

2/15/11 Draft Appendix E: Buildout Percentage and Average Tax Parcel Size in Affected Areas

Affected Area	Proposed	Current	2008 All Parcels		1990 Developed Parcels					2008 Developed Parcels					Type I LAMIRDs:		Estimate: Potential New DU's			
			Ac	Count of Parcels	Avg Pcl Size	Count Dev Parcels	Avg Dev Pcl Size	Buildout By Acreage	Buildout By # Parcels	Dev Ac	Count Dev Parcels	Avg Dev Pcl Size	Buildout By Acreage	Buildout By # Parcels	Total in LAMIRD (by Ac)	Total in LAMIRD (# Pcls)	In Current Residential Zoning	In Prop. Residential Zoning	Difference	
Acme	STC (LAMIRD)	STC and AG	8.3	22	0.4	6.4	14	0.5	77.1%	63.6%	7.9	18	0.4	95.2%	81.8%	64.6%	65.9%			
	RR-1 (LAMIRD)	RR-1	62.4	66	0.9	39.3	44	0.9	63.0%	66.7%	44.7	52	0.9	71.6%	78.8%			27	27	0
	RR-5A	RR-1	31.9	9	3.5	9.4	3	3.1	29.5%	33.3%	13.3	4	3.3	41.7%	44.4%			26	6	20
Cain Lake	R-2A (LAMIRD)	R-2A	362.8	1,265	0.3	88.2	233	0.4	24.3%	18.4%	235.2	755	0.3	64.8%	59.7%	24.3%	18.4%	469	469	0
	R-5A	R-2A	496.1	45	11.0	202.5	17	11.9	40.8%	37.8%	365.5	33	11.1	73.7%	73.3%			199	69	130
Custer	STC (LAMIRD)	STC	37.0	32	1.2	16.8	21	0.8	45.4%	65.6%	20.8	26	0.8	56.2%	81.3%	60.9%	73.0%			
	RR-2 (LAMIRD)	RR-2	27.0	41	0.7	18.1	32	0.6	67.0%	78.0%	21.1	35	0.6	78.1%	85.4%			25	25	0
	R-10A (LAMIRD)	R-10A	10.5	1	10.5	10.5	1	10.5	100.0%	100.0%	10.5	1	10.5	100.0%	100.0%			0	0	0
	RR-5A*overlay	RR-2	82.7	27	3.1	30.0	13	2.3	36.3%	48.1%	54.1	21	2.6	65.4%	77.8%			63	3	60
Deming	R-5A*overlay	STC	2.6	1	2.6	0.0	0	0.0	0.0%	0.0%	0.0	0	0.0	0.0%	0.0%			68	3	65
	STC (LAMIRD)	STC, R-2A	54.7	67	0.8	38.7	49	0.8	70.7%	73.1%	50.9	56	0.9	93.1%	83.6%	53.7%	66.4%			
Diablo	R-2A (LAMIRD)	R-2A	71.1	40	1.8	28.9	22	1.3	40.6%	55.0%	17.0	23	0.7	23.9%	57.5%			20	20	0
	RR-3 (LAMIRD)	UR-4	69.6	1	69.6	69.6	1	69.6	100.0%	100.0%	69.6	1	69.6	100.0%	100.0%	100.0%	100.0%	0	0	0
Eliza Island	EI (LAMIRD)	EI	184.5	142	1.3	120.1	52	2.3	65.1%	36.6%	149.6	93	1.6	81.1%	65.5%	65.1%	36.6%	48	48	0
Emerald Lake	RR-2 (LAMIRD)	RR-2	145.2	410	0.4	55.3	152	0.4	38.1%	37.1%	81.5	224	0.4	56.1%	54.6%	38.1%	38.1%	205	205	0
	RR-5A	RR-2	365.8	64	5.7	16.1	4	4.0	4.4%	6.3%	53.9	9	6.0	14.7%	14.1%			630	62	568
