

**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)

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.

II. POPULATION GROWTH ESTIMATE

Whatcom County Planning and Development Services (PDS) estimates population growth in the non-UGA areas using 2012 building permit data for those areas. In general, this method estimates population by calculating the net gain in dwelling units (new units given a final inspection, minus units demolished) and multiplying

the net gain by occupancy and persons-per-household statistics cited in the 2009 UGA Review Final EIS.¹ A detailed listing of the 2012 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 237 persons in 2012. The following table provides estimates for years 2008 through 2012.

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
Totals	674	105	2	111	672			1,464	1,976

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 2012 is 237 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 1,464 persons from 2008 through 2012 is well below the allocated growth of 1,976 persons for those five 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 recommends no action be taken.

Attachment:

2012 Non-UGA Building Permit List

¹ October 2009 10-Year UGA Review FEIS p. 3-15

**NEW SFR PERMITS
FINALED - 2012**

01/22/2013

<u>Permit Number</u>	<u>Case Number</u>	<u>Case Address</u>	<u>Type</u>	<u>Finaled Date</u>
4002073594950000	SFR2005-01501	2183 BURK ROAD	SFR	10/03/2012
3701235404270000	SFR2006-00103	1199 BEACH AVE	SFR	04/11/2012
3804322393170000	SFR2006-00482	3064 NORTHSHORE ROAD	SFR/GAR	05/02/2012
3803254055500000	SFR2007-00156	2373 NORTHSHORE ROAD	SFR/GAR	12/18/2012
4051151443580000	SFR2007-00424	8737 CHAREL DRIVE	SFR/GAR	02/29/2012
3903064621360000	SFR2008-00186	474 E POLE RD	SFR	11/28/2012
3703260251500000	SFR2008-00362	717 W LAKE SAMISH DRIVE	SFR/GAR	11/16/2012
3803351001850000	SFR2008-00467	4746 LOST CREEK LANE	SFR/GAR	02/24/2012
3951112442650000	SFR2008-00473	5507 MAPLE WAY	SFR/GAR	05/24/2012
3904322211430000	SFR2008-00569	3064 MT BAKER HIGHWAY	SFR/GAR	01/30/2012
3804301211200000	SFR2009-00005	2637 NORTHSHORE ROAD	SFR/GAR	09/06/2012
3803064403600000	SFR2009-00043	447 KLINE ROAD	SFR/GAR	06/13/2012
4001112001700000	SFR2009-00094	3151 VELVET LN	SFR/GAR	03/05/2012
3704223522360000	SFR2009-00159	3955 BLUE CANYON ROAD	SFR	06/28/2012
4002181164600000	SFR2009-00348	2409 W BADGER ROAD	SFR/GAR	03/14/2012
3901111865030000	SFR2009-00350	6877 HAWK RIDGE DR	SFR/GAR	05/24/2012
3703173770450000	SFR2009-00370	783 OLD SAMISH RD	SFR/GAR	01/30/2012
3907064250590000	SFR2009-00391	6946 BOURN STREET	SFR/GAR	12/03/2012
3903351992820000	SFR2010-00040	5110 NOON ROAD	SFR/GAR	07/11/2012
