

Columbia Valley UGA Local Group Proposal

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Introduction

- ★ Background
- ★ Public Participation
- ★ Population
- ★ Employment
- ★ Land Capacity Analysis
- ★ UGA Sizing
- ★ Issues



Background

★ UGA History/Existing Conditions

2008 Population: 3,924

2008 Employment: 90

Permitted Densities:

Urban Residential – 4 dwellings/acre (with water, sewer & STPA)

Rural Forestry – one dwelling/20 acres

★ Existing Plans

★ The Whatcom County Comprehensive Plan was amended in 1999 to establish a UGA in the Columbia Valley (Ordinance 99-075).

★ The existing Foothills Subarea Plan was adopted in 1988, prior to the Growth Management Act.

★ The Draft Foothills Subarea Plan should be adopted in 2010.



Public Participation

- ★ The Foothills Subarea Plan Advisory Committee met from March 2006 to October 2007 and in April/May 2009.
- ★ Community workshops (2006)
- ★ Questionnaire (2006)
- ★ Public hearing on the Draft SEIS (September 2008)
- ★ Planning Commission hearing (January 2009)
- ★ County Council hearing (March 2009)



Population

<i>Population</i>		
1	Population in 2008	3,924
2	Growth Allocation Requested	1,076
3	Total UGA Population in 2029/31	5,000



Employment

<i>Employment</i>		
1	Employment in 2008	90
2	Growth Allocation Requested	455
3	Total Employment in 2029/31	545



Land Capacity Analysis - Population

<i>Residential Land Capacity Analysis Results</i>		
1	Gross Developable Acres	594
2	Net Developable Acres Available <i>(after reductions for critical areas, public uses, infrastructure, and market factor)</i>	233
3	Net Developable Acres Needed to Accommodate Population Growth Request	123
4	Surplus (Deficit) in Net Acres	110
5	Population Growth Capacity of UGA request <i>(based on GMCC adopted land supply methodology)</i>	2,055
6	Population Growth Allocation Requested	1,076
7	Surplus (Deficit) in Population	979



Land Capacity Analysis - Employment

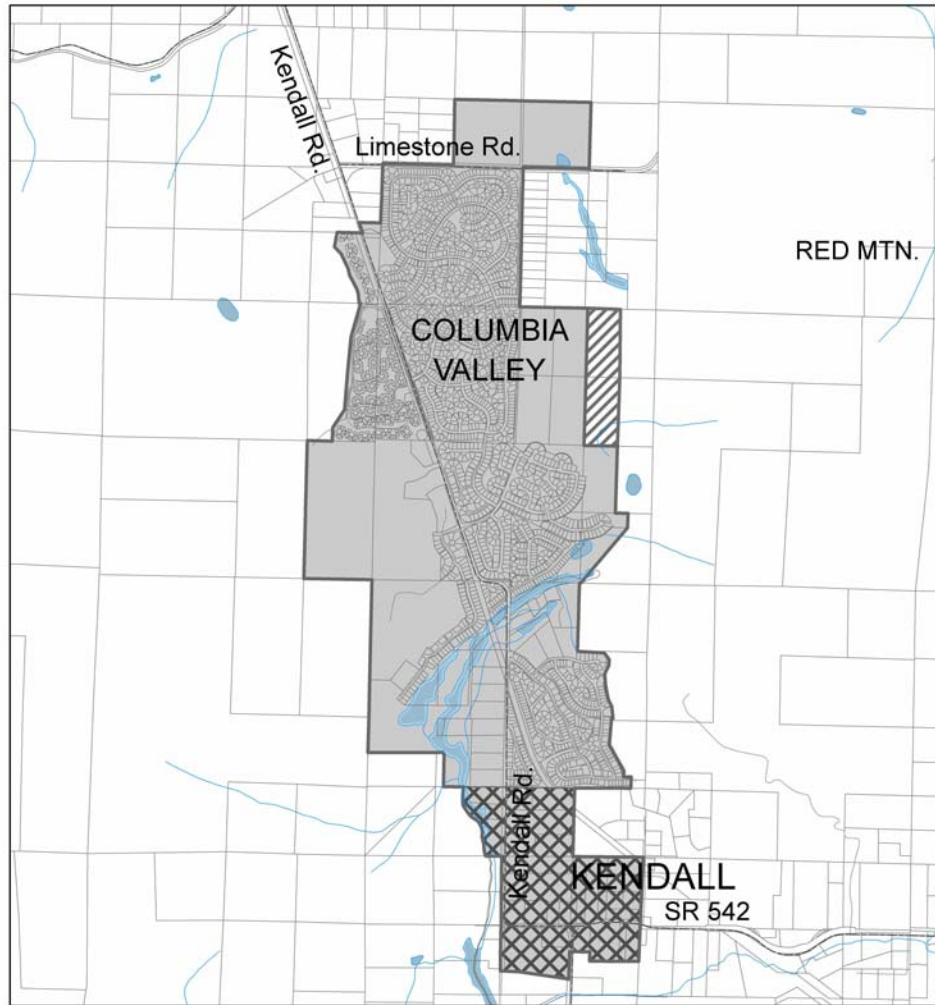
<i>Commercial/Industrial Land Capacity Analysis Results</i>		
1	Gross Developable Acres	101
2	Net Developable Acres Available <i>(after reductions for critical areas, public uses, infrastructure, and market factor)</i>	48
3	Net Developable Acres Needed to Accommodate Employment Growth Request	52
4	Surplus (Deficit) in Net Acres	(4)
5	Employment Growth Capacity	418
6	Employment Growth Allocation Requested	455
7	Surplus (Deficit) in Employment	(37)



UGA Sizing

<i>UGA Additions/Subtractions</i>		
1	Existing UGA Size (Total Acres)	1,489
2	Total Acres Added	40
3	Total Acres Subtracted	(190)
4	Proposed UGA Size (Total Acres)	1,339





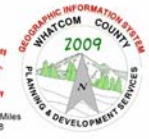
Columbia Valley - Urban Growth Area Proposal

Whatcom County
Comprehensive
Plan - June 2009

- Existing Urban Growth Area
- Proposed UGA Addition
- Proposed UGA Removal

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Issues

- ★ Water District 13 is in the process of updating their comprehensive sewer plan.
- ★ Evergreen Water and Sewer District 19 does not currently provide sewer service.
- ★ Fire District 14 is currently in the process of developing a capital facilities plan.
- ★ WSDOT has indicated funding concerns associated with highway improvements over the planning period.
- ★ Foothills Subarea Plan Advisory Committee recommended expanding the commercial and light industrial land supply in the future to reflect a higher jobs to population ratio.

