

**WHATCOM COUNTY  
PLANNING & DEVELOPMENT  
SERVICES**

5280 Northwest Drive  
Bellingham, WA 98226

**Hal H. Hart, A.I.C.P.**  
Director

**MEMORANDUM**

**TO:** Whatcom County Planning Commission

**FROM:** Troy Holbrook, Planning Supervisor  
Carl Batchelor, Senior Planner  
Cathy Craver, Planner I

**DATE:** October 20, 2005

**RE:** Discussion Topics for the Bellingham Subarea Plan

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The Planning Commission has held a series of Work Sessions and Public Hearings resulting in a series of "straw votes" for each of the Analysis Areas before bringing the entire Bellingham Subarea Plan as a "package" to the Commission for a final vote and recommendation to the City and County Councils. Earlier today, the Commission made comments on the analysis of the infill capacity of the existing UGA.

As part of the Bellingham Subarea "package", we have discussed various planning tools that could be utilized to ensure orderly growth and efficient use of resources. The following papers are intended to facilitate discussion regarding some of these planning tools, and give staff guidance in crafting the Land Use Chapter of the Subarea Plan. The proposed policies and implementation measures are not finished products. After tonight's discussion, staff will bring back these policies as part of the formal document.

**PROPOSED PERMIT ALLOCATION CONCEPT**  
**Whatcom County Planning and Development Services Department**  
**October 13, 2005**

**BACKGROUND**

Whatcom County Planning Commission has been discussing the idea of issuing a limited number of building permits each year. This discussion originated with concerns about controlling the pace of growth in Bellingham's Urban Growth Area. However, it quickly became apparent that in order to effectively reduce sprawl and attendant inefficiencies in providing services, it should at minimum be applied to the County's rural and resource lands. Ultimately, a county-wide system might be considered which would include the entire County and all UGA's.

**PURPOSE**

- To assure that the pace of residential growth does not exceed the adopted 20-year population projections for the rural and resource lands of Whatcom County.
- Reduce impacts of rural growth on public services and infrastructure, including schools and roads.
- Help direct growth into the Urban Growth Areas where services and infrastructure can be provided at the lowest cost to taxpayers (WCCP Goal 2C).
- Reduce rural sprawl and decrease dependence on the automobile.

**POLICY**

Whatcom County shall establish a permit allocation or "metering" system for issuing residential building permits in the unincorporated areas of the County, excluding areas designated as Urban Growth Areas. Such system shall allow issuance of a maximum number of building permits per year for residential units. The number of units allowed will be based on the most current Whatcom County Comprehensive Plan projected growth for unincorporated Whatcom County minus the Urban Growth Areas and an average household size based on the most recent U.S. Census data. 40% of the allocated permits shall be for affordable housing.

**IMPLEMENTATION**

- Building Code
- Zoning Code
- Interlocal Agreement
- County-wide Planning Policies
- County Comp. Plan policies

- Subarea plans

#### **FINE POINTS**

- Number of annual permits to be based on current Whatcom County Comprehensive Plan population projections and the ECONorthwest projections referred to in the Plan. (This comes out to 142 people or 59 dwelling units at 2.4 people per unit using a straight line allocation; or 58 to 60 units per year using a compounded growth calculation.)
- Consider quarterly or even monthly “lottery” and allocation to prevent annual stampede at permit counter and to even out the workload for County staff. This would have the added fairness of allowing people to try more than just once a year.
- Affordable Housing: required percentage or exempt from allocation? May want to combine with “inclusionary zoning” for the UGA.
- Include “adult family homes as defined in Chapter 70.128 RCW” (WCC 20.36.088); “boarding homes” (WCC 20.36.89); and “accessory dwelling units” (WCC 20.36.132).
- This also includes duplex, triplex, and multifamily units allowed in some zones
- Exceptions
  - “Housing or camping facilities for seasonal or permanent agricultural employees” (WCC 20.36.157) (Possibly apply only to “permanent” housing?)
  - Replacement housing (on the same sites as a pre-existing unit which has been removed, demolished, burned or destroyed by other means within the past two years) (but not in conjunction with the following bullet point.
  - Relocation of existing units
  - Additions, renovations, and refurbishments of existing dwelling units

