

# THE CITY OF EVERSON



## Comprehensive Land Use Plan 2004-2024

Adoption Date: December 14, 2004

### 3. Land-Use Element

This element of Everson's comprehensive plan is a required element under the Growth Management Act, and is the heart of the plan. Everson intends this section to describe the community's growth policies over the coming twenty years. The land-use element draws the other elements of the plan together in a rational and consistent manner, describing how the goals and policies described in other areas of the plan will be implemented through land use policies and regulations, thereby ensuring the efficacy of the plan as a whole.

The land-use element has been developed in accordance with Whatcom County's County-Wide Planning Policies, and is integrated with the other planning elements to ensure consistency throughout the document. Specific issues considered in creating this land-use element include the distribution, density and intensity of current land uses, appropriate densities and intensities during the twenty-year life of the plan given the community's vision for its future, current growth projections and development trends, and the ability to provide public services including water, sewer, and stormwater.

#### **Geography**

The city of Everson is located near the Canadian border in western Whatcom county, approximately 18 miles northeast of the city of Bellingham. The city of Nooksack is immediately to the northeast. Everson is a small city encompassing just 780 acres of land (1.2 square miles). As shown on Map 1, SR 544 traverses town from the southwest to the northeast, providing one route from Bellingham to the international border crossing in Sumas, 8 miles to the northeast. SR9 and the Burlington Northern railroad tracks touch the east city limits, heading north to Sumas and south to Nugent's Corner.

The dominant geographic feature is the Nooksack River, which flows west through town and empties into Bellingham Bay. According to the Department of Ecology, the Nooksack River is a "class A" waterbody, meaning that water quality should meet high standards. The river is a significant spawning area for fish and a corridor of wildlife habitat.

The river divides the area into two distinct terrains. North of the river is an extensive floodplain -- an expanse of land sloping gently northward and containing soil types deposited by flooding. Given this prevailing northward slope, flood waters from the Nooksack still flow to Canada. There have been several major floods this century, including the floods of 1989 and 1990.

South of the river is slightly higher ground underlain by gravel deposits associated with glaciation. These gravel deposits create an aquifer that is used by the city for domestic water supply. An arrow near the center of Map 1 shows the location of the city's wells, adjacent to the water tank.

## Critical Areas and Resource Lands

The Growth Management Act requires all jurisdictions planning under the act, including Everson, to identify, classify and protect certain critical areas and resource lands. Included in the critical area classification are wetlands, frequently flooded areas, geologically hazardous areas, fish and wildlife habitat, and critical recharge areas. Resource lands include agricultural, forestry and mineral resource lands. In early 1992 the Everson city council adopted a Critical Areas Ordinance (CAO) to meet the Growth Management Act mandate. Mapping and identification of these areas was completed at that time. Maps of these areas can be found as part of the CAO and have been considered as part of this planning process. The CAO is now codified as Chapter 16.12 of the Everson Municipal Code. The provisions of the CAO are summarized below.

*Wetlands.* Map 2 is a wetlands inventory for the city of Everson and some of the surrounding areas which was completed in 1992 by David Evans and Associates. Additional wetlands were identified by W. Perry Welch as part of a shoreline inventory completed in 2000. Wetlands are regulated in accordance with their importance and grouped into four different categories based on the wetland rating system developed by the Washington Department of Ecology. Wetlands range from Category 4 wetlands that include wet pastures to Category 1 wetlands that are contiguous to the Nooksack River and provide habitat for threatened or endangered species.

Generally, wetlands are protected in the following ways:

- The primary mechanism for protecting wetlands is through the use of regulatory buffers. These range from 25 feet to 150 feet based on the wetland category.
- No activities are allowed within Category 1 or 2 wetlands or within Category 1 wetland buffers.
- Activities are allowed within other wetlands or buffers if mitigation is provided that protects the functions and values of the wetland.

