

**WHATCOM COUNTY
PLANNING & DEVELOPMENT SERVICES**

NON-URBAN POPULATION GROWTH MONITORING REPORT

I. BACKGROUND INFORMATION

The purpose of this report is to compare population growth estimates for the non-Urban Growth Area (UGA) areas of Whatcom County with the population growth planned for in the Whatcom County Comprehensive Plan, per the plan's Policy 2-DD-1. Table 4 in Chapter 1 of the Comprehensive Plan contains the population projections for UGAs and non-UGA areas for years 2008 through 2029. That table plans for a population increase of 8,300 in the non-UGA areas, or about 395 persons per year if the population growth is distributed on a straight line basis over 21 years.

Comprehensive Plan Policy 2DD-1 states:

Concentrate growth in urban areas per the population projections in Chapter 1 of this plan, and recognize rural lands as an important transition area between urban areas and resource areas. **By February 1 of each year the department will publish a report that monitors residential development activity outside the urban growth areas during the previous year and compares that data with the adopted population growth projection for those areas.** If it is apparent that growth occurring outside the urban growth areas is inconsistent with adopted projections, the County shall take action to address the discrepancy. Actions may include changing the allocation of the projected population growth during the comprehensive plan update required per RCW 36.70A.130(1), or changing development regulations to limit growth outside the urban growth areas. In addition, as the County and cities review the capacity for growth in the urban growth areas, the county should coordinate with the cities to ensure that policies are in place that are consistent with encouraging growth in the urban areas and reducing demand for development in rural areas. (emphasis added) ¹

II. POPULATION GROWTH ESTIMATE

This report monitors residential development activity² as required in Policy 2DD-1. In general, this method estimates population by calculating the net gain in permitted dwelling units (new units given a final inspection, minus units demolished)

¹ Whatcom County adopted Policy 2DD-1 in 2012 (Ordinance 2012-032). Its purpose is to provide within the Comprehensive Plan's rural element a measure to contain or otherwise control rural development, as required by RCW 36.70A.070(5)(c)(i). The Growth Management Hearings Board, in its January 4, 2013 Compliance Order (Case No. 11-2-0010c, p. 29) found the policy to be a measure that complies with the statute.

² The definition of "development" in Appendix A of the Comprehensive Plan is broad, including a wide range of activities that require federal, state, or local approval for the use or modification of land. Because the purpose of this report is to estimate population change and compare it with the adopted population growth allocation, the County uses final residential building permits and demolition permits to estimate the net gain in dwelling units, which is used to develop a population growth estimate.

and multiplying the net gain by occupancy and persons-per-household statistics cited in the 2009 UGA Review Final EIS.³ A detailed listing of the 2013 permits counted for this report is attached.

Multiplying the net gain of dwelling units by the OFM rural occupancy rate of 87.5% and the persons-per-household figure of 2.49, PDS estimates the non-UGA population growth was 272 persons in 2013. The following table provides estimates for years 2008 through 2013.

Year	Single Family Final	Mobile Home Final	Duplex Final	Single Family Demo	Net Unit Gain	Persons/ Household	Occupancy Rate	Estimated Population Growth	Allocated Population Growth
2008	138	19	-	33	124	2.49	87.50%	270	395.2
2009	178	21	-	15	184	2.49	87.50%	401	395.2
2010	130	22	1	24	130	2.49	87.50%	283	395.2
2011	124	19	1	20	125	2.49	87.50%	272	395.2
2012	104	24	-	19	109	2.49	87.50%	237	395.2
2013	124	24	-	23	125	2.49	87.50%	272	395.2
Totals	798	129	2	134	797			1,736	2,371.4

III. COMPARISON WITH PLANNED POPULATION GROWTH

The planned non-UGA population growth, per Table 4 of Comprehensive Plan Chapter 1, is 8,300 over the 21 years between 2008 and 2029, or about 395 persons annually. The estimated growth for 2013 is 272 persons.