	R-5A	R-2A	118.0	17	6.9	31.2	7	4.5	26.4%	41.2%	40.2	12	3.4	34.1%	70.6%			44	17	27
Fort Bellingham/Marietta	RR-1 (LAMIRD)	RR-1	485.1	416	1.2	261.4	266	1.0	53.9%	63.9%	329.9	322	1.0	68.0%	77.4%	53.9%	63.9%	232	232	0
	RR-5A*overlay	RR-1	95.0	19	5.0	38.9	9	4.3	40.9%	47.4%	48.0	14	3.4	50.5%	73.7%			73	8	65
	R-5A*overlay	R-2A	230.0	67	3.4	137.2	39	3.5	59.7%	58.2%	180.3	51	3.5	78.4%	76.1%			50	17	33
Glacier	STC (LAMIRD)	STC	24.8	68	0.4	11.1	30	0.4	44.8%	44.1%	12.5	35	0.4	50.4%	51.5%	55.3%	40.6%			
	RC (LAMIRD)	RC	49.9	17	2.9	14.8	5	3.0	29.7%	29.4%	32.8	7	4.7	65.7%	41.2%					
	RR-1 (LAMIRD)	RR-1	3.5	10	0.4	1.7	3	0.6	48.6%	30.0%	2.2	5	0.4	62.9%	50.0%			3	3	0
	RR-3 (LAMIRD)	UR-4	275.0	759	0.4	161.4	308	0.5	58.7%	40.6%	211.0	539	0.4	76.7%	71.0%			216	212	4
	RR-10A (LAMIRD)	UR-4	14.0	1	14.0	0.0	0	0.0	0.0%	0.0%	0.0	0	0.0	0.0%	0.0%			56	1	55
	R-5A (LAMIRD)	RF	1.5	2	0.8	1.2	1	1.2	80.0%	50.0%	1.2	1	1.2	80.0%	50.0%			1	1	0
	Federal (LAMIRD)	Federal	30.2	1	30.2	30.2	1	30.2	100.0%	100.0%	30.2	1	30.2	100.0%	100.0%					
	RF	RF	53.7	6	9.0	0.0	0	0.0	0.0%	0.0%	0.0	0	0.0	0.0%	0.0%			6	6	0
RR-5A	RR-1	0.8	2	0.4	0.0	0	0.0	0.0%	0.0%	0.0	0	0.0	0.0%	0.0%			2	2	0	
Hinoles Corner	STC (LAMIRD)	GC	49.7	33	1.5	31.6	16	2.0	63.6%	48.5%	43.6	27	1.6	87.7%	81.8%	71.8%	73.1%			
	RR-2 (LAMIRD)	RR-2	86.8	89	1.0	72.4	60	1.2	83.4%	67.4%	81.1	83	1.0	93.4%	93.3%			98	98	0
	R-2A (LAMIRD)	R-2A	63.0	97	0.6	39.3	84	0.5	62.4%	86.6%	42.5	95	0.4	67.5%	97.9%			6	6	0
	R-2A	R-2A	26.2	12	2.2	1.6	2	0.8	6.1%	16.7%	13.4	7	1.9	51.1%	58.3%			14	14	0
	R-5A*overlay	R-2A	163.9	49	3.3	23.1	14	1.7	14.1%	28.6%	52.5	27	1.9	32.0%	55.1%			55	27	28
Kendall	STC (LAMIRD)	STC	33.9	15	2.3	19.4	7	2.8	57.2%	46.7%	21.6	8	2.7	63.7%	53.3%	34.7%	43.8%			
	R-10A (LAMIRD)	R-10A	22.0	1	22.0	0.0	0	0.0	0.0%	0.0%	22.0	1	22.0	100.0%	100.0%			0	0	0
	R-5A	STC	3.2	1	3.2	0.0	0	0.0	0.0%	0.0%	0.0	0	0.0	0.0%	0.0%					
Lake Samish	RR-2 (LAMIRD)	RR-2	208.2	461	0.5	121.3	259	0.5	58.3%	56.2%	167.4	380	0.4	80.4%	82.4%	58.3%	56.2%	177	177	0
	R-2A	R-2A	92.4	44	2.1	29.6	14	2.1	32.0%	31.8%	54.8	28	2.0	59.3%	63.6%			23	23	0