*Aquifer Recharge Areas.* As mentioned in the discussion of geography, Everson relies on groundwater for domestic supply. The glacial gravel deposits south of the Nooksack River are the most significant aquifer in the immediate area. In accordance with recent regulations published by the Department of Health, Everson developed a wellhead protection program aimed at delineating the specific recharge area for the city wells and creating a management plan for that area. Meanwhile, the CAO classifies the entire city of Everson as an area with high susceptibility to groundwater contamination and establishes the following rules:

- New development must hook up to sewer
- No hazardous wastes
- Limit amount of impervious surfaces
- Stormwater treatment required with most new development
- No gravel mining below water table

The delineation phase of the wellhead protection program has been completed, and the results are shown on Map 3. The zone of contribution (ZOC) to the wells is an elongated oval

extending from the well field to the south city limits. The management plan includes a broad suite of regulatory and nonregulatory recommendations, including the following:

- Adoption by ordinance of the wellhead protection plan, including a map defining the zone of contribution.
- Integration of wellhead planning with comprehensive planning. One environmental policy established in this plan (p. 2-8) is to implement the recommendations made in the wellhead protection plan.
- Amendment of the zoning ordinance to prohibit certain uses within the ZOC (e.g., heavy industry, solid waste disposal, hazardous waste facilities, underground tanks).
- Establishment of minimum storm water management guidelines, which was implemented in 2003 through adoption of the Department of Ecology's 2001 Stormwater Manual for Western Washington.

*Frequently Flooded Areas.* Map 4 shows floodplain designations according to maps released by FEMA in 2004. These maps are the ones currently used by the city for regulatory purposes. The county is nearing completion on a major flood planning project that has resulted in better floodplain maps in the Nooksack River and Johnson Creek basins. These mapping improvements are reflected in the most recent FEMA maps. In early 2004 Everson adopted the new FEMA maps for regulatory purposes. The city also intends to coordinate with the county in floodplain management activities.

Rules which apply in the 100 year flood plain are more stringent than the minimum required by FEMA. They are summarized as follows:

- Floors built one foot above the base flood elevation
- No unnecessary fill
- No storing of hazardous materials
- Replacement of storage capacity when fill is placed
- Within the FEMA-designated floodway, no residential development is permitted

*Fish and Wildlife Habitat Conservation Areas.* The Washington State Department of Community, Trade and Economic Development (CTED) has established minimum guidelines for classification of fish and wildlife habitat conservation areas. Those guidelines identify: areas with which endangered, threatened, and sensitive species have a primary association; habitats and species of local importance; naturally occurring ponds under 20 acres; waters of the state; lakes, ponds, streams, and rivers planted with game fish; state natural area preserves and natural resource conservation areas.

Maps 5 and 6 show nearby fish habitat and wildlife habitat, respectively, according to a database maintained by the Whatcom County planning department. The database contains data provided by the Department of Fish and Wildlife, as well as other data collected locally.

As seen on Map 5, the Nooksack River and all the local creeks are habitat for anadromous fish, including coho, cutthroat, chum, steelhead, and pink salmon. As seen on Map 6, there is significant habitat for birds surrounding Everson. The low-lying lands adjacent to the Nooksack

River (including much of the flood plain) are good habitat for raptors, waterfowl, and swans. West of town, the Nooksack River is identified as a bald eagle concentration area. The Nooksack River is also shown as a riparian zone, and some wetlands in the southwestern part of the UGA are classified as important to priority habitats and species (PHS).

The Shoreline Management Program is the primary regulatory mechanism through which the majority of fish and wildlife habitat conservation areas present within the city are protected. The CAO contains a limited discussion of habitat conservation areas.

The standards established in the CAO require all development within the city to protect the functions and values of fish and wildlife habitat conservation areas. Proposed development that has the potential to adversely affect any such habitat conservation area must include mitigating measures sufficient to ensure no net loss of habitat functions or values.

*Geologically Hazardous Areas.* One small area on the west side of town was identified with a high susceptibility to liquefaction during an earthquake. The area is underlain by saturated peat soils that are shown in the shaded regions on Map 7. Additional engineering studies may be required in this area. The only other hazard area is flooding related to volcanic eruption. The frequently-flooded areas section of the CAO addresses this problem.

*Resource Lands.* No resource lands within the city limits have been identified for protection as resource lands of long-term commercial significance.