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**Mount Pleasant  
MECHANICS**

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- The number of available permits is based on the actual number of dwellings units as of July 1, 2005.
- The 3% annual growth rate was applied to this total, which determined the number of residential units anticipated at the end of the six-year period.
- The increase in the number of residential units represents the number of permits that will be available over the duration of the program, 5,310 in total.

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Napa California

F. No building permit shall be issued for a new residential unit unless a valid building permit allocation has been obtained or the proposed residential unit is exempt from the limitations set forth in the growth management system of the county general plan.

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**Brookline New Hampshire**

**3% growth rate maximum based on master plan.**

1406.01 Calculation of available permits.

a. The number of building permits that may be issued in any calendar year for the construction of new dwelling units will reflect a three (3) percent annual growth rate in dwellings:

b. For calculation purposes, the Planning Board has determined that the number of dwellings as of January 1, 1994 is 1,232.

c. Although lots existing prior to November 24, 19937 are exempt from limitations on building permits, the building permits issued on those lots will be included in the building permit calculation.

d. The number of permits to be available in each calendar year shall be determined by subtracting the actual number of dwellings in Town in the current year from the target number of dwellings for that year as defined by this ordinance, adding next year's target number of building permits to that figure, and then subtracting buildable phased subdivision lots, approved undeveloped subdivision lots, and developable lots of record, If the resulting figure is zero or negative, no more than the minimum number of building permits required in Section 1406.01

(e) shall be distributed. If the figure is positive, that number shall be added to the stated minimum in Section 1406.01 (e).

e. A minimum of 10 building permits shall be available annually.

1406.05 Carry-over. In the event that the complete allotment of permits is not used in a period of allocation, the remaining permits shall be carried forward and shall be available during the next allocation period. In the event that the complete annual allotment of permits is not used after the fourth allocation date, the remaining permits shall be available on a first-come, first-served basis. Any permits remaining at the end of the calendar year shall not be carried forward to the next calendar year.

## **Rural Tier Planning Study for Prince George's County, Maryland**

### **4. Rate of Growth Ordinances**

A Rate of Growth Ordinance (ROGO) limits the amount of development that may occur over a specified time period (typically annually). A ROGO allocates the maximum amount of development that can occur in a given time period and/or region. The most common allocation systems are permit quotas and facility capacity allocations.

#### **Permit Quotas**

Permit quotas limit the amount of building activity that can occur during a specified period of time. Counties may use this technique to limit the amount of land conversion to nonagricultural uses during a given period of time. Cities use this technique to ensure that infrastructure and services are not overwhelmed by rapid growth. A secondary impact of permit quotas is that it moderates urban expansion in the short-term therefore preventing rapid conversion of agricultural land on the urban fringe. The General Plan states that less than 1% of new countywide dwelling units should occur within the Rural Tier.

**Development Allocation Systems** - Development allocation systems limit the amount of building activity that can occur during a specified period of time. The allocation system establishes an annual quota for new building permits based on a formula against which each development application is scored and tested. Depending on the goal a municipality wants to achieve, they may be designed to apply to all development, to development in certain areas, or to a certain type of development. Development allocation systems can be used to stop encroachment onto rural and agricultural lands, to slow growth so its pace is concurrent with the provision of public facilities, to preserve the status quo during the implementation of new land use regulations, or for other long term planning goals.

**Setting a Quota** - Communities must develop a quota that represents the desired amount of growth over a certain time period. The most common types of quotas are: (1) unit caps, (2) area caps and (3) quotas based on the impact of development on public facilities. Unit caps limit the number of units, generally expressed by building permits, in a given time period. Area caps express the quota in terms of square footage allowed to be developed instead of a specific number of units. The third type is set by comparing public facility capacity to the demands of particular types of development.