Laurel	RGC (LAMIRD)	GC	54.8	36	1.5	34.2	25	1.4	62.4%	69.4%	48.9	32	1.5	89.2%	88.9%	78.8%	72.2%			
	GM (LAMIRD)	GM	22.3	11	2.0	19.1	9	2.1	85.7%	81.8%	22.1	10	2.2	99.1%	90.9%					
	AG (LAMIRD)	AG	19.8	1	19.8	19.8	1	19.8	100.0%	100.0%	19.8	1	19.8	100.0%	100.0%			0	0	0
	R-5A (LAMIRD)	R-5A	41.6	6	6.9	36.1	4	9.0	86.8%	66.7%	36.1	4	9.0	86.8%	66.7%			0	0	0
	R-5A	GC	7.4	5	1.5	1.4	1	1.4	18.9%	20.0%	0.0	0	0.0	0.0%	0.0%					
	R-5A	R-5A	60.0	38	1.6	21.3	23	0.9	35.5%	60.5%	25.9	26	1.0	43.2%	68.4%					
Lummi Peninsula	AG	AG	115.6	17	6.8	10.4	5	2.1	9.0%	29.4%	10.4	5	2.1	9.0%	29.4%			11	11	0
	NC (LAMIRD)	NC	3.7	3	1.2	0.9	1	0.9	24.3%	33.3%	2.9	2	1.5	78.4%	66.7%	50.3%	52.7%			
	RR-3 (LAMIRD)	RR-3	84.4	286	0.3	57.1	187	0.3	67.7%	65.4%	65.4	214	0.3	77.5%	74.8%			80	80	0
	RR-1 (LAMIRD)	RR-1	108.4	170	0.6	38.4	53	0.7	35.4%	31.2%	53.4	80	0.7	49.3%	47.1%			79	70	9
	RIM (LAMIRD)	RR-3	5.0	2	2.5	5.0	2	2.5	100.0%	100.0%	5.0	2	2.5	100.0%	100.0%					
Maple Falls	RR-5A	RR-1	1,314.0	411	3.2	151.7	128	1.2	11.5%	31.1%	237.3	172	1.4	18.1%	41.8%			867	357	510
	RR-5A	RR-3	127.4	272	0.5	35.0	37	0.9	27.5%	13.6%	45.8	55	0.8	35.9%	20.2%					0
	STC (LAMIRD)	STC	35.2	61	0.6	21.0	31	0.7	59.7%	50.8%	25.9	35	0.7	73.6%	57.4%	59.7%	50.8%			
Newhalem	RR-5A	RR-1	11.7	13	0.9	1.9	3	0.6	16.2%	23.1%	7.4	7	1.1	63.2%	53.8%			11	5	6
	R-5A	STC	2.5	1	2.5	0.0	0	0.0	0.0%	0.0%	2.5	1	2.5	100.0%	100.0%					0
	RIM (LAMIRD)	LII	28.0	1	28.0	28.0	1	28.0	100.0%	100.0%	28.0	1	28.0	100.0%	100.0%	100.0%	100.0%			
North Bellingham	RGC (LAMIRD)	GC	57.0	1	57.0	57.0	1	57.0	100.0%	100.0%	57.0	1	57.0	100.0%	100.0%					
	RF	RF	57.0	1	57.0	57.0	1	57.0	100.0%	100.0%	57.0	1	57.0	100.0%	100.0%					
	RR-1 (LAMIRD)	RR-1	872.3	828	1.1	484.3	583	0.8	55.5%	70.4%	758.1	774	1.0	86.9%	93.5%	54.7%	65.6%	220	220	0
Nugents Corner	RR-3 (LAMIRD)	UR-4	12.4	61	0.2	0.0	0	0.0	0.0%	0.0%	11.7	60	0.2	94.4%	98.4%			0	0	0
	RR-5A*overlay	RR-1	86.4	48	1.8	44.1	27	1.6	51.0%	56.3%	65.9	44	1.5	76.3%	91.7%			37	4	33

Affected Area	Proposed	Current	2008 All Parcels			1990 Developed Parcels					2008 Developed Parcels					Type I LAMIRDs:		Estimate: Potential New DU's				