Much of the land surrounding Everson is designated as agricultural resource land by Whatcom County. The exception is a portion of the gravel upland to the southwest, which is zoned UR3 (urban residential, 3 units per acre), LII (light impact industrial), and NC (neighborhood commercial) by the county.

The higher ground to the southwest is also the site of gravel deposits designated as mineral resource lands by Whatcom County, and active gravel mines exist on both sides of the Everson-Goshen Road. Prior to any annexation of mineral resource areas, the CAO should be amended to include rules preserving the gravel resource.

The surrounding agricultural and mineral resources make it difficult for Everson to expand without impacting resource lands. The city intends to grow in such a fashion that the agricultural resource lands will be able to coexist within the UGA until the event of an annexation. At that time agricultural lands will become part of the city and available for development. The land use plan does propose to reclaim areas presently being mined for gravel and allows some flexibility for future mining activities.

## **Existing Conditions**

### Land Use

In 2004 a land use inventory was completed using parcel information from the Whatcom County Assessor's office, aerial photographic interpretation and site-specific review. The inventory attempted to identify the use of each parcel of land within the city limits and grouped land uses into different categories. There are approximately 780 total acres within the city limits of Everson. Of that amount, 119 acres is occupied by rights-of-way and the Nooksack River. The remainder is used as follows:

*Single Family.* As in most communities the largest single use of land is for single family homes. The 2004 land use inventory indicates 218 acres of land area within the city are presently in use as single family homes.

The 2000 census indicates that 63 percent of the housing units are single family structures within the city limits of Everson. In Whatcom County as a whole, 61 percent of housing units are single family homes.

*Multi-Family.* There are about 14 acres of land used for apartment type dwelling units and another 13 acres of land used for mobile/manufactured-home type dwelling units.

The 2000 census indicates there are 272 of these apartment and mobile home units in the city limits; 37 percent of the total number of housing units. This is a similar percentage to most Whatcom County small towns and even the county as a whole, where approximately 39 percent of the housing units are multi-family and mobile/manufactured home units. The city of Nooksack is the exception where less than 20 percent of the housing units are other than single-family units.

*Commercial.* Commercial uses include retail facilities and services. Grocery stores, professional services and retail outlets were all included in this category. According to the inventory, just over 9 acres of land area is presently used for commercial purposes. At about one percent of Everson's current land area, this is a relatively low ratio of land area given the city's population and its potential as a service provider to the outlying areas.

A survey conducted in 1994 by students at WWU showed that Everson contained about 164,000 square feet of retail commercial floor space, as well as 176,000 square feet of non-retail commercial space (e.g., public, agricultural, light industrial, office).

*Industrial.* The land use inventory indicates that there are just over 40 acres of land currently in use for industrial purposes. The largest percentage of this area is the SELCO Lumber Company.

*Public and Quasi Public Lands.* This category includes parks and other lands owned by public agencies such as a county maintenance shop and the sewer treatment plant. Religious institutions are also included under this heading. There are 43 acres in this category.

*Recreational.* In addition to publicly owned parks, which are included under the Public land use category, 28 acres of land were identified that contain private recreational uses. This acreage includes the golf course located just north of E. Main Street near Johnson Creek.

*Agricultural.* This may be the category hardest to judge in a land use inventory. Land which appeared to be in active agricultural use was placed in this category. This is the third largest category of land usage in the city with 138 acres dedicated to agricultural use. Much of this land is located in areas subject to flooding.

Table 3-1. Actual Land-Use in Everson  
(2004 Land-use inventory)

Use	Acreage	Fraction of Total
SF Residential	218	28%
MF Residential	14	2%
Mobile homes	13	2%
Commercial	9	1%
Industrial	40	5%
Public & Quasi-public	43	6%
Agricultural	138	18%
Recreational	28	4%
Vacant	158	21%
River and rights-of-way	119	15%
Total	780	100%

*Vacant.* Again, it is sometimes difficult to distinguish between vacant land and agricultural land. 158 acres of land appeared to be vacant or to be occupied by vacant buildings.