**Criteria for Spatial Distribution** - Communities should establish minimum criteria for obtaining building permits. The permits may be granted based on their score, with the highest score being granted a permit first, and the rest granted in descending order until the annual growth cap is met. Base criteria should prioritize development by location. The General Plan prioritizes growth in the Developed Tier and Developing Tier. If permits are to be limited in the Rural Tier, the County should establish criteria to identify which areas of the Rural Tier are most appropriate for development. Other criteria may be generally divided into three categories: land use, infrastructure, and environmental. The land use factors may include: (1) proximity of the parcel from other agricultural and open space uses; (2) area of other agricultural and open spaces uses within one mile (3) distance from the Developed and Developing Tiers; (4) land uses adjacent to the site; (5) historic uses of the site; (6) parcel size; and/or (7) feasibility of the parcel for sustainable agricultural uses. Infrastructure

factors may include: (1) availability of potable water; (2) available of sewer service; (3) proximity to major roads and central transportation corridors; (4) emergency services response time; and/or distance from and capacity of schools. Environmental factors may include: (1) soil quality; (2) water quality; and (3) percent of the property subject to inundation; and/or (4) area having steep slopes.

**Exemptions** – The County may want to exempt certain types of development or certain properties from the allocation system. The decision is based on policy to promote certain types of development, for example affordable housing or conservation subdivisions. However, exemptions are ineffective for encouraging growth in particular areas. Instead, the community should set aside particular allocations for by area and type of use. Vested properties may also be exempt from the allocation system. Simply stated, though the topic is the subject of numerous court decisions and law review articles, a developer-landowner has a vested right when they have investment-backed expectations based on a specific County approval. Any allocation system should include a process to assure that vested rights are respected.

**Timing** – The County must consider timing of two separate issues. First, there is the allocation period. That is, how many units will be allowed over how many years? The General Plan establishes an objective of 1% of the total growth of the County through 2025. The other timing issue relates to when the permits are allocated. Generally, applications are reviewed quarterly. Each quarter is allocated an equal number of units, and applications may be allocated accordingly.

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## **PROPOSED ANNEXATION POLICIES**

Whatcom County Planning and Development Services Department  
October 13, 2005

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### **BACKGROUND**

Annexation can be initiated through one of the seven following methods:

- An Election Method may be initiated by a petition signed by at least 20% of the number of voters living in the area to be annexed who voted in the last election for contiguous, unincorporated land.
- An Election Method by Resolution may be initiated by the City Council. This would be subject to the procedure of the 20% petition method with hearings and an election.
- The Seventy-Five Percent Petition Annexation Method may be initiated by a petition of the owners of 75% of the property value of the proposed annexation area.
- The Alternative Petition Annexation Method may be initiated by a petition of the owners of 75% of the property value and 75% of the number of voters living in the proposed annexation area.
- Annexation for Municipal Purposes-only applies to second class cities.
- Annexation of Federally Owned Areas may be initiated by a first-class city for any contiguous federally-owned area which the federal government has given, granted, or leased to the city or over which the federal government has ceded jurisdiction, giving the city the right to occupy or control it.
- Annexation of Unincorporated Islands provides an abbreviated procedure to annex unincorporated islands or pockets of land, and may be initiated by a City Council resolution.

### **PURPOSE**

- To maintain the County's role in providing regional planning for rural and natural resource protection.
- To assure that urban growth areas that are provided urban levels of service and are currently urban in nature are under the jurisdiction of the City of Bellingham.
- To encourage projected growth into established urban areas.

