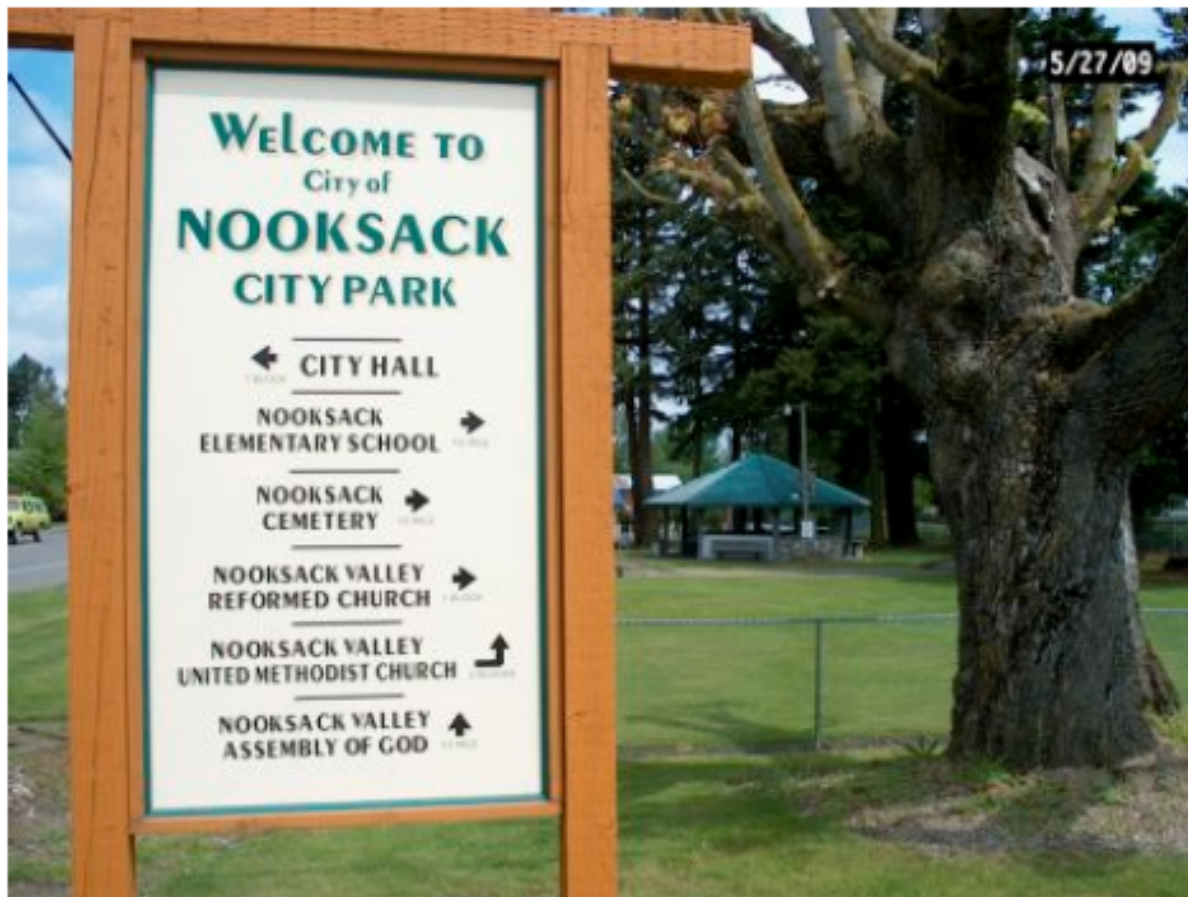


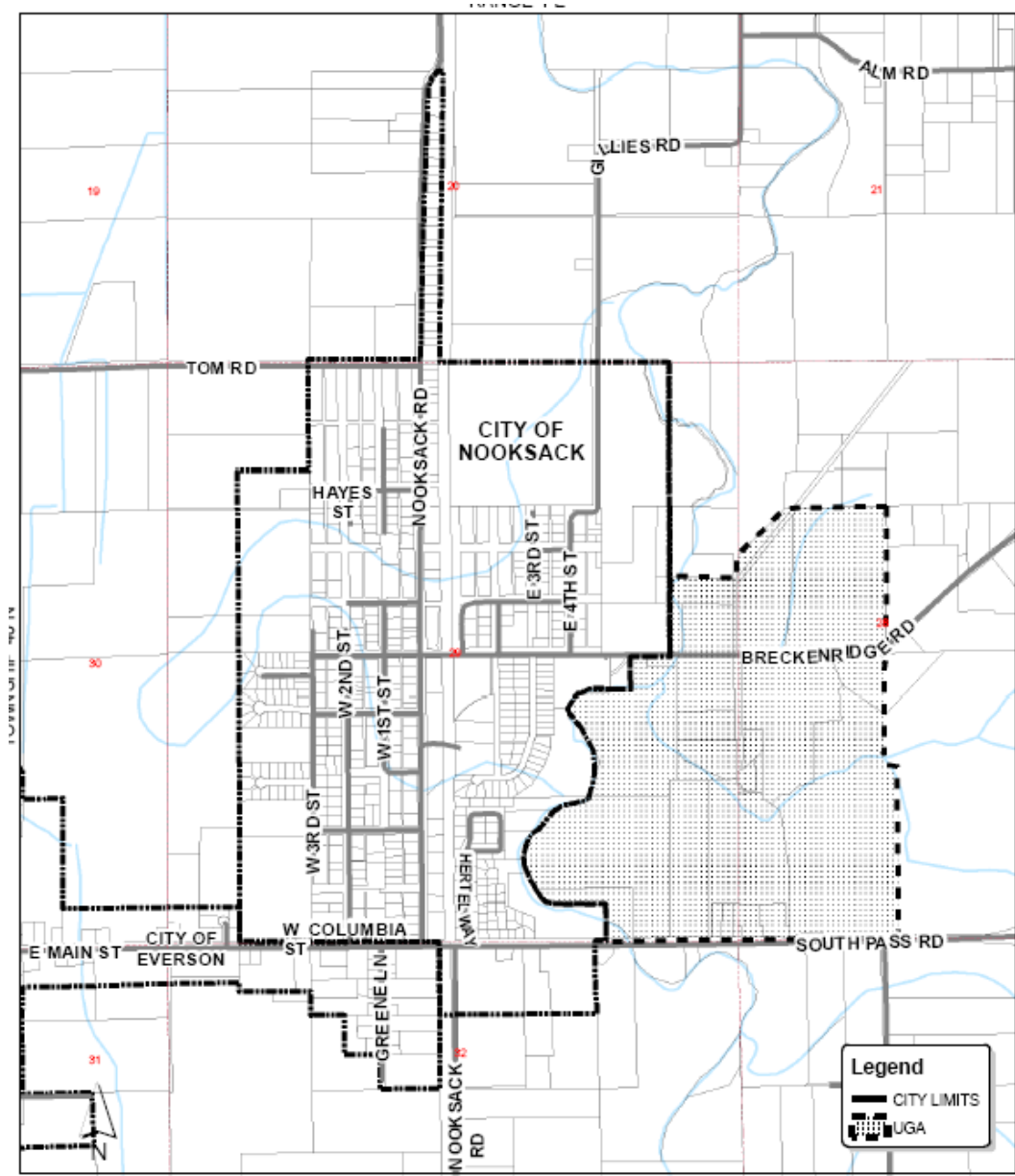
CITY OF NOOKSACK URBAN GROWTH AREA PROPOSAL



PROPOSAL CONTENTS

- Population Allocation
- Employment Allocation
- Land Capacity Results
- Methodology Issues
- Capital Facilities

VICINITY MAP



POPULATION

- 2008 City Population 1,090
- 2008 Total UGA Pop. 1,137
- Proposed 2031 Allocation 2,296
(Alternative Y)
- Proposed Growth 1,159
- 3.0% growth rate (2000s) = 2,244
plus 52 for shift to small cities