### Zoning

An analysis of zoning was also conducted in 2004, and the results of the analysis are discussed below and listed in Table 3-2. Map 8 shows existing zoning within the city of Everson.

*Residential.* The present single family zone allows one unit on a minimum 10,000 square foot lot. Duplex dwelling units are allowed by conditional use as well as some limited home occupation-type businesses. There are about 392 acres of land zoned Residential in the city of Everson.

*Residential Multiple Use.* This zone allows single family dwellings, duplexes, multi-family dwellings, mobile home parks, clinics, daycare centers and churches. Single-family residences are allowed on a minimum 9,500 square foot lot. Multi-family dwellings are allowed at a density of 5,000 square feet per unit up to a maximum of four units per structure. Recreational facilities, nursing homes and limited home occupation-type businesses are allowed by conditional use permit. There are approximately 110 acres of land zoned for Residential Multiple Use.

*Commercial.* The Commercial zone allows a broad range of retail and service uses. Food processing and production and multi-family dwellings are allowed by conditional use permit. Minimum lot sizes are set by the city council. The city of Everson has about 47 acres of Commercially zoned land.

Table 3-2. Current Zoning in Everson  
(2004 Zoning inventory)

Zone	Acreage	Fraction of Total
Residential	392	50%
Residential Multi-Use	110	14%
Commercial	47	6%
Light Industrial	111	14%
Agricultural	52	7%
Recreational Open Space	37	5%
Nooksack River	31	4%
Total	780	100%

*Agricultural.* All forms of agriculture are allowed in this zone as well as single family homes. The minimum lot size is 5 acres. Conditional uses include services for agricultural uses and home occupations. About 52 acres are zoned for Agriculture.

*Light Industrial.* Permitted uses included in this zone are food processing, trucking and warehousing, light fabrication and heavy equipment repair. Similar uses not specifically listed are allowed by conditional use. Minimum building lots are set by the council. There are 111 acres of land zoned for Light Industrial use.

### Density of development

*Overall density.* The overall population density is about 2.6 people per acre, as shown below.

$$2,055 \text{ people} \div 780 \text{ acres} = \mathbf{2.6 \text{ people per acre}}$$

*Average lot size.* The average size of an existing residential lot can be estimated by using the results of the land-use survey. Table 3-1 shows that 245 acres were in use for residential purposes in 2004. The population in 2004 was 2,055 people, and an average of 2.8 people lived in each unit. The average lot size therefore appears to be 14,720 square feet:

$$(43,560 \text{ sq ft / acre} \times 245 \text{ acres}) \div (2,055 \text{ people} \div 2.8 \text{ people / unit}) = \mathbf{14,541 \text{ sq ft / unit}}$$

Obviously, residential development has occurred at densities lower than allowed by the zoning regulations. Wide rights-of-way in combination with large lots combine to give Everson its spacious feel.

## **Historic Sites**

The city has examined existing compilations of historic and cultural resources, including the National Register of Historic Places, the Washington State Register of Historic Places, the Whatcom County Register of Historic Places, and a *Cultural Resource Overview* prepared by Larson Anthropological/Archaeological Services for the county's ongoing comprehensive flood planning process. No site within Everson or its UGA is noted within any of these sources. There is believed to be a native-American shell midden north of Everson, but the site has not yet been evaluated for inclusion on any register. The Larson overview describes major trails in the Everson area that were used by native-Americans, and also identifies Everson as the site of a fishing village with smokehouses. After settlement by European immigrants, Everson was the site of a busy ferry crossing, located west of town near the Nooksack Village plat. The ferry crossing is commemorated in an interpretive sign at Riverside Park, which is located just upstream of the old crossing.

## **Future Conditions**

This section of the chapter assesses probable future land requirements given current trends and projections for Everson's development and population growth, and addresses issues which may result from these changes.

As described in Chapter 2, Everson will continue to grow quickly, with the population doubling during the planning period, from a 2004 population of 2,055 people to a population of 4,202 in the year 2024. This is an average annual growth rate of 3.6 percent. Each dwelling unit will house an average of 2.4 residents. This is consistent with county estimates, and reflects an ongoing national and local trend toward smaller households.