### **PROPOSED POLICY**

Whatcom County shall establish annexation policies with the City of Bellingham contingent on criteria based on the timing of utility extensions within the Land Use Chapter of the Bellingham Urban Fringe Subarea Plan. Proposed policies would include:

- Annexation will occur concurrently with the establishment of any new utility extension service zones.
  - Exceptions include adverse affects to public health, safety, and welfare, to reduce density within the Lake Whatcom watershed, or as agreed to by the County Council.
- Utility extensions shall be planned to allow for predictable progression of development and prevent “leap frog” development.
- Whatcom County and the City of Bellingham shall revise the Interlocal Agreement by July 1, 2006 to establish a timeline for the annexation of all existing service extension zones within the UGA.

### **IMPLEMENTATION**

- Revise Interlocal Agreements with the City of Bellingham regarding annexation
- Revise County-wide Planning Policies
- Update County Comprehensive Plan
- Revise City Comprehensive Plan Policies

### **AUTHORITY**

An Interlocal Agreement with the City of Bellingham, and the Whatcom County Comprehensive Plan outlines several goals and policies relevant to annexation of areas within Urban Growth Areas (UGAs).

The Interlocal Agreement between the City of Bellingham and Whatcom County concerning annexation and development within the City of Bellingham UGA, signed December 19, 1997, states in Section 2, Subsection C that annexations shall be based on policies adopted in the City’s Comprehensive Plan, be consistent with adopted County-wide Planning Policies and Comprehensive Plan, and shall include logical boundaries and be timed in a way which allows for transition of services between the City and County (and Special Purpose District, if applicable). Criteria in defining logical physical boundaries shall include one or more of the following:

- a.) Size and shape of the area to be annexed;
- b.) Preservation of neighborhoods and communities;
- c.) Use of physical boundaries, including but not limited to, bodies of water, roads, and land contours;
- d.) Creation and preservation of logical service areas;
- e.) Prevention of abnormally irregular boundaries
- f.) Dissolution of inactive Special Purpose Districts;
- g.) Adjustment of impractical boundaries;
- h.) Annexation of unincorporated areas which are urban in character.

## County-wide Planning Policies From the County Comprehensive Plan

- Goal 2N: Establish Urban Growth Boundaries outside present city limits, within which the County will maintain jurisdiction until annexation of the property.
- Policy 2N-7: Prevent annexation from occurring within a City UGA until the County has an interlocal agreement with the annexing jurisdiction on issues such as timing, logical service areas, and economic balance between commercial, industrial, residential and other lands within the UGA.
- Goal 2Q: Establish an interlocal agreement with each city which sets out general guidelines to address revenue sharing, the provision of services, management of growth, annexation, delivery of services, protection of critical areas, and designation of open space within urban growth areas.
- Policy 2Q-1: Include in interlocal agreements a clear, predictable, and fair formula for revenue sharing agreements which compensates jurisdictions that suffer revenue loss without attendant reduction in service demands as a result of annexation.
- Policy 2Q-3: Responsibility for construction of capital facilities, including transportation facilities to accommodate urban levels of growth, generally, should be assigned to cities. In some cases, timing may require installation of these improvements prior to annexation. In these cases, interlocal agreements should address allocations of costs and revenues between cities and the county.
- Policy 2Q-5: Ensure that cities have done an adequate job of planning for development within urban growth areas and have coordinated this planning with the county including timing of annexations, service extensions and linkage of green belts and open space.
- Page 4-2: Chapter 4-Capital Facilities: The interlocal agreements specified in the policies (County-wide Planning Policies) must address reasonable criteria for annexation and ensure adequate public services including transportation, parks, administrative services and corrections facilities.
- Page 5-15: Policy 5Q-4: Encourage annexation of areas zoned for urban densities concurrently with extension of urban levels services.