Since 2008, the beginning of the 21-year planning period, the estimated annual non-UGA growth has been below the 395-person annual allocation in all years but one, and the cumulative estimated growth of 1,736 persons from 2008 through 2013 is below the allocated growth of 2,371 persons for those six years.

IV. RECOMMENDATION

Comprehensive Plan Policy 2DD-1 requires that, "If it is apparent that growth occurring outside the urban growth areas is inconsistent with adopted projections, the County shall take action to address the discrepancy." Based on the above estimates, non-UGA population growth has been consistent with the adopted projections. Staff does not recommend any action be taken by the Planning Commission or County Council at this time.

Attachment:

2013 Non-UGA Building Permit List

³ October 2009 10-Year UGA Review FEIS p. 3-15

**NEW SFR PERMITS
FINALED - 2013**

01/14/2014

<u>Permit Number</u>	<u>Case Number</u>	<u>Case Address</u>	<u>Type</u>	<u>Finalized Date</u>
3702244681840000	SFR2007-00279	1047 CHUCKANUT DRIVE	SFR/GAR	04/19/2013
3804072465090000	SFR2007-00646	4471 SQUALICUM LAKE ROAD	SFR/GAR	02/08/2013
4053121173550000	SFR2008-00022	757 CLAIRE LANE	SFR	05/08/2013
4005072132790000	SFR2008-00062	5084 REESE HILL RD	SFR/GAR	09/13/2013
3703362250850000	SFR2008-00320	165 NULLE WOODS CT	SFR	06/07/2013
4001354975330000	SFR2009-00308	2952 ARNIE RD	SFR/GAR	12/02/2013
3801085174110000	SFR2009-00394	4382 SALTSPRING DRIVE	SFR/GAR	10/31/2013
3704214021590000	SFR2010-00028	3594 SOUTH BAY DR	SFR/GAR	10/16/2013
3804304780510000	SFR2010-00199	2831 LAZER LANE	SFR/CRP	07/17/2013
3903070944940000	SFR2010-00224	6868 GUIDE MERIDIAN	SFR	11/22/2013
4153355450840000	SFR2010-00253	2177 FIR STREET	SFR	07/02/2013
3902262190780000	SFR2010-00257	790 W SMITH RD	SFR/GAR	07/22/2013
4153342031250000	SFR2010-00286	1553 MCKENZIE WAY	SFR	11/19/2013
3907083224680000	SFR2010-00377	MOUNT BAKER RIM D1 B2 L4	SFR	05/29/2013
3702245204350000	SFR2010-00428	1172 BRIGHTON CREST DRIVE	SFR/GAR	11/08/2013
3804304563650000	SFR2011-00085	3381 SHERIDAN TRAIL	SFR/GAR	06/10/2013
4002050382550000	SFR2011-00093	9490 SUNRISE ROAD ADU	SFR	05/15/2013
3805172714630000	SFR2011-00118	5501 POTTER RD	SFR	04/22/2013
3802160484280000	SFR2011-00130	1671 BAYON ROAD	SFR/GAR	11/14/2013
3804070951700000	SFR2011-00149	4141 E 26TH AVENUE	SFR/CRP	10/29/2013
3805240650980000	SFR2011-00155	3412 MOSQUITO LAKE RD	SFR	03/06/2013
4053121244570000	SFR2011-00162	680 CLAIRE LANE	SFR	10/08/2013