### Density of intended use

Everson has adopted zoning ordinances providing for five major zoning categories: Single Family Residential (SFR), Multi-Use (MU), Agriculture (AG), Commercial (COM), and Light Industrial (LI).

Single Family Residential zoning has been established at 9,500 square feet minimums in the Urban Growth Area. Development of SFR zoning is anticipated to be at 65 percent of gross acreage both in the UGA and for vacant SFR land currently within the city, and with average lot sizes of 10,000 square feet within current city limits and 9,500 square feet in the UGA. This reflects the reductions in gross area necessary for infrastructure, as well as for buffers between potentially conflicting uses.

Multi-Use zoning will require 5,000 square feet per unit and 10,000 square feet per lot minimums. It is assumed that development will split between residential and commercial uses at an 80 percent to 20 percent ratio. Residential development will occur at a net of 65 percent of gross acreage zoning, less the 20 percent expected to develop commercially.

Net Commercial zoning acreage will be 65 percent of gross category acreage, allowing for infrastructure requirements, sensitive areas mitigation, and buffers along zoning borders. Commercial zoning acreage development will occur at an average of 30 percent of net zoning acreage. Of the commercially-developed properties, ten percent will also develop residential units, at an average density of 4,000 square feet per unit. Recognizing that these units will be relatively small, it is assumed that these units will house an average of two occupants.

Net Light Industrial zoning acreage will be 65 percent of the gross category acreage, allowing for infrastructure requirements, sensitive areas mitigation, and buffers along zoning borders. Light Industrial zoning acreage development will occur at an average of 30 percent of net zoning acreage.

Agricultural zoning allows a lower development density of one unit per 5 acres.

Table 3-3. Potential for Infill

	Subtotal by zone					Total
	SF	MU	AG	COM	LI	
Developable acres	80	81	44	22	63	290
Dwelling units	227	367	11	16	-	621
Population	545	881	26	32	-	1,484 <---
Commercial & industrial space (1,000s sq. ft.)	-	51	-	187	535	773

Potential for infill

Everson expects infill to accommodate some of its growth needs. Approximate infill potential within the current city limits is illustrated in Table 3-3.

Urban growth area

An expanding population requires additional area for growth. In communities with excess land, infill can accommodate these needs, but where vacant land is inadequate to meet projected needs, communities must acquire additional land to meet the demands of growth. Under the Growth Management Act, cities are required to identify areas for potential expansion during the planning period covered in their comprehensive plans. These areas are called "Urban Growth Areas" (UGAs) and all of a city's growth is expected to occur within those areas. In determining adequate UGAs for Whatcom County, the county-wide planning policies require planning for at least 150 percent of projected growth. This recognizes the wide margin of error in growth

forecasting, and makes what is hopefully adequate provision for any underprojection during the twenty years of the plan's intended effective life.

From the preceding sections it is obvious that there is a shortfall in available land if Everson grows as projected over the coming two decades. Table 3-4 illustrates the projected shortfall in accommodating projected population growth if Everson were limited to its current boundaries.

In its visioning, Everson addressed perceived shortcomings in the existing character of the community. Greater commercial and industrial development was seen as an area in particular need of improvement, both for the services and tax support provided by these activities, and as sources of local employment. At the same time, residents do not want these activities at the expense of the quality of life which Everson currently offers. Residents would also like to see expanded recreation opportunities for the town, as well as continued residential growth.

Map 9 shows proposed future land use for Everson and its surrounding UGA. Everson chose its UGA through a process of community visioning and attempted to focus future growth in areas which are appropriate both environmentally and in terms of provision of services.

Table 3-4. Growth Accommodation Requirements

Current Population (2004)	Projected Population (2024)	Population to Accommodate (150% of growth)	Infill Potential	Population not Accommodated
2,055	4,202	3,221	1,484	1,737

Table 3-5 shows the build-out capacity of the identified UGA. The second column shows the gross acreage within the UGA (i.e., the *unincorporated* UGA). The third column shows developable acreage, after accounting for areas that are not expected to develop further, such as the Jordan's Acres neighborhood, which is already built-out in 2-acre parcels. The fourth and fifth columns show the capacity of the developable acreage according to the densities of intended use described earlier.

