

Chapter Five UTILITIES

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Policy 5N-3:

Transmission pipeline are discouraged in urban growth areas and areas of intense rural development which would render such pipeline siting inappropriate.

Deleted: , small towns, crossroads commercial,
Deleted: other

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Policy 5P-3:

Discourage extension of urban levels of water service to areas not designated as urban growth areas or rural centers.

Deleted: , industrial areas (including the Gateway Industrial Transportation Corridor), Small Towns or Resort/Recreational Subdivisions

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Policy 5T-1:

Discourage extension of sewer lines in areas not designated as urban growth areas or rural centers, unless there are serious public health or environmental concerns.

Deleted: , Small Towns, Resort/Recreational Subdivisions, or the Gateway Industrial Transportation Corridor

Policy 5T-2:

For those areas designated as a rural center and wishing to infill, work with the communities to create sewer and water districts as necessary to manage both utilities. Public water and sewer service shall be limited to areas where existing lot sizes and development patterns make public water and sewer appropriate and shall not be extended outside of the boundaries of the rural center.

Deleted: for inclusion as a Small Town or Resort/Recreational Subdivision

Deleted: Small Town or Resort/Recreational Subdivision

Policy 5T-3:

Assist sewer and water districts in environmental review and mitigation and in preparing grant applications to obtain package sewer services that can be developed in a phased and cost-effective manner to serve designated rural centers.

Deleted: Small Towns, Resort/Recreational Subdivisions, and industrial areas (including the Gateway Industrial Transportation Corridor)

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Chapter Six TRANSPORTATION

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Policy 6D-4:

Direct transportation planners to evaluate positive and negative impacts to the productivity of resource based industries when planning transportation corridors. Transportation improvements in areas designated "Resource Lands" should be constructed to facilitate the operations of those affected areas and industries.

Deleted: creating new, or expanding existing,

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Policy 6D-6: Encourage new housing developments to be located in urban growth areas to help provide a sense of community and safe, non-motorized transportation to community facilities and public transit nodes.

Deleted: and small towns

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Policy 6N-5: Coordinate with Whatcom Transportation Authority to establish rural transit service in unincorporated areas, including rural centers, consistent with county land use plans, based on cost effectiveness, location of major trip generators, distance between generators, and the needs of transit-dependent individuals.

Deleted: Small Towns and Crossroads Commercial areas

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Policy 6P-4: Support commercial and industrial development adjacent to major transportation corridors, including I-5 and rail and air facilities, within urban growth areas, as long as such facilities do not reduce safe, efficient movement of vehicles in Whatcom County.

Deleted: existing

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Chapter Seven ECONOMICS

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Policy 7K-2: Designate adequate zoning to allow business and industrial development where it is needed and most appropriate.

Deleted: , including the Interstate-5 corridor

Policy 7K-3: Limit commercial or industrial development along Guide Meridian to designated urban growth areas, rural centers, and rural business areas located at key intersections in a manner that does not disrupt the Guide's regional transportation function.

Deleted: Locate

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Chapter Nine RECREATION

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Specialized Recreation Areas

Specialized areas include nature interpretative centers and small park sites, including those related to Urban Growth Areas, rural centers, and neighborhood developments.

Deleted: small towns

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RECREATION - ACTION PLAN

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- 9. In keeping with policies in other chapters of this plan, develop a mechanism for ensuring the provision of neighborhood parks in accordance with appropriate standards when residential areas are developed outside of incorporated areas. In the residential UGAs not associated with cities, and in rural centers, mechanisms are needed for acquisition, development and subsequent maintenance and operations. Community Associations and Park Districts are options to be explored.

Deleted: suburban enclaves and small towns

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**Chapter Ten
DESIGN**

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BACKGROUND SUMMARY

Sense of Place

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Among the elements which define a sense of place and which are particularly essential to examine, protect, and enhance are Places, Spaces, Focal Points, Gateways, Corridors, Connections, Edges and Transitions. All of these are perceptual elements common to most every natural or built place. They are among the most important and dynamic elements of an environment which enable us to distinguish, qualify, and identify one place as separate from another yet related to the whole. These elements can be perceived or applied to design of a diversity of land uses typical to Urban Growth Areas, or rural centers; maintenance of the integrity of our rural setting; sensitive utilization our natural resource lands - aquifer recharge areas, agricultural lands, forest lands, and our waters; and they are among the integral structural components of site-specific environments we design to accommodate our recreational activities, housing, public facilities and transportation facilities.

Deleted: , Small Towns, Crossroads

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- GOAL 10B:** As rural centers evolve, utilize design tools and decisions which are sensitive to and compatible with the positive character of the surrounding natural setting.

Deleted: Small Towns

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Gateways, Corridors, and Connections

Gateways, corridors, and connections are important as we pass from one identified place to another. The act of entering or leaving is an essential element in establishing the sense of place. Whatcom County is blessed with a number of natural corridors and important gateways such as the I-5 entry from Skagit County through the Chuckanut Mountains or the U.S./Canadian border crossings. Opportunities and problems should be recognized, associated with the following:

- human and natural gateways
- viewpoints and vistas
- river and stream corridors
- wildlife corridors
- utility easements
- traffic noise
- commercial signage
- links between urban growth areas and rural centers

Deleted: small towns