

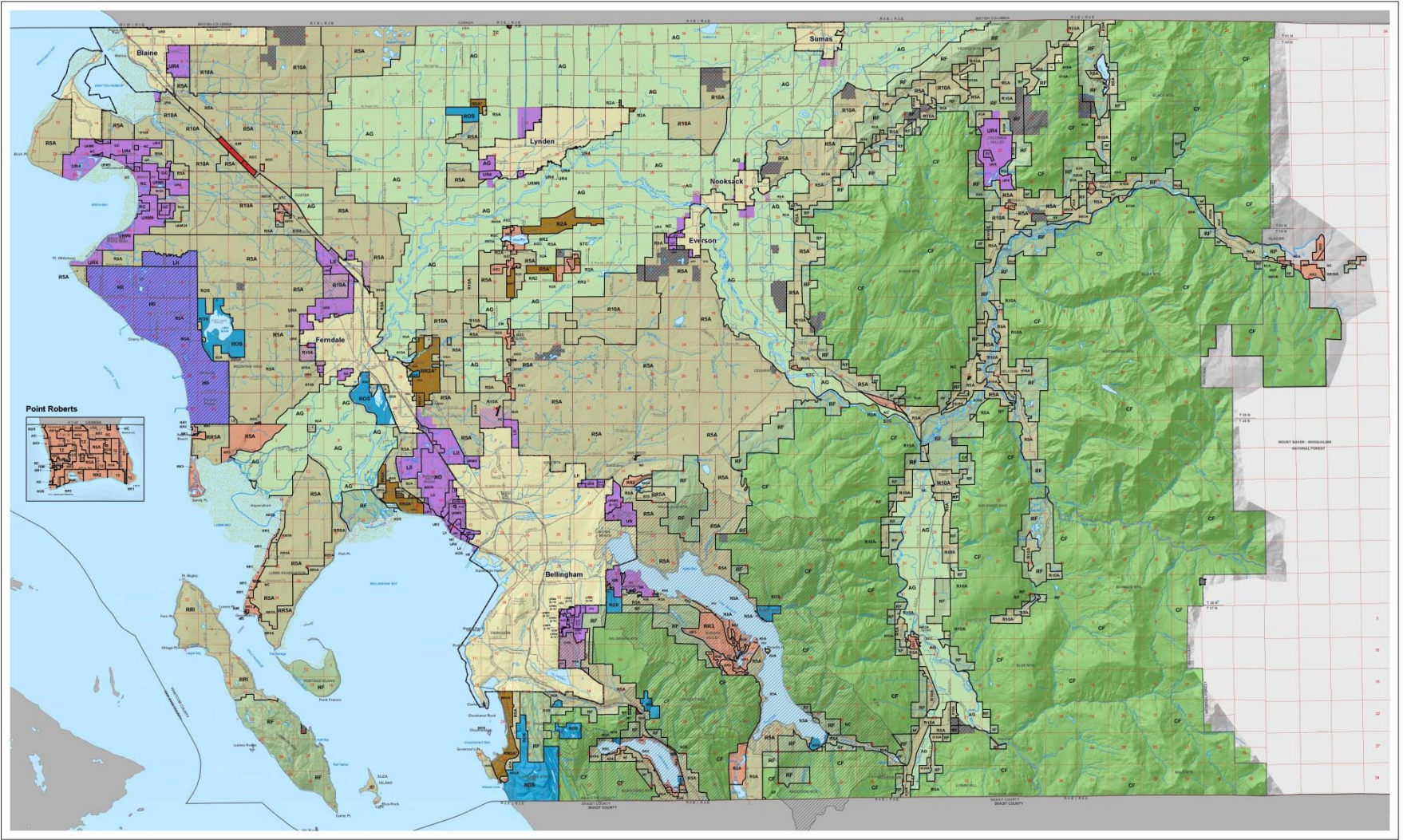
Buildable Lands Report 2022

Planning & Development Services Presentation

at

County Planning Commission

October 13, 2022



WHATCOM COUNTY Title 20 Zoning & Comprehensive Plan Designations

COMPREHENSIVE PLAN DESIGNATIONS

- Incorporated City Limits
- Urban Growth Area
- Urban Growth Area Reserve
- Major/Port Industrial UGA
- Rural
- Rural Neighborhood
- Rural Community
- Rural Business
- Agriculture
- Rural Forestry
- Commercial Forestry
- Mineral Resource Lands
- Public Recreation