4003322312560000	SFR2010-00041	7485 HUISMAN RD	SFR/GAR	01/05/2012
3703092014050000	SFR2010-00070	1048 SEHOME AVE	SFR/GAR	04/25/2012
3804201204150000	SFR2010-00073	3011 RAVEN CREST	SFR/GAR	03/06/2012
4053094805280000	SFR2010-00138	649 FREEMAN LANE	SFR	05/01/2012
4051151143440000	SFR2010-00163	8742 OERTEL DRIVE	SFR/GAR	02/07/2012
3901153003200000	SFR2010-00176	6340 NORTH STAR ROAD	SFR	04/26/2012
3703094580620000	SFR2010-00210	1251 SANDSTONE WAY	SFR/GAR	01/10/2012
4001090351950000	SFR2010-00217	4070 FISHERMANS BEND LANE	SFR/GAR	03/30/2012
4005010344530000	SFR2010-00232	6970 SOUTH PASS ROAD	SFR/GAR	09/28/2012
4153355030090000	SFR2010-00244	190 KILARNEY PLACE	SFR/CRP	08/10/2012
3901343224920000	SFR2010-00269	3475 UNICK ROAD	SFR/GAR	07/26/2012
3703300224290000	SFR2010-00292	824 CHUCKANUT DR	SFR/CRP	01/06/2012
4153345591810000	SFR2010-00294	65 TORONTO WAY	SFR	09/04/2012
3704082271580000	SFR2010-00322	SUDDEN VALLEY D20 L61	SFR/GAR	02/21/2012
3803142350550000	SFR2010-00347	1846 WILDHAVEN CREST	SFR/GAR	06/29/2012
3805204551150000	SFR2010-00374	3377 CLIPPER RD	SFR/GAR	01/12/2012
3705194450700000	SFR2010-00390	897 VALLEY HWY	SFR	11/09/2012
4153354991000000	SFR2010-00404	2146 FIR STREET	SFR	10/02/2012
3902335074820000	SFR2010-00414	5255 BYERS ROAD	SFR/GAR	07/27/2012
3903292502320000	SFR2010-00429	5522 EAST RD	SFR/GAR	10/10/2012
4053113404920000	SFR2010-00435	2031 CLIFFSIDE DR	SFR/GAR	04/10/2012
4051151444030000	SFR2010-00441	8767 OERTEL DR	SFR/GAR	10/18/2012
4153355321540000	SFR2010-00454	85 BAYVIEW DRIVE	SFR	12/21/2012
3903320201650000	SFR2010-00458	5143 YELLOW BRICK ROAD	SFR/GAR	03/02/2012
4001101702940000	SFR2010-00459	3570 HAYNIE RD	SFR	11/06/2012
4003250362590000	SFR2010-00460	2131 STICKNEY ISLAND ROAD	SFR/GAR	10/25/2012
4001152191900000	SFR2010-00462	3552 LOOMIS TRAIL ROAD	SFR/GAR	03/22/2012
4105364452930000	SFR2010-00465	9902 STARDUST LN	SFR/GAR	11/28/2012
3902233130710000	SFR2010-00469	5798 ALDRICH ROAD	SFR/GAR	04/05/2012
3907054761590000	SFR2010-00471	7024 OLYMPUS WAY	SFR	03/26/2012
3905271343290000	SFR2011-00027	5561 NORTH FORK ROAD	SFR	07/19/2012
3802160463820000	SFR2011-00046	1679 BAYON	SFR/GAR	03/19/2012
3901233373680000	SFR2011-00052	3040 BARR LANE	SFR/GAR	07/16/2012
3701100683280000	SFR2011-00054	1960 SEACREST DRIVE	SFR	10/03/2012
3907085263150000	SFR2011-00062	MOUNT BAKER RIM D1 B9 L8	SFR	11/19/2012
4153354891310000	SFR2011-00073	2135 MAPLE STREET	SFR/CRP	10/23/2012
3704061235310000	SFR2011-00104	SUDDEN VALLEY D22 L9	SFR/GAR	05/02/2012
3703354394580000	SFR2011-00106	426 W LAKE SAMISH DRIVE	SFR/GAR	07/27/2012
4053111005560000	SFR2011-00114	611 DEER LANE	SFR	02/14/2012
3901054434190000	SFR2011-00126	7219 KICKERVILLE ROAD	SFR/GAR	11/13/2012