Table 3-5 shows a total of 736 dwelling units. At an average of 2.4 people per unit, these units will accommodate 1,766 people, which is slightly more than the shortfall identified in Table 3-4.

Table 3-5. UGA Build-out Capacity

Zone	Gross Acreage	Developable Acreage	Dwelling Units	Square Footage
Residential:				
Single Family	339	229	683	-
Multi-Use	7	7	32	-
Residential subtotal	346	236	715	-
Commercial	40	35	7	297,300
Light Industrial	201	174		1,613,900
Public	0	0		
Agriculture	58	58	14	
Recreational/Open Space	13			
Nooksack River	18			
Total UGA	676	503	736	1,911,200

### Neighborhood-specific reasons for zoning

The following area-specific discussion is linked to Map 9 -- each numbered area listed below has a corresponding number on the map. The discussion centers around in-city areas proposed for zone changes and the new zoning proposed for the UGA. In general, the locations of zones are based on factors such as environmental constraints, proximity to relevant transportation and capital facilities, and proximity to potentially conflicting uses.

1. *Area north of well field.* This 20-acre area is now zoned residential in the city, but the majority is in use as a farm. A portion of the area has been approved for development of a church facility. The northeast part of the area lies in the 100-year flood plain. The city's Wellhead Protection Plan shows that most of the area is within the 10-year time-of-travel zone for the city wells (meaning that contaminants spilled on the surface have the potential of reaching the wells within ten years). Time-of-travel is shorter in the south part of the area, closer to the wells, and part of the area is within the 1-year time-of-travel zone. The area has good access to major roads: to the north and west it fronts on SR544, and to the east it fronts on Everson Road, a city arterial. Single-family residential zoning is proposed for this area, but pursuant to provisions of the Wellhead Protection Plan, there may be limitations on development density or on the location of development.
2. *Area north of Kale Street.* This area is now zoned residential but a portion is in use as pasture. A 24-unit multi-family housing complex exists at the east end of the area. The River's Edge subdivision is currently being developed in the central portion of this site. FEMA maps show the entire area within the 100-year flood plain, but local knowledge indicates that the area doesn't flood. The area fronts on SR544 (Kale Street) to the south and is walking distance to downtown. Single-family residential zoning is proposed for a strip fronting on Kale Street and residential multi-use zoning is proposed for the remainder.

Development in this area will be subject to provisions of the Shoreline Management Program and the Flood Insurance Program.

3. *Area west of Mead Avenue.* This 25-acre area is split by the existing city limits line, and the major portion is zoned agricultural in the county. Each land parcel in the area is split by the boundary line: parcel owners live in the residentially zoned portion fronting on Mead Avenue within the city limits, and the rear portion of each parcel is in the county. The owners have asked that the area be included within the UGA. The southwest part of the area includes soil type 151 (Snohomish silt loam), which is a mucky soil unable to support buildings. Most of the area is in the 100-year flood plain. The area has easy access to SR544 (Mead Avenue). Single-family residential zoning is proposed for this area.
4. *Area north of primary school.* This 15-acre area is now zoned residential in the city. The area is entirely underlain by soil type 116 (Pangborn muck), a mucky soil unable to support buildings. Most of the area is in the 100-year flood plain. The area has easy access to SR544 (Mead Avenue). Agricultural zoning is proposed for this area.
5. *Area west of primary school.* This 18-acre area is now zoned residential in the city. The northwest part of the area is underlain by soil type 143 (Shalcar muck), a mucky soil unable to support buildings. Most of the area is underlain by soil type 10 (Barnhardt gravelly loam), which is well-suited to urban development. The area has easy access to SR544 (Everson-Goshen Road) and to the school. Single-family residential zoning is proposed for this area.
6. *Area north of SR544 and west of city limits.* This 61-acre area is now zoned agricultural in the county and is used for pasture. Although classified as prime agricultural land, the area has limited agricultural usefulness because it is underlain by soil type 143 (Shalcar muck), a mucky soil, and soil type 10 (Barnhardt gravelly loam), which has a gravelly layer at the surface that makes the soil difficult to till. Barnhardt gravelly loam is well-suited to urban development. A wetland shown on the NWI inventory is present near the southwest corner. The area has easy access to SR544 (Everson-Goshen Road). Single-family residential zoning is proposed for this area. The wetland and the muck soil are expected to limit the development potential of the area -- most homes are anticipated to be developed to the south, on the Barnhardt soil.
7. *Area south of SR544 and west of city limits.* This 150-acre area is now zoned UR3 (urban residential, 3 units per acre), NC (neighborhood commercial), and LII (light-impact industrial) in the county. The area includes a convenience store, two light-industrial uses, a fish-pond, some pasture land, and several homes developed on 3- to 20-acre parcels. A 20-acre parcel at the south is owned by a gravel company and is a DNR-permitted mining site, although no extraction has begun. Otherwise, the area has no environmental constraints that would limit urban development. The area has good access to SR544 (Everson-Goshen Road). A mix of zoning is proposed for the area. Commercial zoning is proposed for the existing store and one other parcel, but commercial development is discouraged until build-out and revitalization of the downtown has occurred. Agricultural zoning is proposed for the fish farm. Light-industrial zoning is proposed for the existing industrial uses and for a