			Ac	Count of Parcels	Avg Pcl Size	Dev Ac	Count Dev Parcels	Avg Dev Pcl Size	Buildout By Acreage	Buildout By # Parcels	Dev Ac	Count Dev Parcels	Avg Dev Pcl Size	Buildout By Acreage	Buildout By # Parcels	Total in LAMIRD (by Ac)	Total in LAMIRD (# Pcls)	In Current Residential Zoning	In Prop. Residential Zoning	Difference		
																					1990 Buildout	
Point Roberts	RIM (LAMIRD)	LII	4.0	7	0.6	0.1	1	0.1	2.5%	14.3%	2.0	3	0.7	50.0%	42.9%	20.9%	45.7%					
	RGC (LAMIRD)	GC	2.6	3	0.9	1.7	2	0.9	65.4%	66.7%	1.7	2	0.9	65.4%	66.7%							
	STC (LAMIRD)	STC	90.8	88	1.0	45.7	45	1.0	50.3%	51.1%	55.3	52	1.1	60.9%	59.1%							
	RC (LAMIRD)	RC	175.2	66	2.7	63.2	27	2.3	36.1%	40.9%	71.7	37	1.9	40.9%	56.1%							
	RR-1 (LAMIRD)	RR-1	708.6	1,603	0.4	218.9	807	0.3	30.9%	50.3%	471.7	1,029	0.5	66.6%	64.2%					656	656	0
	RR-2 (LAMIRD)	RR-2	217.2	800	0.3	90.3	457	0.2	41.6%	57.1%	113.4	527	0.2	52.2%	65.9%					405	405	0
	TZ (LAMIRD)	TZ	730.4	690	1.1	93.2	183	0.5	12.8%	26.5%	174.8	299	0.6	23.9%	43.3%					420	420	0
	R-5A (LAMIRD)	R-5A	778.1	117	6.7	74.1	21	3.5	9.5%	17.9%	221.3	42	5.3	28.4%	35.9%					114	114	0
	ROS (LAMIRD)	ROS	101.2	4	25.3	0.0	0	0.0	0.0%	0.0%	0.0	0	0.0	0.0%	0.0%							
Pole & Guide Meridian	RGC (LAMIRD)	GC, R-2A	49.7	22	2.3	35.2	15	2.3	70.8%	68.2%	38.4	19	2.0	77.3%	86.4%	72.0%	84.1%					
	RR-2 (LAMIRD)	RR-2	89.4	209	0.4	64.5	179	0.4	72.1%	85.6%	76.5	190	0.4	85.6%	90.9%					47	47	0
	R-2A (LAMIRD)	R-2A	1.8	2	0.9	1.8	2	0.9	100.0%	100.0%	1.8	2	0.9	100.0%	100.0%					0	0	0
	R-5A	GC	6.9	2	3.5	0.0	0	0.0	0.0%	0.0%	1.9	1	1.9	27.5%	50.0%							
	R-5A	R-5A	29.0	12	2.4	8.5	6	1.4	29.3%	50.0%	9.1	7	1.3	31.4%	58.3%					5	5	0
	R-5A*overlay	R-2A	117.7	35	3.4	51.8	20	2.6	44.0%	57.1%	57.7	24	2.4	49.0%	68.6%			30	10	20		
Sandy Point / S.P. Hts	RR-3 (LAMIRD)	RR-3	381.3	1,180	0.3	162.1	567	0.3	42.5%	48.1%	210.6	731	0.3	55.2%	61.9%	42.6%	48.0%					
	RR-1 (LAMIRD)	RR-1	6.9	4	1.7	3.4	1	3.4	49.3%	25.0%	3.4	1	3.4	49.3%	25.0%					684	684	0
	RR-5A	RR-1	691.6	62	11.2	32.6	6	5.4	4.7%	9.7%	48.4	10	4.8	7.0%	16.1%					2	2	0
																		97	17	80		