<u>Permit Number</u>	<u>Case Number</u>	<u>Case Address</u>	<u>Type</u>	<u>Finalized Date</u>
3702363074000000	SFR2011-00133	397 COVE ROAD	SFR	03/22/2012
3902273741930000	SFR2011-00134	1050 LANHAM LN	SFR/GAR	02/22/2012
3804300522100000	SFR2011-00137	2588 NORTHSHORE DR	SFR/GAR	01/26/2012
3703154303490000	SFR2011-00138	4189 STONEY BROOK LANE	SFR	06/29/2012
4153340881070000	SFR2011-00143	1449 MCKENZIE WAY	SFR	07/31/2012
4001120861640000	SFR2011-00148	2865 WHITEWOOD DR	SFR/GAR	03/22/2012
3703354492120000	SFR2011-00156	251 W LAKE SAMISH DR	SFR	02/21/2012
4002322964110000	SFR2011-00165	1861 WEBSTER LANE	SFR	06/01/2012
4004143173420000	SFR2011-00171	8765 VEDDER VIEW LANE	SFR	02/10/2012
3804301301600000	SFR2011-00174	2640 NORTHSHORE ROAD	SFR	10/04/2012
3803251343810000	SFR2011-00183	3162 EDGEWOOD LANE	SFR	06/12/2012
3903253664460000	SFR2011-00188	5634 E. 23RD. CREST	SFR	05/08/2012
3903081243310000	SFR2011-00191	598 BEARD ROAD	SFR/GAR	08/13/2012
3903191241820000	SFR2011-00200	5837 CRYSTAL SPRINGS	SFR	03/26/2012
3702244772490000	SFR2011-00219	1085 CHUCKANUT DRIVE	SFR	06/18/2012
3903071694820000	SFR2011-00224	6851 BAKER RIDGE DRIVE	SFR	04/13/2012
4003322550860000	SFR2011-00233	7365 HUISMAN PLACE	SFR	03/09/2012
4006350602250000	SFR2011-00241	7476 GLACIER SPRINGS DRIVE	SFR	07/10/2012
3802162265100000	SFR2011-00243	1557 COUNTRY LANE	SFR	12/18/2012
4005341881050000	SFR2011-00251	6437 MT. BAKER HIGHWAY	SFR	09/12/2012
4001171681520000	SFR2011-00254	4380 CASTLEROCK DR.	SFR	07/30/2012
4001334234170000	SFR2011-00269	7625 SONGBIRD LANE	SFR	05/21/2012
4153350681810000	SFR2011-00276	65 VICTORIA WAY	SFR	05/08/2012
3902234894160000	SFR2011-00277	6007 W. HEMMI PLACE	SFR	04/30/2012
3904164061190000	SFR2011-00279	3615 SIPER LANE	SFR/GAR	05/01/2012
3904164301190000	SFR2011-00280	3625 SIPER LANE	SFR/GAR	08/23/2012
3901114183500000	SFR2011-00281	6752 FAIRFIELD PLACE	SFR/GAR	09/13/2012
3951021990060000	SFR2011-00286	5573 WHITEHORN WY	SFR/GAR	10/15/2012
4001170472100000	SFR2011-00293	4451 CASTLEROCK DRIVE	SFR	10/09/2012
3902053922940000	SFR2011-00294	7118 ENTERPRISE ROAD	SFR/GAR	11/20/2012
3903133334960000	SFR2011-00296	2363 CENTRAL RD	SFR	12/07/2012
3804320814970000	SFR2012-00029	2940 NORTHSHORE ROAD	SFR/GAR	08/17/2012
3802160494040000	SFR2012-00030	1675 BAYON RD	SFR	08/29/2012
3804075153300000	SFR2012-00034	4349 Y ROAD	SFR	07/26/2012
3903191802040000	SFR2012-00048	5868 CRYSTAL SPRINGS LANE	SFR	10/24/2012
3801322601680000	SFR2012-00050	2626 ISLAND VIEW DR	SFR	12/21/2012
3804073531040000	SFR2012-00053	4168 SQUALICUM LAKE RD ***ADU***	SFR	09/17/2012
3901093881050000	SFR2012-00054	3806 ALDERGROVE RD	SFR/GAR	09/18/2012
3802093300320000	SFR2012-00057	4138 CURTIS ROAD	SFR	08/22/2012
3902014710100000	SFR2012-00068	167 HERITAGE LANE	SFR	11/19/2012
3902014803180000	SFR2012-00100	7112 WISER REACH LANE	SFR/GAR	11/15/2012
3801090122160000	SFR2012-00104	4242 SALTSRING DRIVE	SFR	10/18/2012
3907084463690000	SFR2012-00126	MOUNT BAKER RIM D1 B3 L23	SFR	09/26/2012
3903071164680000	SFR2012-00138	6833 BAKER RIDGE DR	SFR	12/12/2012
3805085111050000	SFR2012-00253	4171 LINNELL RD	SFR	12/20/2012