swathe of land along the south of the area, including the permitted 20-acre gravel parcel. Single-family residential zoning is proposed for the remainder. This area includes the west half of a planned connector street running from Mission Road to Everson-Goshen Road. The proposed alignment lies along the north edge of the industrial swathe, and the connector will separate industrial development from residential development. Developers in this area should bear responsibility for construction of the street and dedication of the street to the city.

8. *Area west of SR544.* This 65-acre area is now zoned R5A (rural, 1 unit per 5 acres) in the county and contains several homes developed on 2- to 10-acre parcels, as well as a livestock auction barn. The area has no environmental constraints that would limit urban development. The area fronts on SR544 (Everson-Goshen Road). A mix of zoning is proposed for the area. Commercial zoning is proposed for the auction barn and for other parcels at the north, fronting on SR544. However, commercial development is discouraged until build-out and revitalization of the downtown has occurred. Residential multi-use is proposed for the center of the area, across the highway from the proposed industrial swathe in area 7. Single-family residential use is proposed for the remainder. The proposed connector street in area 7 should be extended across this area to join with the dead-end street at the northeast corner of the Roederland neighborhood. Developers in this area should bear responsibility for construction of the connector and dedication of the street to the city.
9. *Area west of Mission Road south of city limits.* This area is now zoned R5A (rural, 1 unit per 5 acres) in the county and contains 80 undeveloped acres as well as 55 acres of existing residential development on 1- to 4-acre parcels. The area has good access to Mission Road, a city arterial. The undeveloped acreage is bisected by a major natural gas pipeline that will complicate development. Most of the area is within the 10-year time-of-travel zone for the city wells (meaning that contaminants spilled on the surface have the potential of reaching the wells within ten years). The area has no other environmental constraints that would limit urban development. Industrial zoning is proposed for the undeveloped 60 acres at the north (neighboring the Selco lumber mill), and single-family residential zoning is proposed for the remainder. Any industrial use sited in this area must pose no inherent threat to groundwater and must incorporate design standards that protect groundwater.
10. *Area west of Mission Road within city limits.* This area is now zoned industrial and single-family residential in the city. The area contains the Selco lumber mill, some undeveloped land, and some housing developments (Arrowhead, Aspen, Sable Terrace). The area has limited access to Mission Road, a city arterial. Much of the area is within the 5-year time-of-travel zone for the city wells (meaning that contaminants spilled on the surface have the potential of reaching the wells within five years). The area has no other environmental constraints that would limit urban development. A mix of zoning is proposed for the area. Light-industrial zoning is proposed for the existing industrial uses and for some undeveloped acreage in the southwest corner. Single-family residential zoning is proposed for the remainder. The proposed zoning includes a zone change from light-industrial to single-family residential along a narrow band just south of Sable Terrace, as well as changes from single-family residential to light-industrial in a strip immediately north of the SELCO mill and in a narrow wedge between Mission Road and the railroad right-of-way. This area includes the east half of a planned connector street running from Mission Road to Everson-

Goshen Road. The proposed alignment lies along the north edge of the industrial swathe, and the connector will separate industrial development from residential development. Developers in this area should bear responsibility for construction of the connector and dedication of the street to the city. Any industrial use sited in this area must pose no inherent threat to groundwater and must incorporate design standards that protect groundwater.