3902254954000000	SFR2011-00170	121 HILLTOP LANE	SFR	08/27/2013
4053095015790000	SFR2011-00218	601 MARINE DRIVE	SFR	01/16/2013
3906011531810000	SFR2011-00220	9425 CORNELL CREEK RD	SFR	11/18/2013
3704321394920000	SFR2011-00231	449 LAKESIDE DR	SFR	07/16/2013
3704210470720000	SFR2011-00244	962 IOWA HEIGHTS DRIVE	SFR/GAR	07/25/2013
3903210350530000	SFR2011-00250	5760 HANNEGAN ROAD	SFR	07/01/2013
4002314150300000	SFR2011-00257	2190 HARKSELL ROAD	SFR	02/22/2013
3903131594480000	SFR2011-00259	6445 COYOTE RIDGE LN	SFR/GAR	08/05/2013
3907061040250000	SFR2011-00265	9773 MT BAKER HWY	SFR	02/19/2013
3903335103640000	SFR2011-00284	5166 STROMER ROAD ***PRIMARY ADDR*	SFR	01/22/2013
4006080324310000	SFR2011-00291	9249 FROST CREEK ROAD	SFR	05/23/2013
3903314150810000	SFR2012-00001	4940 HACKETT ROAD	SFR	08/26/2013
3901114833750000	SFR2012-00005	6753 OLSON ROAD	SFR/GAR	10/04/2013
3801343915270000	SFR2012-00006	2861 LEEWARD WAY	SFR	12/18/2013
3901240911100000	SFR2012-00009	5800 RONNIE HILL LANE	SFR	09/23/2013
3801054753900000	SFR2012-00015	4773 SUCIA DR	SFR	04/22/2013
3704290381860000	SFR2012-00032	642 SUMMIT PLACE	SFR	01/03/2013
3901123475160000	SFR2012-00033	2631 GRANDVIEW RD.	SFR	07/18/2013
4153360090100000	SFR2012-00040	184 GOODMAN RD	SFR	08/20/2013
4153343230410000	SFR2012-00041	167 NORTHWOOD DRIVE	SFR	08/20/2013
3702253032580000	SFR2012-00042	274 CHUCKANUT POINT ROAD	SFR/GAR	01/30/2013
4002283510360000	SFR2012-00045	1438 WILLEYS LAKE ROAD	SFR/GAR	11/07/2013
4002031674530000	SFR2012-00049	1179 H STREET ROAD	SFR	02/27/2013
3804074624930000	SFR2012-00051	4402 Y RD	SFR	01/04/2013
3805174353820000	SFR2012-00067	5631 LIND RD	SFR/GAR	04/22/2013
3904323520370000	SFR2012-00070	3150 KELLY ROAD	SFR	10/25/2013
4003074843850000	SFR2012-00073	9199 BENSON ROAD	SFR	04/05/2013
4153341451980000	SFR2012-00074	1500 CHURCHILL DR	SFR	08/29/2013
3703270652600000	SFR2012-00075	1350 ROY ROAD	SFR	10/14/2013
4002313123350000	SFR2012-00076	2235 ZELL ROAD	SFR	04/19/2013
4001120861850000	SFR2012-00080	2875 WHITEWOOD DR.	SFR	06/24/2013
3804301681140000	SFR2012-00090	2657 NORTHSHORE ROAD	SFR	12/11/2013
4102333001450000	SFR2012-00098	9785 STILLWATER LANE	SFR	10/10/2013
4001014522360000	SFR2012-00115	9493 DELTA LINE ROAD	SFR/GAR	02/19/2013
4053111133990000	SFR2012-00119	1887 EDWARDS DRIVE	SFR	10/25/2013
4051152033820000	SFR2012-00123	8761 SEMIAHMOO DR	SFR	01/23/2013
3703300553170000	SFR2012-00127	128 HILINE ROAD	SFR	03/15/2013