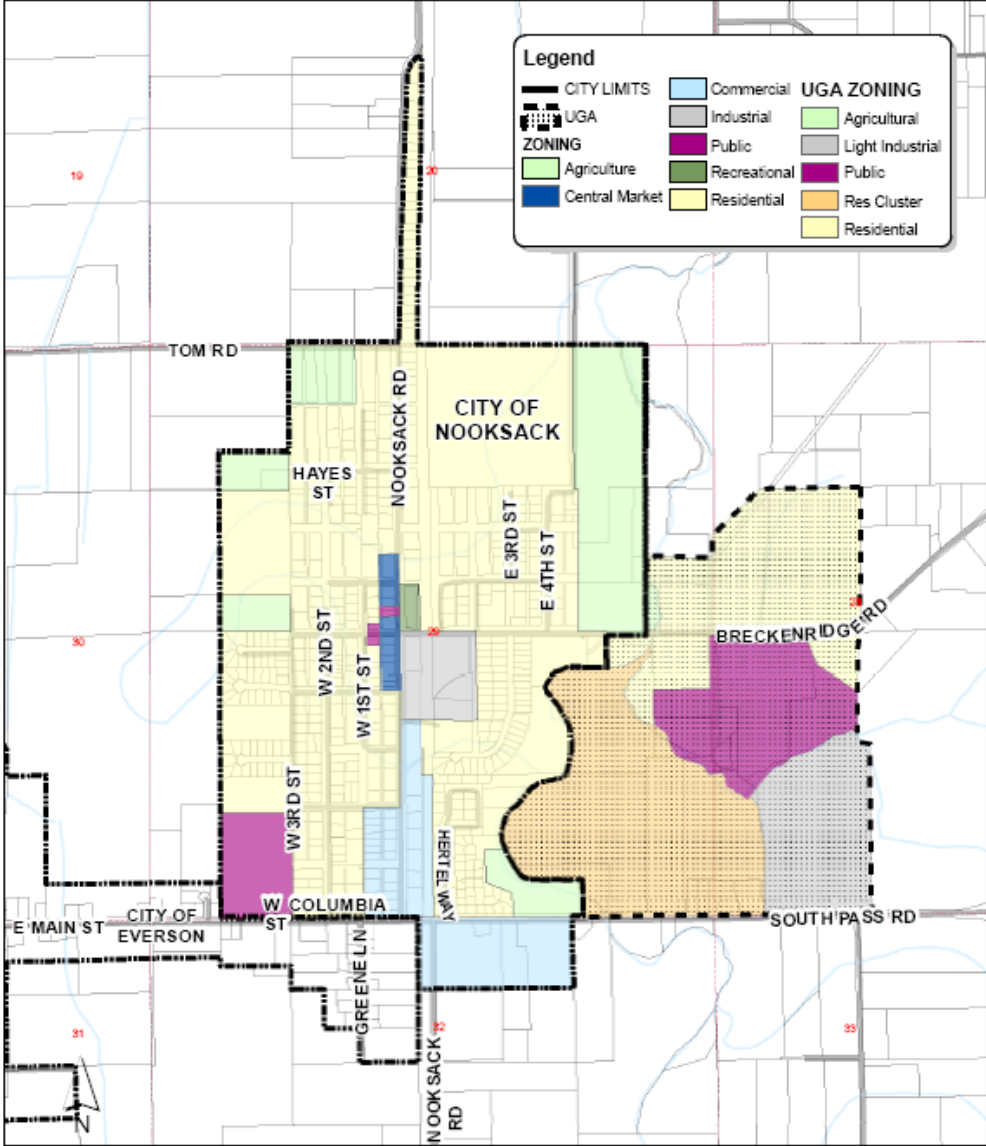
EMPLOYMENT

- 2008 Employment 206 jobs
- 2008 Jobs/Population 18.1 %

- 2031 Job Growth 290 jobs
- (shift 100 jobs to Sumas)

