

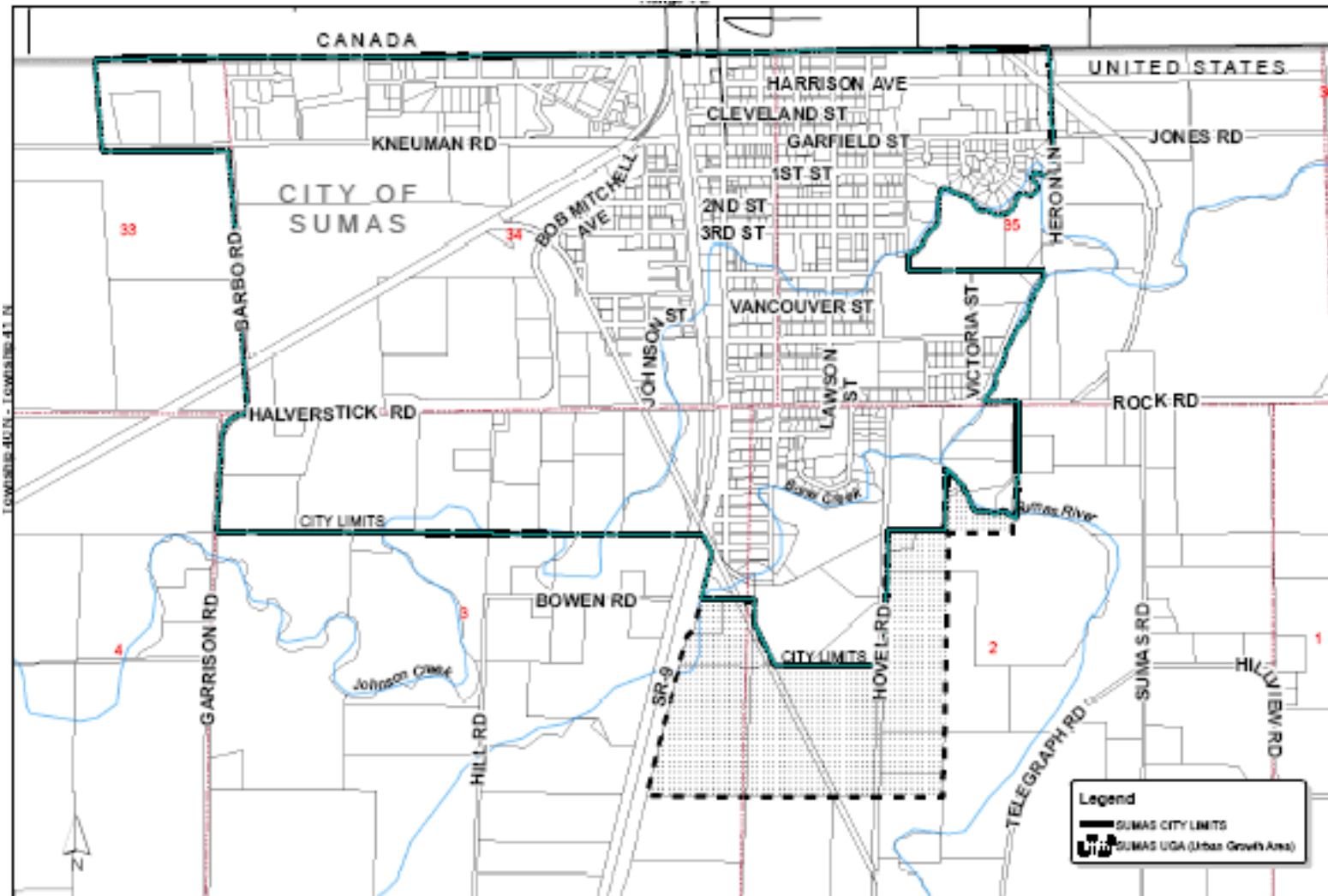
CITY OF SUMAS URBAN GROWTH AREA PROPOSAL



PROPOSAL CONTENTS

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

VICINITY MAP



POPULATION

- 2008 City Population 1,264
- 2008 Total UGA Pop. 1,279
- Proposed 2031 Allocation 2,072
(Alternative Y)
- Proposed Growth 793
- Alternative Y allocation is less than recent linear growth rate from 2000-2008.