<u>Permit Number</u>	<u>Case Number</u>	<u>Case Address</u>	<u>Type</u>	<u>Final Date</u>
4004221074100000	SFR2012-00132	8405 N. TELEGRAPH RD	SFR	02/26/2013
3902014933390000	SFR2012-00134	161 TWINBERRY CT	SFR	01/29/2013
3902120153000000	SFR2012-00137	6753 W POLE LANE	SFR	09/18/2013
3901104720360000	SFR2012-00139	3340 ALDERGROVE ROAD	SFR	07/08/2013
3804311400200000	SFR2012-00148	2513 LAKE WHATCOM BOULEVARD	SFR	05/20/2013
4002343694660000	SFR2012-00151	1015 WILLEY'S LAKE ROAD	SFR	06/27/2013
4153354351490000	SFR2012-00155	2094 MAPLE STREET	SFR	06/12/2013
3703355493030000	SFR2012-00160	2093 FIRELANE RD	SFR/GAR	04/15/2013
4001181883260000	SFR2012-00161	4775 DRAYTON HARBOR RD	SFR	04/26/2013
4105323643090000	SFR2012-00166	9855 NIMS ROAD	SFR/GAR	05/02/2013
3801090320400000	SFR2012-00175	4108 SALTSRING DRIVE	SFR	03/14/2013
4003133004290000	SFR2012-00176	2303 E BADGER ROAD	SFR	09/20/2013
3702254735010000	SFR2012-00178	879 CHUCKANUT DR	SFR/GAR	10/08/2013
3804300522100000	SFR2012-00181	2588 NORTHSHORE DR	SFR	06/18/2013
4002200692100000	SFR2012-00184	8270 SUNRISE ROAD	SFR	10/10/2013
4001334354500000	SFR2012-00188	7638 SONGBIRD LN	SFR/GAR	03/13/2013
3803242150550000	SFR2012-00189	3343 AGATE HEIGHTS ROAD	SFR/GAR	05/07/2013
3704281603820000	SFR2012-00193	788 IOWA HEIGHTS ROAD	SFR/GAR	03/27/2013
3903055481940000	SFR2012-00214	7045 HANNEGAN ROAD	SFR/GAR	06/27/2013
4001171431410000	SFR2012-00228	4391 CASTLEROCK DR	SFR/GAR	04/16/2013
4001171741490000	SFR2012-00242	4376 CASTLEROCK DR	SFR/GAR	07/01/2013
4001074171300000	SFR2012-00248	9005 BAY CIRCLE	SFR/GAR	04/02/2013
4053010194280000	SFR2012-00254	307 MADRONA PLACE	SFR	07/23/2013
3801045110270000	SFR2012-00257	4541 PENDER DR	SFR	12/23/2013
4051130910830000	SFR2012-00259	8571 SHINTAFFER RD	SFR/GAR	04/02/2013
3902221461110000	SFR2012-00265	5781 WILLOW SPRINGS WAY	SFR/GAR	06/05/2013
3901113153070000	SFR2012-00275	6731 FAMILY HILL LN	SFR/GAR	10/07/2013
3801094854640000	SFR2012-00277	3765 SINCLAIR DRIVE	SFR	10/02/2013
4001141435000000	SFR2012-00284	3191 MCGEE RD	SFR/GAR	08/12/2013
3705074395330000	SFR2012-00287	5203 TURKINGTON RD	SFR/GAR	07/25/2013
4051132261680000	SFR2012-00291	5141 HERONWOOD DR	SFR/GAR	08/29/2013
3701233414950000	SFR2012-00300	3072 HALES PASSAGE DR	SFR/GAR	08/07/2013
3902051024200000	SFR2012-00301	7234 SECLUDED LANE	SFR/GAR	04/09/2013
4053112344770000	SFR2012-00304	1974 WATERS RD	SFR	07/23/2013
3801030090380000	SFR2012-00327	3697 WALDRON PLACE	SFR/GAR	10/23/2013
3705202150840000	SFR2012-00328	5453 DORAN ROAD	SFR/GAR	04/09/2013
3903194741550000	SFR2012-00332	5797 MURRAY RD	SFR/GAR	07/31/2013
3902132215000000	SFR2012-00333	339 W. KING TUT ROAD	SFR/GAR	07/05/2013
4002071614760000	SFR2012-00334	2341 BURK ROAD	SFR/GAR	07/24/2013
3905284185220000	SFR2012-00337	5667 MT. BAKER HWY ADU	SFR	03/19/2013
3903281373500000	SFR2012-00338	1002 REDTAIL LN	SFR/GAR	09/11/2013
3903071184480000	SFR2012-00340	6827 BAKER RIDGE DR	SFR/GAR	12/10/2013
3901151000210000	SFR2012-00347	6107 GARRETT LANE	SFR/GAR	10/28/2013
3903071734600000	SFR2012-00349	6850 BAKER RIDGE DR	SFR/GAR	08/13/2013
3902222041730000	SFR2012-00353	5841 WILLOW SPRINGS WAY	SFR/GAR	10/28/2013
3902014470100000	SFR2012-00359	179 HERITAGE LANE	SFR/GAR	10/08/2013
4003195230130000	SFR2012-00363	410 S BRITISH COLUMBIA AVENUE	SFR/GAR	12/09/2013
3801084930130000	SFR2012-00366	4137 PATOS DRIVE	SFR/GAR	12/11/2013
3801045180770000	SFR2013-00003	4575 LOPEZ DRIVE	SFR	11/08/2013
3904100173840000	SFR2013-00011	6794 GOODWIN ROAD	SFR/GAR	07/29/2013
3904191484100000	SFR2013-00033	6015 FAZON ROAD	SFR/GAR	08/12/2013
4001152344450000	SFR2013-00035	3515 MCGEE RD	SFR/GAR	08/08/2013
3902353254660000	SFR2013-00042	663 W SMITH RD	SFR/GAR	12/17/2013
3801030660710000	SFR2013-00045	3647 WALDRON DRIVE	SFR	10/28/2013
4006350382330000	SFR2013-00053	7481 GLACIER SPRINGS DRIVE	SFR/GAR	11/25/2013
3904164181490000	SFR2013-00056	3620 SIPER LANE	SFR/GAR	12/20/2013
3901261813690000	SFR2013-00103	3170 DOUGLAS	SFR/GAR	10/18/2013
3801100744720000	SFR2013-00118	4428 DECATUR DRIVE	SFR	11/27/2013
3902235264280000	SFR2013-00120	6026 W HEMMI PL	SFR	12/16/2013
3904221442940000	SFR2013-00161	3820 E HOFF RD	SFR/GAR	10/25/2013
4105363200300000	SFR2013-00162	7202 SOUTH PASS ROAD	SFR	12/07/2013
3903191821810000	SFR2013-00173	5820 CRYSTAL SPRINGS	SFR/GAR	12/16/2013
4006350922480000	SFR2013-00183	7490 OLSEN DRIVE	SFR	10/02/2013
4001231254690000	SFR2013-00198	3213 LOOMIS TRAIL ROAD	SFR	10/29/2013