Smith & Guide Meridian	RIM (LAMIRD)	LII	114.0	33	3.5	72.6	22	3.3	63.7%	66.7%	93.9	31	3.0	82.4%	93.9%	52.1%	57.9%					
	RGC (LAMIRD)	GC	119.2	43	2.8	49.0	22	2.2	41.1%	51.2%	71.8	31	2.3	60.2%	72.1%							
	R-5A	R-5A	85.1	44	1.9	49.5	27	1.8	58.2%	61.4%	67.3	33	2.0	79.1%	75.0%					9	9	0
	R-10A	R-10A	17.9	2	9.0	0.4	1	0.4	2.2%	50.0%	0.4	1	0.4	2.2%	50.0%					1	1	0
Sudden Valley	STC (LAMIRD)	NC, URM-12,	23.6	9	2.6	23.6	9	2.6	100.0%	100.0%	23.6	9	2.6	100.0%	100.0%	49.6%	29.9%					
	RR-3 (LAMIRD)	UR-3	918.6	4,026	0.2	385.9	1,166	0.3	42.0%	29.0%	644.7	2,408	0.3	70.2%	59.8%					995	919	76
	RR-2 (LAMIRD)	RR-2	17.2	50	0.3	10.8	35	0.3	62.8%	70.0%	14.3	41	0.3	83.1%	82.0%					11	11	0
	R-5A (LAMIRD)	R-5A	373.8	41	9.1	241.2	24	10.1	64.5%	58.5%	265.4	27	9.8	71.0%	65.9%					14	14	0
Van Wyck	NC (LAMIRD)	NC	2.9	6	0.5	2.8	5	0.6	96.6%	83.3%	2.9	6	0.5	100.0%	100.0%	96.6%	83.3%					
	R-5A	NC	4.3	6	0.7	1.5	4	0.4	34.9%	66.7%	1.5	4	0.4	34.9%	66.7%							
Wiser Lake	RGC (LAMIRD)	GC	41.6	23	1.8	32.1	14	2.3	77.2%	60.9%	37.9	19	2.0	91.1%	82.6%	63.7%	68.2%					
	RR-2 (LAMIRD)	RR-2	190.5	186	1.0	110.5	128	0.9	58.0%	68.8%	157.3	170	0.9	82.6%	91.3%					192	192	0
	R-2A	R-2A	14.7	2	7.4	14.7	2	7.4	100.0%	100.0%	14.7	2	7.4	100.0%	100.0%					5	5	0
	RR-5A	RR-2	23.7	6	4.0	8.4	2	4.2	35.4%	33.3%	10.2	3	3.4	43.0%	50.0%					28	2	26
	AG	AG	198.9	20	9.9	2.7	4	0.7	1.4%	20.0%	6.4	6	1.1	3.2%	30.0%					10	10	0
Birch Bay-Lynden & I-5	RIM (LAMIRD)	GI	79.3	14	5.7	39.6	5	7.9	49.9%	35.7%	52.0	8	6.5	65.6%	57.1%							
	RGC (LAMIRD)	GI	36.8	10	3.7	0.0	0	0.0	0.0%	0.0%	36.8	10	3.7	100.0%	100.0%							
	R-5A	GI	120.2	16	7.5	0.0	0	0.0	0.0%	0.0%	3.9	1	3.9	3.2%	6.3%							
Blue Canyon	TC (LAMIRD)	TC	0.5	1	0.5	0.5	1	0.5	100.0%	100.0%	0.5	1	0.5	100.0%	100.0%							
G.M. Border Crossing	TC (LAMIRD)	TC	5.6	8	0.7	4.3	5	0.9	76.8%	62.5%	5.1	7	0.7	91.1%	87.5%							
North Lake Samish & I-5	NC (LAMIRD)	NC	3.7	2	1.9	1.6	1	1.6	43.2%	50.0%	1.6	1	1.6	43.2%	50.0%							
	R-5A	TC	21.2	5	4.2	8.6	3	2.9	40.6%	60.0%	8.6	3	2.9	40.6%	60.0%							
Slater & Elder	NC (LAMIRD)	NC	5.2	2	2.6	0.0	0	0.0	0.0%	0.0%	5.2	2	2.6	100.0%	100.0%							