11. *Area south of Greens Lane.* This 35-acre area is now zoned agricultural in the county and is in pasture. The area is largely within the 100-year flood plain. Access to the area is along Greens Lane. The railroad tracks separate the area from SR9, another logical access route. The area is bisected by a major natural gas pipeline that will complicate development. Nearby residents have requested residential zoning for this area. Single-family residential zoning is proposed for the area.
12. *Area east of SR9.* This 60-acre area is now zoned agricultural in the county and contains several homes built on 2- to 20-acre parcels. About 60 percent of the area is within the 100-year flood plain associated with the Sumas River. The area includes a small NWI wetland. The area is crossed by a major natural gas pipeline that will complicate development. The area has excellent access to SR9. Light industrial zoning is proposed for this area. The existing water line serving Greens Lane is inadequate to serve a large industrial development. Developers in this area should bear primary responsibility for upgrade of the water lines extending to this area.
13. *Area north of city limits and east of railroad right-of-way.* This 35-acre area is now zoned agricultural in the county and is the site of a dairy farm. Most of the area is in the 100-year flood plain, and a band at the east edge is within the floodway. The area has access to Van Buren Road, a county collector. The area abuts a nine-hole golf course lying to the south within city limits. Agricultural zoning is proposed for this area, except for a 7-acre portion straddling Van Buren Road, which would be zoned single-family residential. The reason for including the agricultural use within the UGA is to make possible an expansion of the existing golf course or to accommodate an additional recreational use.
14. *Area west of city limits and south of Stickney Island Road.* This area is now zoned agricultural in the county and is used as pasture. The area includes the old Nooksack Village plat, and several homes are clustered along Stickney Island Road at the north edge of the area. The area is entirely within the 100-year flood plain and abuts the Nooksack River. The area also abuts an existing city park. A mix of zoning is proposed for the area. Park zoning is proposed for the portions closest to the river and the existing park. The area is a potential site for expansion of Riverside Park. Single-family residential zoning is proposed for an area encompassing the Nooksack Village Plat. Flood plain regulations and the Shoreline Management Program will limit development of much of the residentially-zoned area, except for the portion fronting on Stickney Island Road.

## Open space

Everson has no specific open space designation planned. Nevertheless, there will be a substantial amount of open space in the city at the end of the planning period. Some open space will result from development of recreational facilities, but most will be a by-product of environmental regulations such as the flood ordinance, the critical areas ordinance, the shoreline management program, and the wellhead protection program.

Map 10 shows the expected locations of open space within the UGA. The plan contemplates that a portion of the existing 9-hole golf course in the northeast part of the city will be maintained and that an additional recreational or open space area will be developed on the adjacent property. Also, the existing Riverside Park will be expanded to the west. The areas adjacent to the Nooksack River will remain as open space because of development restrictions related to shorelines, wetlands, and flood-prone areas. A region north of the city wells might remain as open space because it lies within the zone of contribution to the city wells. Agricultural areas are also shown as remaining in open space.

Finally, it is important to consider the conditions outside Everson's city limits. The city is three-quarters surrounded by land zoned agricultural within Whatcom County (see areas labeled "AG" on Map 10), all of which is designated as agricultural resource land of long-term significance. Additionally, the floodway east of the downtown area (see Map 4) and the expanse of floodplain adjacent to the Nooksack River to the west and to the southeast will also remain in open space because of development restrictions imposed by the county.

In summary, the prevalence of critical areas and resource lands both in and near the city will result in preservation of a large amount of open space. Everson will retain the rural feel that is so important to residents.

Map 10 also shows the locations of existing and proposed trails within the Everson UGA.

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