Total Cases: 104

**NEW MOB PERMITS
FINALED - 2012**

01/22/2013

<u>Permit Number</u>	<u>Case Number</u>	<u>Case Address</u>	<u>Finaled Date</u>
4002312470340000	MOB2011-00003	2312 HARKSELL ROAD	11/08/2012
4001183991400000	MOB2011-00004	8637 HARBOR DRIVE	09/14/2012
4002061064920000	MOB2011-00028	2391 H STREET ROAD	03/01/2012
3805090850980000	MOB2011-00045	5774 SCHORNBUSH ROAD	02/08/2012
4001012470180000	MOB2011-00050	9315 STEIN RD ***ADU***	03/06/2012
3901141940220000	MOB2011-00056	3158 THORNTON RD	02/23/2012
3901141750900000	MOB2011-00057	3166 THORNTON ROAD	02/23/2012
4001324301000000	MOB2011-00059	4200 BAY ROAD ADU	11/27/2012
4153341071690000	MOB2011-00065	1481 CHURCHILL DR	11/06/2012
3805084692320000	MOB2011-00072	4257 LINNELL ROAD	07/31/2012
3903282340700000	MOB2011-00073	1090 E SMITH ROAD	04/12/2012
3904162001600000	MOB2011-00074	6304 LAWRENCE RD	06/20/2012
3901055034560000	MOB2012-00001	7235 KICKERVILLE ROAD PRIMARY HOUSE	09/06/2012
3901055034560000	MOB2012-00007	7233 KICKERVILLE ROAD ADU	04/16/2012
4053021130600000	MOB2012-00008	555 SOUTH BEACH ROAD	07/24/2012
4001232852320000	MOB2012-00009	8245 W 30TH CREST	05/01/2012
4001293784660000	MOB2012-00012	4227 BIRCH BAY LYNDEN RD	09/04/2012
4001034501180000	MOB2012-00014	9377 VALLEY VIEW RD	07/25/2012
3802084351190000	MOB2012-00015	4275 HOFF RD	07/25/2012
3703041821060000	MOB2012-00017	2098 JEFFERSON AVE.	07/02/2012
3905223084460000	MOB2012-00020	6026 NORTH FORK RD	06/21/2012
4001143023400000	MOB2012-00027	3088 BEHME RD	10/01/2012
3704294744400000	MOB2012-00038	3229 SOUTH BAY DRIVE	10/01/2012
4001151491350000	MOB2012-00046	3580 LOOMIS TRAIL RD **ADU**	12/05/2012

Total Cases: 24

**NEW DUPLEX PERMITS
FINALED - 2012**

01/22/2013

<u>Parcel Number</u>	<u>Case Number</u>	<u>Case Address</u>	<u>Type</u>	<u>Finaled Date</u>
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Total Cases:

**DEMO SFR PERMITS
ISSUED - 2012**

01/22/2013

<u>Parcel Number</u>	<u>Case Number</u>	<u>Case Address</u>	<u>Type</u>	<u>Issued Date</u>
4153355251480000	SFR2012-00002	2162 MAPLE STREET	SFR	01/27/2012
3904282730450000	SFR2012-00008	3508 E SMITH ROAD	SFR	01/17/2012
4053043864870000	SFR2012-00021	229 MARINE DRIVE	SFR	02/02/2012
3804075153300000	SFR2012-00035	4349 Y ROAD	SFR	02/22/2012
3704260514480000	SFR2012-00086	4101 SOUTH BAY DRIVE	SFR	06/04/2012
4001143023400000	SFR2012-00087	3088 BEHME RD	SFR	05/21/2012
3704260514480000	SFR2012-00097	4101 SOUTH BAY DRIVE	SFR	05/02/2012
3703270652600000	SFR2012-00114	1350 ROY ROAD	SFR	07/05/2012
3901263225140000	SFR2012-00118	3055 MOUNTAIN VIEW ROAD	DUP	05/04/2012
4053111133990000	SFR2012-00120	1887 EDWARDS DRIVE	SFR	07/24/2012
3801344401000000	SFR2012-00121	2579 MACKENZIE RD	SFR	05/08/2012
3702254474680000	SFR2012-00140	851 CHUCKANUT SHORE ROAD	SFR	06/11/2012
3703355493030000	SFR2012-00159	2093 FIRELANE RD	SFR	09/05/2012
3804300411960000	SFR2012-00221	2591 NORTHSHORE ROAD	SFR	08/02/2012
3801084242610000	SFR2012-00239	4297 SUCIA DRIVE	SFR/GAR	08/29/2012
3802162581680000	SFR2012-00243	1505 ISLAND VIEW DRIVE	SFR	09/20/2012
4003063543390000	SFR2012-00271	9518 DOUBLE DITCH ROAD	SFR	09/13/2012
3801233343910000	SFR2012-00292	3549 ROBERTSON ROAD	SFR	10/11/2012
4053110853920000	SFR2011-00070	1851 EDWARDS DRIVE	SFR	06/07/2012

Total Cases: 19