Lake Whatcom Overlay District

July 9, 2013
Whatcom County Council,
Natural Resource Committee
Integrated Approach to Lake Whatcom Management

M & O, Spill Response

Urbanization & Land Development

Data Management

Community Outreach

Land Preservation

Public Stormwater Facilities

Transportation

COB-City of Bellingham
WC-Whatcom County
WAB-Watershed Advisory Board
LWWSD-Lake Whatcom Water & Sewer District
WWU-Western Washington University
SVCA-Sudden Valley Community Association
WSU-WSU Cooperative Extension
DOE-Department of Ecology
Questions for 6/18 Hearing

- Management of the Diversion
- Stormwater Regulations affect on Land Value
- Is there an exemption for Sudden Valley?
Community System Alternative

Does provide an exemption when:

- Incorporated Homeowners Association
- Stormwater Plan & Program to Mitigate phosphorus equal to amount from individual systems
- MOA with Whatcom County
- Individual systems meet current stormwater standards
Code Updates

- Clarifying statement re: community system plans
- Copy/paste error in definitions section
Next Steps?
Cost Estimates Small Lot BMP’s

$7,000 – $20,000 more than existing system, or 5 – 8% Average Home in Sudden Valley

<table>
<thead>
<tr>
<th>No:</th>
<th>1</th>
<th>2A</th>
<th>2B</th>
<th>3</th>
<th>4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description:</td>
<td>Current Standard&lt;sup&gt;1&lt;/sup&gt;</td>
<td>Zero Runoff</td>
<td>Matched Runoff</td>
<td>Treated Runoff</td>
<td>Landscaping, $/SF</td>
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<tr>
<td>Phosphorus Neutral:</td>
<td>NO</td>
<td>YES</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Average Cost:</td>
<td>$9,220.00</td>
<td>$29,080.00</td>
<td>$20,040.00</td>
<td>$19,920.00</td>
<td>$17,300.00</td>
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<tr>
<td>System Cost as % of Sudden Valley average home Value&lt;sup&gt;2&lt;/sup&gt;:</td>
<td>3%</td>
<td>8%</td>
<td>6%</td>
<td>5%</td>
<td>5%</td>
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Potential TP loading Summary

117 Lbs/Year
Total Potential Phosphorus from Small Lots*
690 vacant lots
Parcels under 10,000ft²
103 acres
Area potentially Exempt
Potential and Existing Phosphorus loading

Existing and Potential Phosphorus loading by Watershed

- Exempt Lot Estimated TP (Lbs)
- Existing Conditions Annual Mass (TP Lbs)
- 87% Rollback Annual Mass (TP lbs)

Blue represents additional phosphorus loading if lots are exempted.

- 250 Sm Lots
  - 50.03 Lbs of additional TP
  - 232.1 Lbs (TMDL)

- 349 Sm Lots
  - 50.2 Lbs of additional TP
  - 959.2 Lbs Existing TP (TMDL)

- 50 Sm Lots
  - 10.14 Lbs of additional TP
  - 859.6 Lbs Existing TP (TMDL)
Stormwater Rules affect on Property Values

Value of unbuilt Lots with Silver Beach Stormwater Regulations 2008 - 2012

<table>
<thead>
<tr>
<th></th>
<th>2008</th>
<th>2010</th>
<th>2012</th>
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<tr>
<td>Assessed Value</td>
<td>$10,816,970</td>
<td>$12,080,531</td>
<td>$12,144,132</td>
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Silver Beach Ordinance Passed in Bellingham