



Whatcom 2031

***Lynden's
Urban
Growth
Area***

Introduction

- ✓ **Lynden agreed to work with Whatcom County on its efforts to gain compliance with the GMA**
- ✓ **Active participants in the GMCC and TAG**
- ✓ **Used the Land Capacity Analysis published in March to develop a proposal for the City's Urban Growth Area for 2029/31**
- ✓ **Held public hearings in March and May to gather public input on projections and the Urban Growth Area**

Lynden is...

- Planning for a moderate rate of growth – lower than the past decade, but consistent with history
- Using DOE approved Water and Sewer Comprehensive Plans as an limit for population and employment
- Seeking a responsible expansion of the City's UGA

By the numbers...



2008	11,618	4,832
2029	18,118	8,391
Expected Growth	6,500 New People	3,559 New Jobs

Capacity of Current UGA

- Commercial/Industrial UGA appears to meet the needs of the next 20 years of non-residential growth.
- Using an average density of 7 units per acre, Lynden will need 354 more GROSS acres for residential use to accommodate future population.

Where Should Lynden Expand?

- **South?** Nooksack River restricts growth
- **North?** East Badger Road delineates the boundary between urban growth and Whatcom County's PDR program area
- **East?** Increasing distance from major infrastructure, critical areas and agricultural lands make this direction unwise
- **West?** Infrastructure is planned, recognized as an area of future growth by Whatcom County in the PDR program.

Growth & Protection of Agriculture

- Lynden has adopted policies about land capacity and growth into agricultural lands.
- Increased zoning density by more than 10% over past 5 years.
- Average Achieved density of 5 DU/Acre.
- Lynden growth = less than 3% of lost farm land

Water for Growth

- Water Plan is approved by Department of Ecology and Department of Health
- From 2002 to 2008 population increased by 2,000 people and water usage **DECREASED** by 224 MGD
- Working with DOE and others for creative solutions to regional water issues

Habitat and Drainage Problems

- Low flow has degraded fish habitat in Double Ditch (once known as Pepin Creek).
- Fish get caught upstream during storm events
- Drainage from Canada has grown exponentially.
- Delays spring planting
- Causes \$\$\$ in property damage
- Limits pedestrian improvements on local streets

Solution – Recreate Pepin Creek

- Creates meandering habitat with flow from both Double Ditch and Benson Road Ditch to improve continuity.
- Provides capacity to accommodate storm flows from BC
- Moves flood water from fields earlier in the season
- Allows street improvements AND more trail opportunities

Conclusion

- Lynden's request is reasonable
- Based on logical and rational estimates of future growth
- Lynden is responsible with agricultural resources
- Having a single lead agency will restore a historic stream and help resolve a north county drainage issue.