<u>Permit Number</u>	<u>Case Number</u>	<u>Case Address</u>	<u>Type</u>	<u>Final Date</u>
3801045720770000	SFR2013-00282	4562 ORCAS WAY	SFR/GAR	12/06/2013

Total Cases: 124

**NEW MOB PERMITS
FINALED - 2013**

01/14/2014

<u>Permit Number</u>	<u>Case Number</u>	<u>Case Address</u>	<u>Final Date</u>
3802161434590000	MOB2011-00018	4041 JONES LANE	01/25/2013
4153355251480000	MOB2011-00070	2162 MAPLE STREET	04/16/2013
3907082554780000	MOB2012-00011	MBR D1 B1 L104	05/15/2013
4053020651130000	MOB2012-00016	531 SOUTH BEACH ROAD	06/18/2013
3901345062790000	MOB2012-00028	3350 WALLTINE ROAD	05/29/2013
4004073220680000	MOB2012-00034	2756 E. BADGER RD	08/16/2013
4004273540800000	MOB2012-00039	3968 SOUTH PASS ROAD	02/19/2013
3903184542090000	MOB2012-00041	409 TEN MILE ROAD	09/09/2013
3801040814240000	MOB2012-00047	4780 NEPTUNE CIRCLE	01/11/2013
3902095084450000	MOB2012-00048	6861 NORTHWEST DR	10/10/2013
4001294712050000	MOB2012-00050	7859 KICKERVILLE ROAD	07/18/2013
3902101601000000	MOB2012-00054	1184 CLARKSON LANE	10/10/2013
4102334331510000	MOB2012-00056	1398 H STREET ROAD	02/20/2013
3801030790160000	MOB2012-00057	3663 SHAW CT	08/29/2013
3901051454960000	MOB2013-00001	4375 BAY ROAD	10/16/2013
3703355012230000	MOB2013-00003	316 W LAKE SAMISH DR SP 29	10/09/2013
3801045200970000	MOB2013-00006	4574 LOPEZ DRIVE	11/19/2013
3801095375050000	MOB2013-00008	3721 SINCLAIR DRIVE	06/25/2013
4005275160540000	MOB2013-00015	7743 CASEY ROAD	09/25/2013
3801045001250000	MOB2013-00016	4599 DECATUR	10/25/2013
4001215105220000	MOB2013-00017	8537 WHITE ROAD	09/30/2013
4153352322190000	MOB2013-00018	36 ONTARIO WAY	09/24/2013
3801045730690000	MOB2013-00020	4558 ORCAS WAY	11/01/2013
3801030110760000	MOB2013-00023	4562 LAKE TERRELL ROAD	11/04/2013