Van Zandt	NC (LAMIRD)	GC	1.0	2	0.5	0.5	1	0.5	50.0%	50.0%	0.5	1	0.5	50.0%	50.0%							
	R-10A	GC	0.6	1	0.6	0.0	0	0.0	0.0%	0.0%	0.6	1	0.6	100.0%	100.0%							
Welcome	NC (LAMIRD)	NC	2.6	2	1.3	0.3	1	0.3	11.5%	50.0%	2.6	2	1.3	100.0%	100.0%							
	R-5A*overlay	R-2A	59.3	20	3.0	27.1	10	2.7	45.7%	50.0%	32.1	15	2.1	54.1%	75.0%					15	6	9
Badger & Guide Meridian	R-5A*overlay	R-2A	87.1	27	3.2	25.6	13	2.0	29.4%	48.1%	35.1	18	2.0	40.3%	66.7%			28	12	16		
	AG	AG	560.0	60	9.3	21.0	7	3.0	3.8%	11.7%	31.0	12	2.6	5.5%	20.0%					47	47	0
Chuckanut	RR-5A*overlay	RR-2	535.6	408	1.3	277.7	221	1.3	51.8%	54.2%	407.7	301	1.4	76.1%	73.8%			541	103	438		
	RR-5A	RR-2, RR-3	162.8	17	9.6	0.6	1	0.6	0.4%	5.9%	0.6	1	0.6	0.4%	5.9%					449	34	415
	R-5A	R-2A	73.7	15	4.9	10.6	3	3.5	14.4%	20.0%	40.5	9	4.5	55.0%	60.0%					25	10	15
East Lynden	R-2A	R-2A	23.7	24	1.0	15.0	18	0.8	63.3%	75.0%	15.0	18	0.8	63.3%	75.0%			5	5	0		
Glacier Springs	RR-5A	RR-3	75.0	277	0.3	7.0	25	0.3	9.3%	9.0%	26.1	90	0.3	34.8%	32.5%			169	169	0		
Glen at Maple Falls	RR-5A	RR-3	262.2	1,233	0.2	109.9	161	0.7	41.9%	13.1%	203.1	952	0.2	77.5%	77.2%			515	515	0		
Kwina	R-5A	NC	88.2	16	5.5	54.3	4	13.6	61.6%	25.0%	54.3	16	3.4	61.6%	100.0%							
Lake Whatcom	R-2A	R-2A	114.5	120	1.0	36.4	46	0.8	31.8%	38.3%	47.4	55	0.9	41.4%	45.8%			60	60	0		
	R-5A*overlay	R-2A	91.1	32	2.8	3.6	4	0.9	4.0%	12.5%	7.4	6	1.2	8.1%	18.8%					23	16	7
	RR-5A*overlay	RR-2	159.8	389	0.4	85.4	188	0.5	53.4%	48.3%	124.7	275	0.5	78.0%	70.7%					129	108	21
Portal Way North	R-5A	GI	45.0	6	7.5	5.8	2	2.9	12.9%	33.3%	5.8	2	2.9	12.9%	33.3%							
	R-10A	R-10A	42.3	9	4.7	4.6	2	2.3	10.9%	22.2%	4.6	2	2.3	10.9%	22.2%					6	6	0
Slater & Haxton	R-5A	NC	34.1	1	34.1	0.0	0	0.0	0.0%	0.0%	34.1	1	34.1	100.0%	100.0%							
South Bay	R-2A	R-2A	42.2	90	0.5	12.2	31	0.4	28.9%	34.4%	21.3	37	0.6	50.5%	41.1%			52	52	0		
	RR-5A*overlay	RR-1	96.3	73	1.3	41.3	35	1.2	42.9%	47.9%	68.5	56	1.2	71.1%	76.7%					47	17	30
Wickersham	R-2A	R-2A	22.0	33	0.7	18.2	23	0.8	82.7%	69.7%	18.0	24	0.8	81.8%	72.7%			9	9	0		
Wiser Lake East	R-2A	R-2A	556.6	242	2.3	191.0	116	1.6	34.3%	47.9%	313.0	175	1.8	56.2%	72.3%			109	109	0		