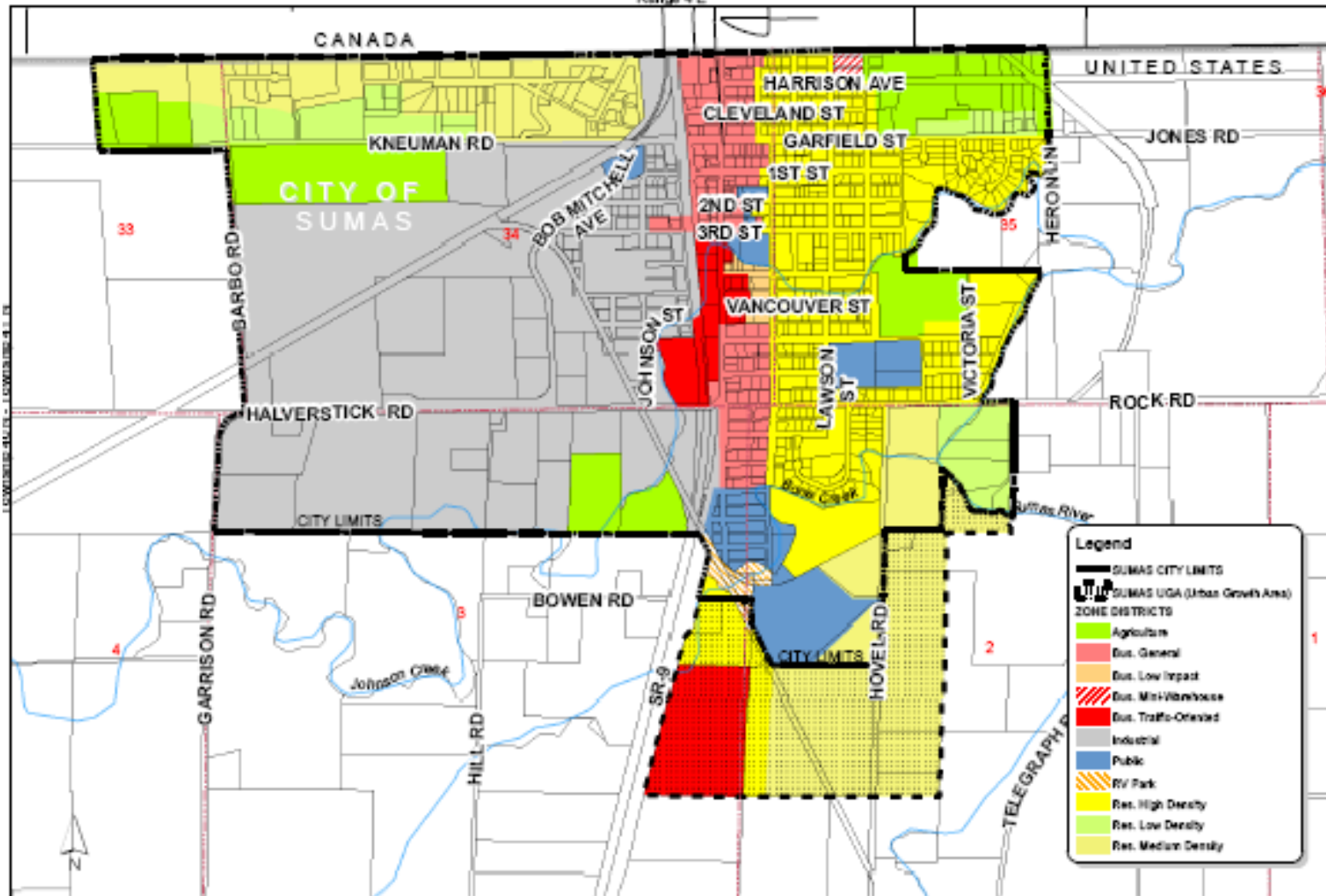
EMPLOYMENT

- 2008 Employment 254 jobs
- 2008 Jobs/Population 19.9 %

- 2031 Job Growth 391 jobs
(shift 100 jobs from Nooksack)