### Vision for Whatcom County:

*Whatcom County is a place where urban growth is concentrated in urban areas, where there is a distinct boundary between urban and rural uses, where agricultural use is encouraged, where resource lands and water resources are*

*protected, and where land use changes are brought about through incentive programs. Rural areas are peaceful and quiet with less traffic and congestion than urban areas. There is low-density development with opens spaces allowing for privacy. A sense of community is retained and local control is exercised in land use decisions.*

## **UGA TIER CONCEPT**

Whatcom County Planning and Development Services Department  
October 13, 2005

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### **BACKGROUND**

One of the growth management tools already adopted by Whatcom County to promote urban densities, avoid sprawl and provide for the cost effective provision of service is to create Short Term Urban Growth areas and Long Term Urban Growth Areas. These planning areas are discussed in the Comprehensive Plan beginning on page 2-16, in Goal 2-S and policies 2S-1 through 2S-3. Presented for discussion is a further refinement of this growth management tool.

### **PURPOSE**

- To establish a UGA hierarchy to allow for an efficient use of resources and predictable progression of urban growth.
- To assure that urban development occurs in an orderly fashion, progressing from the city center outward and preventing sprawl and leap-frog development within the UGA.
- To assure sufficient buildable land supply in the near term.
- To establish an “ultimate” 60-100 year UGA.
- To assure that Bellingham and its UGA are meeting density targets.
- To assure provision of adequate public services and facilities.

### **PROPOSED POLICIES**

- Establish a hierarchy of tiered urban growth areas that define the size of the urban growth area for the 20-year population projection, and establish an Urban Reserve which will define the “60-100 year” or “ultimate” Urban Growth Area.
- The County and City shall develop policies and criteria that encourage urban growth within the city, then the Urban Growth Area and then within the Urban Reserve Area.

### **IMPLEMENTATION**

For Discussion Outlined below is a draft UGA tiered system:

#### **Tier 1: Existing City of Bellingham**

- Area inside city limits
- Urban utilities extensions and urban development occur under City jurisdiction.

- Receiving area for TDRs.
- Monitor buildable land supply.

## **Tier 2: Existing UGA**

- Require annexation before utility (City sewer or water) service zone extension or urban development if utilities have been already granted.
- Amend the interlocal agreement and establish a program to annex areas already within a utility extension area.
- Requires use of TDRs as a prerequisite for annexation as per Bellingham City Council policy.
- Monitor buildable land supply to determine need to add land from Tier 3 to Tier 2.
- Division of land into parcels smaller than 20 acres is prohibited.

Zoning, prior to annexation, limits development to single-family residential construction on existing lots of record.

## **Tier 3: Existing 5 Year Review Areas (or the proposed UGA expansion) UGA without sewer, water or urban development**

Criteria for conversion to Tier 2 UGA:

- May become Tier 2 after 70% of Tier 2 has been annexed and/or developed at established urban densities.
- Require TDRs as a prerequisite for inclusion into Tier 2.
- Require master planning of neighborhoods that would establish zoning designations, and plan for open space, parks, transportation and infrastructure improvements.
- Require development agreements as is feasible.
- Amendment of the interlocal agreement.
- City and County identify locational and timing criteria for the development of:
  - Regional transportation impacts and needed infrastructure.
  - Regional open space, parks, trails.
  - Regional stormwater system.
  - Utilities and other major infrastructure needs.
- Proof of adequate police, fire and emergency services protection, schools, transportation, and parks.
- Proof of at least 70% infill. Must show that the City and the Short-term UGA are infilling at or above projected rates, and that affordable housing goals are being met.
- Transportation impact modeling and mitigation established with developer/property owner agreement(s).
- Buildable land supply falls below 5-year projected need (or ten times the projected need for any given year).

Zoning, prior to becoming Tier 2, will only allow residential which does not require urban services. Subdivision into parcels smaller than 20 acres is prohibited.

**Tier 4: Ultimate 60 – 100 year UGA.**

- Establish 20 or 40-acre zoning that would prevent parcelization in order to ensure efficient and orderly urban development.
- Develop criteria for uses within this tier to allow reasonable use that would allow for future transition to urban growth.

