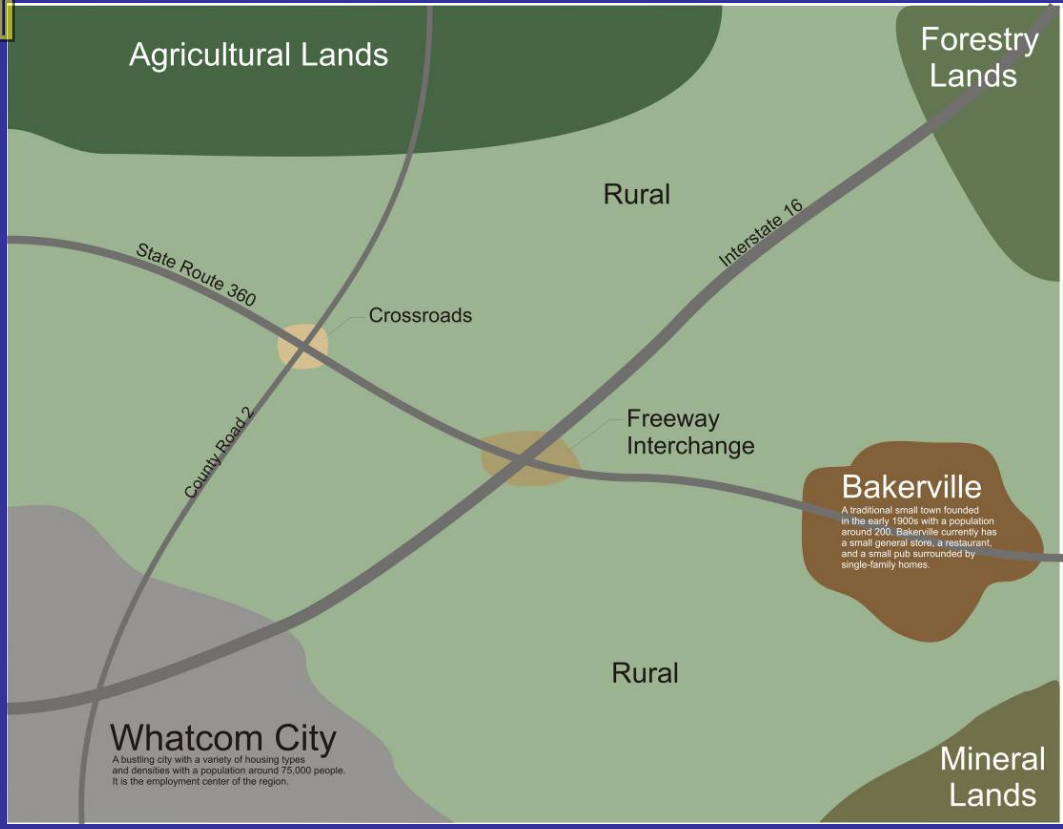
Visioning Workshops

- November 12 & 13, 2008
- Mt. Baker & Meridian High Schools
Bellingham Public Library
- Main objectives for public meetings:
 1. Educate
 2. Feedback
 3. Discussion



Vision workshop





Vision Workshop Results



Whatcom 2031 - Rural Element Update Mapping Exercise Work Sheet Results—GROUPS


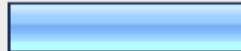
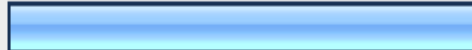

Mark whether each type of land use is appropriate in each area by marking 'Y' for 'Yes it is appropriate' or 'N' for 'No it is not appropriate'

	Urban	Small Town	Highway Interchange	Crossroads	Rural	Resource Lands	Other comments
Commercial							
Service	Y 5 N 0 None 1	Y 6 N 0 None 0	Y 6 N 0 None 0	Y 5 N 1 None 0	Y 1 N 5 None 0	Y 0 N 5 None 1	• Service includes health services, community centers.
Small retail	Y 5 N 0 None 1	Y 6 N 0 None 0	Y 6 N 0 None 0	Y 6 N 0 None 0	Y 0 N 6 None 0	Y 0 N 6 None 0	• Bar or restaurant.
Multiple small retail	Y 5 N 0 None 1	Y 5 N 1 None 0	Y 4 N 1 None 1	Y 2 N 4 None 1	Y 0 N 6 None 0	Y 0 N 5 None 1	
Medium retail	Y 5 N 0 None 1	Y 2 N 3 None 1	Y 2 N 3 None 1	Y 1 N 5 None 0	Y 0 N 6 None 0	Y 0 N 5 None 1	• Private sector should decide.
Large retail	Y 5 N 0 None 1	Y 0 N 6 None 0	Y 1 N 4 None 1	Y 0 N 5 None 1	Y 0 N 6 None 0	Y 0 N 5 None 1	
Regional retail	Y 5 N 0 None 1	Y 0 N 6 None 0	Y 0 N 5 None 1	Y 0 N 5 None 1	Y 0 N 6 None 0	Y 0 N 5 None 1	
Industrial							
Warehouse/ Light Industry	Y 5 N 0 None 1	Y 3 N 2 None 1	Y 2 N 3 None 1	Y 1 N 4 None 1	Y 0 N 5 None 1	Y 0 N 5 None 1	• On edge of city??
Natural Resource Industry	Y 2 N 3 None 1	Y 1 N 3 None 2	Y 1 N 5 None 1	Y 2 N 3 None 1	Y 4 N 2 None 0	Y 4 N 2 None 0	• Depends on the industry.
Resource							
Agriculture, Forestry, Mineral	Y 1 N 4 None 1	Y 1 N 3 None 2	Y 0 N 5 None 1	Y 0 N 5 None 1	Y 6 N 0 None 0	Y 6 N 0 None 0	• In rural, if prime farmland.
Residential							
Low-density	Y 0 N 5 None 1	Y 0 N 4 None 2	Y 0 N 5 None 1	Y 1 N 5 None 0	Y 5 N 0 None 1	Y 1 N 3 None 2	• But 5-acre, 20-unit makes no sense.
Medium-density	Y 3 N 2 None 1	Y 6 N 0 None 0	Y 2 N 3 None 1	Y 2 N 4 None 0	Y 1 N 4 None 1	Y 0 N 4 None 2	• Accessory housing
High-density	Y 5 N 0 None 1	Y 4 N 1 None 1	Y 0 N 5 None 1	Y 1 N 5 None 0	Y 0 N 5 None 1	Y 0 N 5 None 1	
Cluster subdivision	Y 2 N 2 None 2	Y 1 N 2 None 3	Y 0 N 4 None 2	Y 0 N 4 None 2	Y 3 N 1 None 2	Y 1 N 3 None 2	• Depends on the small town. • We like cluster w/right to farm. • Disagreement over whether they work. Needs restructuring.