- 2031 Total Jobs 645
- 2031 Jobs/Population 31.1 %

ZONING MAP



LAND CAPACITY RESULTS

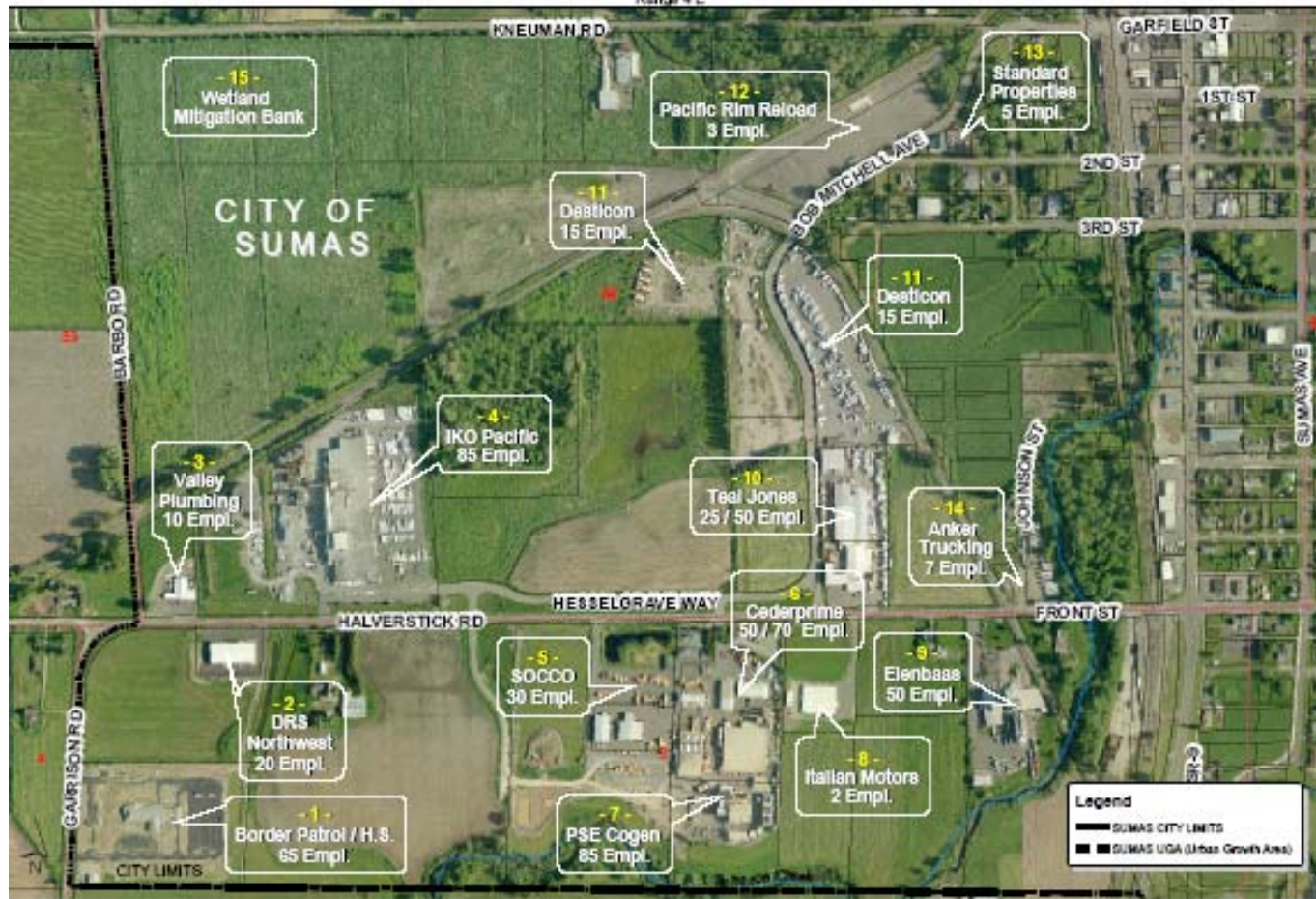
- Residential Land 37-Acre Surplus
- With City Adjustments 18-Acre Surplus
(Assumed densities and infrastructure)

- Commercial/Ind. Land 84-Acre Surplus
- With Addl. Allocation 44-Acre Surplus
- Shift 100 jobs 7-Acre Surplus

METHODOLOGY ISSUES

- Assumed densities
- Capacity aggregation
- Underestimation of wetland areas
- No deductions for wetland buffers
- No accounting for wetland mitigation ratios
- Underestimation of current employment

INDUSTRIAL DISTRICT



CAPACITY CONCLUSION

The Sumas UGA contains sufficient residential and non-residential land to accommodate growth anticipated through 2031 with a small surplus.

CAPITAL FACILITIES

- Sumas has water rights that far exceed expected demand through 2031.
- Sanitary sewage from Sumas is transmitted to the City of Abbotsford for treatment. The current contract will cover all or nearly all sewage volumes through 2031. Additional capacity is available from Abbotsford.

SUMAS CONCLUSION

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

Expansion of the Sumas Industrial District may be necessary at some time in the future.