Criteria for conversion to Tier 3 UGA:

- May become Tier 3 after 70% of Tier 3 has been annexed and/or developed at established urban densities.
- Require TDRs as a prerequisite for inclusion into Tier 3.
- Require master planning of neighborhoods that would establish zoning designations, and plan for open space, parks, transportation and infrastructure improvements.
- Require development agreements as is feasible.
- Amendment of the interlocal agreement.
- City and County identify locational and timing criteria for the development of:
  - Regional transportation system, and needed infrastructure.
  - Regional open space, parks, trails.
  - Regional stormwater system.
  - Utilities and other major infrastructure needs.
- Proof of adequate police, fire and emergency services protection, schools, transportation, and parks.
- Proof of at least 70% infill. Must show that the City and the Short-term UGA are infilling at or above projected rates and that affordable housing goals are being met.
- Transportation impact modeling and mitigation established with developer/property owner agreement(s).
- Buildable land supply falls below 20-year projected need.

Additional issues and criteria that may need to be addressed may include design criteria, architectural control, setback and landscape requirements for arterials, and “urban village” criteria.

## AUTHORITY

GMA requires counties to include areas and densities sufficient to permit the urban growth that is projected to occur in the county for the succeeding twenty-year period. Urban growth should be first located in areas already characterized by urban growth that have existing public facility and service capacity to serve such development, second in areas already characterized by urban growth that will be served by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources.

### County-wide Planning Policies

- Policy B.1: URBAN VERSUS RURAL DISTINCTIONS: Whatcom County shall primarily become a government of rural areas in land use matters directed towards agriculture, forestry and other natural resources and natural resource based industries.
- Policy D.3: CITY URBAN GROWTH AREAS: Cities shall develop a plan to provide urban level water and sewer services within their Urban Growth Areas. This plan should be developed in cooperation with existing water purveyors and other municipal corporations providing water or sewer services within each city's Urban Area, and should be implemented through interlocal agreements. Short term and long term boundaries may be used to facilitate provision of urban levels of service and to not preclude future urban densities as defined within the Whatcom County Comprehensive Plan.
- Policy F.3 CONTIGUOUS, ORDERLY DEVELOPMENT AND PLANNING IN URBAN GROWTH AREAS: All urbanized areas currently within urban growth boundaries associated with cities should be encouraged to annex to cities. Orderly annexations with logical boundaries shall be encouraged.
- Policy F.12: CONTIGUOUS, ORDERLY DEVELOPMENT AND PLANNING IN URBAN GROWTH AREAS: In the Bellingham Urban Growth Area, substantial development and subdivisions already have occurred without annexation. The revised Urban Fringe Subarea Plan and a new Interlocal Agreement between the City of Bellingham and the county will address sequence and timing for annexations, subdivisions, and urban levels of development.
- Short Term Planning Areas (STPA's): Short Term Planning Areas are used as a tool for facilitating provision of urban levels of services and to prevent sprawl within the Urban Growth Area, and the STPA is designed to promote urban levels of density and cost-effective provision of services and avoid sprawl. The STPA will be adopted as a zoning overlay and can be reviewed

and changed anytime during the year. It would not require an amendment to the Comprehensive Plan.”