TITLE 20 ZONING DESIGNATIONS

- URBAN RESIDENTIAL**
- URMX** Urban Res.-Mixed Use
 - URMX10-24** Urban Res.-Mixed Use 10-24 Units/Acre
 - URMX6-12** Urban Res.-Mixed Use 6-12 Units/Acre
 - URMX6-10** Urban Res.-Mixed Use 6-10 Units/Acre
 - URM24** Urban Res.-Medium Density 24 Units/Acre
 - URM18** Urban Res.-Medium Density 18 Units/Acre
 - URM12** Urban Res.-Medium Density 12 Units/Acre
 - URM6** Urban Res.-Medium Density 6 Units/Acre
 - URS** Urban Res.-5 Units/Acre
 - UR4** Urban Res.-4 Units/Acre
 - UR3** Urban Res.-3 Units/Acre

- RURAL RESIDENTIAL**
- RR3** Rural Res.-3 Units/Acre
 - RR2** Rural Res.-2 Units/Acre
 - RR1** Rural Res.-1 Unit/Acre
 - RR5A** Rural Res.-1 Unit/5 Acres
 - RR10A** Rural Res.-1 Unit/10 Acres

- RURAL RESIDENTIAL ISLAND**
- RRI** Rural Residential Island
 - TZ** Transitional-R5A/RR1
- RURAL**
- R2A** Rural-1 Unit/2 Acres
 - R5A** Rural-1 Unit/5 Acres
 - R10A** Rural-1 Unit/10 Acres

- RESOURCES**
- AG** Agriculture
 - CF** Commercial Forestry
 - RF** Rural Forestry
 - MRL** Mineral Resource Lands (Overlay Zone)

- COMMERCIAL**
- RGC** Rural General Comm.
 - CC** General Commercial
 - TC** Tourist Commercial
 - NC** Neighborhood Commercial
 - STC** Small Town Commercial
 - RC** Resort Commercial

- INDUSTRIAL**
- HI** Heavy Impact Industrial
 - LI** Light Impact Industrial
 - GM** General Manufacturing
 - RIM** Rural Ind. Manuf.
 - AO** Airport Operations

- OTHER**
- ROS** Recreation Open Space
 - EI** Eliza Island

R5A; RR5A - Rural Residential Density Overlay
- Title 20 20 32 252

Water Resource Protection Overlay District
- Title 20 20 71

Transferable Development Rights (TDRs)
TDR Receiving Areas - All URM/RM Zones except Bennett Dr
TDR Sending Areas - Lake Whatcom Watershed (same boundary as Lake Whatcom portion of Water Resource Protection Overlay Zone) excluding Sudden Valley

See Ord. 2015-001

USE OF WHATCOM COUNTY'S GIS DATA IMPLIES THE USER'S AGREEMENT WITH THE FOLLOWING STATEMENT:
Whatcom County disclaims any warranty of merchantability or warranty of fitness of this map for any particular purpose, other express or implied. No representation or warranty is made concerning the accuracy, currency, completeness or quality of data presented on this map. Any user of this map assumes all responsibility for use thereof. Any further updates to Whatcom County boundaries, maps and spatial data, changes, loss, or obsolete areas from any use of this map.



2020

Whatcom County Review and Evaluation Program

Methodology

Approved February 10, 2022

Prepared for:

Whatcom County



Prepared by:



Buildable Lands Report 2022

Whatcom County Review and Evaluation
Program

July 7, 2022



Countywide Overview

Population

UGA	2016-2036 Population Growth Allocation	2036 Total Population Allocation	2036 Population Allocation Share	2016-2021 Population Growth Estimate	2021-2036 Remaining Population Growth	2021-2036 Population Capacity	Surplus (Deficit)	Surplus Percent
Bellingham	27,000	123,710	45%	6,280	20,720	31,392	10,672	9%
Birch Bay	4,593	12,822	5%	389	4,204	2,950	(1,254)	(10%)
Blaine	3,838	9,585	3%	551	3,287	11,324	8,037	84%
Cherry Point	0	43	0%	0	0	0	0	0%
Columbia Valley	1,170	4,448	2%	271	899	2,167	1,268	29%
Everson	1,080	3,907	1%	317	763	3,634	2,871	73%
Ferndale	5,942	19,591	7%	2,281	3,661	10,786	7,125	36%
Lynden	5,568	19,275	7%	1,668	3,900	8,467	4,567	24%
Nooksack	861	2,425	1%	174	687	1,283	596	25%
Sumas	760	2,323	1%	190	570	1,073	503	22%
UGA Total	50,812	198,129	72%	12,121	38,690	73,075	34,385	17%

Employment

UGA	2016-2036 Employment Growth Allocation	2036 Total Employment Allocation	2036 Employment Allocation Share	2016-2021 Employment Growth Estimate	2021-2036 Remaining Employment Growth	2021-2036 Employment Capacity	Surplus (Deficit)	Surplus Percent
Bellingham	19,688	75,000	62%	3,108	16,580	18,671	2,090	3%
Birch Bay	474	1,140	1%	55	419	573	154	13%
Blaine	1,823	5,159	4%	245	1,578	8,570	6,992	136%
Cherry Point*	735	2,883	2%	(141)	876	2,613	1,737	60%
Columbia Valley	312	444	0%	11	301	420	119	27%
Everson	523	1,312	1%	16	507	1,575	1,068	81%
Ferndale	3,478	9,372	8%	1,191	2,287	3,484	1,197	13%
Lynden	1,876	7,103	6%	622	1,254	4,038	2,785	39%
Nooksack	100	369	0%	8	92	355	263	71%
Sumas	387	1,145	1%	65	322	758	436	38%
UGA Total	29,396	103,927	86%	5,180	24,216	41,057	16,841	16%

Bellingham UGA

City of Bellingham Residential Densities Achieved v. Planned

Achieved Density (2016-2021):	11.5 units/acre
Bellingham Comp Plan:	7.2 units/acre
Whatcom County Comp Plan:	6 to 24 units/acre

Bellingham UGA Capacity for Population Growth (2021-2036)

Estimated Population Capacity: 31,392

Growth to Accommodate: 20,720

Capacity Surplus : + 10,672

Bellingham UGA Housing Needs (2021-2036)

Single Family

Land Capacity (# of Units): 4,200

Units Needed (2021-2036): 4,005

Multi-Family/Group Home

Land Capacity (# of Units): 11,863

Units Needed (2021-2036): 7,727

Bellingham UGA Capacity for Employment Growth (2021-2036)

Estimated Employment Capacity: 18,671

Growth to Accommodate: 16,580

Capacity Surplus: + 2,091

Inconsistencies / Reasonable Measures

The City of Bellingham has not identified any inconsistencies between growth and the Comp Plan.

Therefore, the City has not identified any "reasonable measures."

Small City UGAs

Small Cities Achieved v. Planned Densities

UGA	Residential		Difference
	Planned Density (units/ac)	Achieved Density 2016-2021 (units/ac)	
Blaine			
City	4.3	4.4	0.2
County	4.0	4.7	0.7
Everson			
City	4.0	4.8	0.8
County	4.0	0.0	N/A
Ferndale			
City	4.0	6.4	2.4
County	6.0	0.3	(5.7)
Lynden			
City	5.0	7.1	2.1
County	6.0	1.7	(4.3)
Nooksack			
City	4.4	5.1	0.7
County	4.0	0.0	N/A
Sumas			
City	4.9	7.5	2.7
County	4.0	0.0	N/A

Small City UGA Capacity for Population Growth (2021-2036)

Estimated Population Capacity:	36,567
Growth to Accommodate:	<u>12,868</u>
Capacity Surplus:	+ 23,699

Small City UGA (2021-2036) Housing Needs

UGA	Single Family Capacity	Single Family Units Needed	Difference	Multi Family Capacity	Multi Family Units Needed	Difference
Blaine	3,794	1,205	2,589	1,756	499	1,257
Everson	904	160	744	351	137	214
Ferndale	2,392	1,086	1,306	1,918	125	1,793
Lynden	2,204	1,235	969	1,391	185	1,206
Nooksack	425	195	230	4	87	(83)
Sumas	151	111	40	353	148	205

Note: Multi-family includes group homes

Small City UGA Capacity for Employment Growth (2021-2036)

Estimated Employment Capacity: 18,780

Growth to Accommodate: 6,040

Capacity Surplus: + 12,740

Small City Inconsistencies / Reasonable Measures

Five of the six small cities have not identified any inconsistencies between growth and their respective comprehensive plans.