- 2031 Total Jobs 496
- 2031 Jobs/Population 21.6 %

ZONING MAP



LAND CAPACITY RESULTS

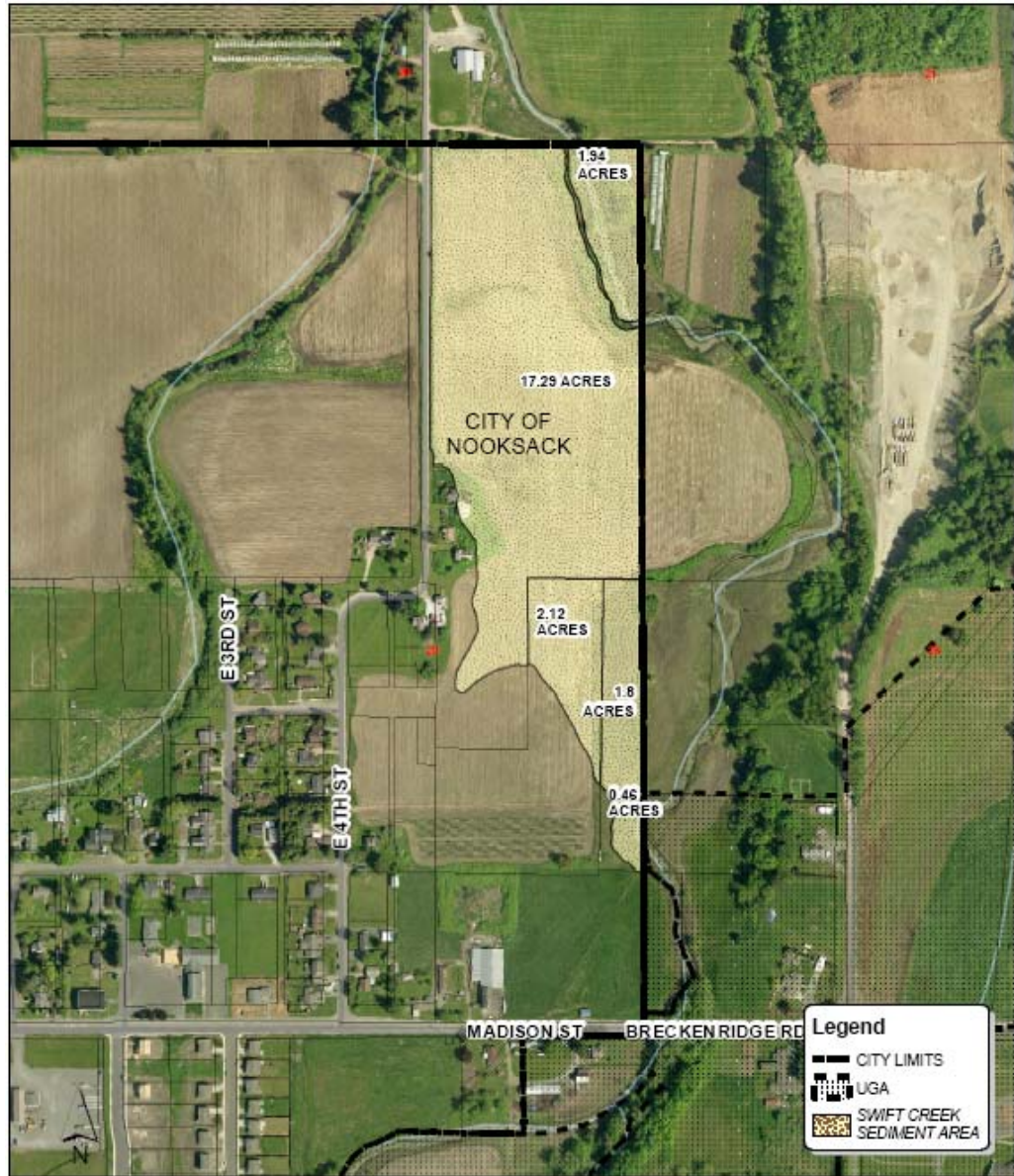
- Residential Land 12-Acre Surplus
- With City Adjustments 7-Acre Surplus
(Lower assumed densities)

- Commercial/Ind. Land 1-Acre Deficit
- With Addl. Allocation 4-Acre Deficit
(shift 100 jobs to Sumas)

METHODOLOGY ISSUES

- Assumed densities
- Capacity aggregation
- No wetland buffer deductions
- Swift Creek sediment impact area

SWIFT CREEK SEDIMENT IMPACT AREA



CAPACITY CONCLUSION

The Nooksack UGA contains sufficient residential and non-residential land to accommodate growth anticipated through 2031.

CAPITAL FACILITIES

- Nooksack purchases water from the City of Sumas. The existing supply agreement is adequate for majority of planning period. Sumas is willing to increase supply.
- The Everson sewage treatment plant will need to be upgraded at some point in the planning period. Nooksack and Everson will cooperate on the plant expansion.

NOOKSACK CONCLUSION

The Nooksack UGA as currently designated is appropriately sized to accommodate growth through 2031.

Potential deficits will be offset by increased development density.