- Long Term Planning Areas (LTPA) page 2-16: Long Term Planning Areas include areas that have unresolved issues within the identified 20-year UGA. Typically, LTPA’s include 10 percent or less of the UGA’s and have not clearly articulated various questions relating to urban levels of service. Areas within the LTPA’s have not clearly articulated some or all of what are the minimum level of urban facilities and services, including sanitary sewer, water service, police protection, fire protection and emergency medical services, parks and recreation programs, solid waste management, electric service, land use controls, communication facilities and public schools, to support urban levels of development. A full range of services may not be articulated that would add urban public transit, natural gas, storm drainage facilities, street lighting, libraries, local parks, local recreation facilities and services, and health services. Also, areas within the LTPA’s may not have identified or clearly articulated: 1) the necessary capital facility funding sources necessary to implement planning goals and policies; 2) annexation agreements with various cities; as applicable; 3) timing of utilities and infrastructure within a capital improvement program and/or transportation improvement program; 4) who will provide water, sewer and other essential services; and 5) how other related issues will be resolved.
- GOAL 2S: Establish Short Term Planning Areas within which annexations and urban levels of development can occur and outside of which annexations and urban levels of development will not occur. This is intended to be a sprawl preventing measure where a need exists to promote phased development from the urban core outward, where final plans for urban services are not yet in place, and where joint planning at the development regulation level is appropriate. This will assure both conformance and consistency for future plans and developments.
- Policy 2S-1: A Short Term Planning Area is a zoning overlay designation and is modified through the rezoning process as provided in Title 20. Initial designation or subsequent modification of Short Term Planning Area boundaries may be made when the following criteria have been satisfied:
  - The County and the City have agreed on a joint plan or are working toward agreement upon a city/county interlocal agreement for land use and development standards; and
  - The County and the water and/or sewer service provider, if an Unincorporated Residential/Recreational Urban Growth Area, have entered into an interlocal agreement; and
  - The land to be included within the revised Short Term Planning Area has planned facilities available or facilities capable of being made available in time to serve development within the new Short Term Planning Area at the time development occurs; and

- The City and County have agreed on annexation issues identified in Policy 2N7, Goal 2Q, Policy 2Q-1, Policy 2Q-3, and Policy 2Q-5 above; and
- The Short Term Planning Area adjacent to the vicinity proposed for inclusion is meeting UGA density objectives and there is a demonstrated need for additional land in the local area; and
- The City has annexed to the STPA, or the Unincorporated Residential/Recreational Urban Growth Area has infilled up to the LTPA and extension of the boundary is necessary to accommodate provision of urban services; or
  - The planning area extension is otherwise consistent with the policies of this Comprehensive Plan; and
  - The City, or the primary utility service providers(s) in the case of Unincorporated Residential/Recreation Urban Growth Areas, has corrected the deficiency which created the need for the Short Term Planning Area; and
  - In any event, that adequate capacity in public facilities exists or is projected within ten years to serve the new area; and
  - Short Term Planning Areas would be moved by zoning action consistent with the Comprehensive Plan.
- Policy 2S-2: Land within a UGA but outside a Short Term Planning Area shall retain its current zoning until a new joint plan is identified and the Short Term Planning Area is moved, but with the following additional limitations on development which shall be included in the County development regulations:
  - No sewer shall be extended outside a Short Term Planning Area. Water lines shall not be extended to serve urban levels of development outside a Short Term Planning Area. Exceptions may be made in cases where human health is threatened as determined by the County Health and Human Services Department (the use of interties for emergency purposes will be allowed to the extent that other needed approvals are given; (2) where vested rights currently exist - the city/district will provide the County detailed maps specifying the location and nature of the vested rights; (3) to help meet regional supply needs, as discussed under the CWSP, so long as the purveyor has sufficient quantities of water to meet needs in its entire UGA as determined by the purveyor and agreed to by the County.
  - All development in urban growth areas shall be done in a manner which will not preclude development at urban levels of density when the area is annexed into the city.
  - No residential development shall occur at greater than one unit per five acres.
  - All residential development on parcels greater than 20 acres shall be clustered on no more than 20 percent of the property.

- Goal 2N: Establish Urban Growth Boundaries outside present city limits, within which the County will maintain jurisdiction until annexation or incorporation of the property. During this interim period the following policies shall be in place to assure that the purposes of this plan and growth management are in fact accomplished.
- Policy 2N-1: Establish urban growth areas for cities, first, by including contiguous areas which have urban characteristics; second, by including areas which presently have urban zoning; and, finally, by including other areas as necessary to accommodate growth.
- Policy 2N-2: Re-evaluate UGA boundaries when changes in city land uses are proposed.
- Policy 2N-3: Consider cities and Short Term Planning Areas as receiving areas for development rights transferred from sending areas.