Therefore, the these cities have not identified any “reasonable measures.”

Birch Bay UGA

Birch Bay UGA Residential Densities Achieved v. Planned

Achieved Density (2016-2021): 4.5 units/acre

Whatcom County Comp Plan: 5 to 10 units/acre

Birch Bay UGA Capacity for Population Growth (2021-2036)

Estimated Population Capacity: 2,950

Growth to Accommodate: 4,204

Capacity Deficit: - 1,254

Birch Bay UGA Housing Needs (2021-2036)

Single Family

Land Capacity (# of Units):	1,333
Units Needed (2021-2036):	2,802

Birch Bay UGA Capacity for Employment Growth (2021-2036)

Estimated Employment Capacity: 573

Growth to Accommodate: 419

Capacity Surplus : + 154

Birch Bay UGA Inconsistencies / Reasonable Measures

Reasonable Measures will be needed to address:

Residential Densities - Achieved densities between 2016 and 2021 were below planned densities in Comp Plan Goal 2P.

Population Growth - Land capacity to accommodate the population projection adopted in Comp Plan Chapter 1.

Single Family Housing - Land capacity to accommodate the single family housing needs as set forth in Comp Plan Chapter 3.

Columbia Valley UGA

Columbia Valley UGA Residential Densities Achieved v. Planned

Achieved Density (2016-2021): 4.9 units/acre

Whatcom County Comp Plan: 4 to 6 units/acre

Columbia Valley UGA Capacity for Population Growth (2021-2036)

Estimated Population Capacity: 2,167

Growth to Accommodate: 899

Capacity Surplus : + 1,268

Columbia Valley UGA Housing Needs (2021-2036)

Single Family

Land Capacity (# of Units):	840
Units Needed (2021-2036):	493

Columbia Valley UGA Capacity for Employment Growth (2021-2036)

Estimated Employment Capacity:	420
Growth to Accommodate:	<u>301</u>
Capacity Surplus :	+ 119

Columbia Valley UGA Inconsistencies / Reasonable Measures

Reasonable Measures will be needed to address:

- * **Job Growth** - Growth that occurred between 2016 and 2021 was significantly below the planned growth projected in the *Whatcom County Comprehensive Plan* (Chapter 1).

Cherry Point UGA

Cherry Point UGA Capacity for Employment Growth (2021-2036)

Estimated Employment Capacity: 2,613

Growth to Accommodate: 876

Capacity Surplus : + 1,737

Cherry Point UGA Inconsistencies / Reasonable Measures

Reasonable Measures will be needed to address:

- * **Job Growth** - Growth that occurred between 2016 and 2021 was significantly below the planned growth projected in the *Whatcom County Comprehensive Plan* (Chapter 1).

Non-UGA Lands (Rural and Resource Lands)

Planned Population Growth: 16%
Estimated Population Growth (2016-2021): 16%

Buildable Lands Report Review & Approval Process

- * City/County Planner Group issued BLR – July 7, 2022
- * County Planning Commission – public hearing – Oct 13, 2022
- * County Council – public hearing
- * Adoption by County Council and each city council
- * Adoption of “reasonable measures” if necessary



CWPPs



Buildable
Lands
Methodology



Data
Collection



Land Suitable
for
Development



Buildable
Lands Report
(2022)



Reasonable
Measures



County and
city comp
plan updates
(2025)



Website

Search:

Whatcom County review and evaluation program

Whatcom County buildable lands program

Or go to:

<https://www.whatcomcounty.us/3052/Review-Evaluation-Program-Buildable-Land>

Summary