Total Cases: 24

**NEW DUPLEX PERMITS
FINALED - 2013**

01/14/2014

Parcel Number

Case Number

Case Address

Type

Final Date

Total Cases:

**DEMO SFR PERMITS
ISSUED - 2013**

01/14/2014

<u>Parcel Number</u>	<u>Case Number</u>	<u>Case Address</u>	<u>Type</u>	<u>Issued Date</u>
4005051573860000	SFR2012-00282	5413 HILLVIEW ROAD	SFR	04/17/2013
3704213452060000	SFR2012-00352	3560 SOUTH BAY DRIVE	SFR	09/06/2013
4001234991050000	SFR2013-00028	8185 CUSTER SCHOOL ROAD	SFR	02/15/2013
3903322991800000	SFR2013-00034	5051 PATTON ROAD	SFR	02/26/2013
3903344970660000	SFR2013-00062	4961 NOON ROAD	SFR	03/21/2013
3702244884570000	SFR2013-00073	1230 CHUCKANUT DRIVE	SFR	03/29/2013
4003311190100000	SFR2013-00083	191 E WISER LAKE ROAD	SFR/GAR	04/25/2013
4002052570150000	SFR2013-00105	1910 BURK ROAD	OTH	04/24/2013
3703260555060000	SFR2013-00137	28 GREENE POINT ROAD	SFR	06/10/2013
4053111244670000	SFR2013-00154	679 SOUTH BEACH	SFR	05/21/2013
4153351650650000	SFR2013-00157	130 PERIWINKLE LANE	SFR	05/22/2013
4053044621620000	SFR2013-00166	467 MARINE DR	SFR/GAR	06/10/2013
3903150634650000	SFR2013-00189	1341 CENTRAL RD	SFR/CRP	06/12/2013
3803261972470000	SFR2013-00190	1857 NORTHSHORE ROAD	SFR/GAR	07/05/2013
3804300941290000	SFR2013-00222	2629 NORTHSHORE	SFR/GAR	08/08/2013
4053111424390000	SFR2013-00264	694 SOUTH BEACH ROAD	SFR	08/06/2013
3704291781370000	SFR2013-00286	3022 BEAVER PLACE	OTH	08/19/2013
3801343261120000	SFR2013-00310	2616 LUMMI VIEW DRIVE	SFR	09/05/2013
3701095501710000	SFR2013-00322	1837 S NUGENT ROAD	SFR	09/20/2013
3802045033090000	SFR2013-00355	4738 WYNN ROAD	SFR	11/01/2013
3903153474110000	SFR2013-00376	1573 CENTRAL ROAD	SFR	12/02/2013
4053111233990000	SFR2010-00016	725 SOUTH BEACH ROAD	OTH	08/20/2013
3804311090950000	SFR2011-00273	2562 WOODCLIFF LANE	SFR	07/23/2013

Total Cases: 23