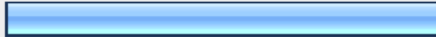

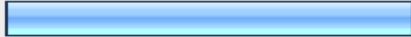
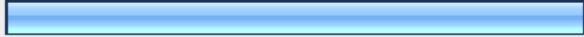
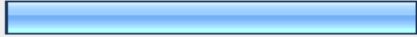




Preliminary Questionnaire Results

- November 12 – December 8, 2008
- 240 responses
- 10 questions
- Online and printable

1. In rural areas of Whatcom County (areas not within urban or agricultural areas), would you say that development in the last ten (10) years has been:

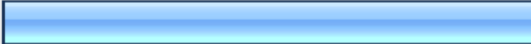





	Response Percent	Response Count
Too little 	6.9%	16
About Right 	28.3%	66
Too much 	57.5%	134
Don't know/not sure 	7.3%	17
	Comments:	73
	<i>answered question</i>	233
	<i>skipped question</i>	6

2. Rural Values There are many factors that contribute to the quality of life in rural Whatcom County including some listed below. What factors do you value most?

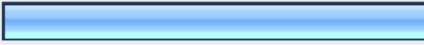

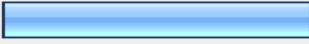


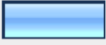
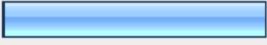

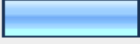
		Response Percent	Response Count
Small-scale agriculture		52.5%	125
Forested lands		68.5%	163
Privacy		49.6%	118
Natural environmental features		70.6%	168
Parks, trails, and open space		50.0%	119
Large lot development pattern		10.5%	25
Affordable land/housing		26.5%	63
Clean water and air		70.2%	167
Other (please specify)		21.4%	51
		<i>answered question</i>	238
		<i>skipped question</i>	1



3. Threats to rural values. Which of the following do you believe has the potential to threaten quality of life in rural Whatcom County?

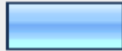
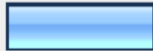


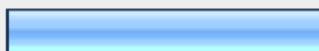

		Response Percent	Response Count
More residential development		64.5%	151
Environmental degradation		53.8%	126
More commercial development		52.1%	122
Heavier traffic		56.8%	133
Do not know/not sure		2.6%	6
Other (please specify)		26.1%	61
<i>answered question</i>			234
<i>skipped question</i>			5

4. Over the next 20 years, identify which rural features are most threatened:

		Response Percent	Response Count
Small-scale agriculture		51.5%	120
Forested lands		52.4%	122
Privacy		37.3%	87
Natural environmental features		59.2%	138
Parks, trails, and open space		23.2%	54
Large lot development pattern		12.0%	28
Affordable land/housing		31.8%	74
Clean water and air		56.7%	132
Other (please specify)		16.3%	38
		<i>answered question</i>	233
		<i>skipped question</i>	6



5. What lot size would you consider to be “rural?”

	Response Percent	Response Count
1 acre or greater 	13.5%	31
10 acres or greater 	17.5%	40
2 acres or greater 	14.0%	32
20 acres or greater 	10.0%	23
5 acres or greater 	38.0%	87
40 acres or greater 	7.0%	16
	<i>answered question</i>	229
	<i>skipped question</i>	10

6. In rural portions of counties, the Washington Growth Management Act allows for “limited areas of more intensive rural development” (LAMIRDs). Existing non-rural development like commercial uses or smaller-lot housing would be allowed in those areas. What types of development should be included within those areas?

		Response Percent	Response Count
High-medium density housing		28.7%	66
Retail centers		28.7%	66
Automotive services		23.9%	55
Public services (libraries, community centers)		70.9%	163
Industrial (storage, manufacturing)		17.8%	41
Small stores		64.8%	149
Other (please specify)		25.2%	58
		<i>answered question</i>	230
		<i>skipped question</i>	9



Website

- History & background
- Questionnaire
- Comment tracker
- Up to date meeting announcements
- Quick turnover in result posting
- Maps
- Contact information

Rural Element

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Phase Two

- Draft revisions to Comprehensive plan and zoning changes
- Public meetings in February
- Extensive outreach