

# Lake Whatcom Overlay District



July 9, 2013  
Whatcom County Council,  
Natural Resource Committee

# Integrated Approach to Lake Whatcom Management



# 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 ?



Photo: City of Bellingham

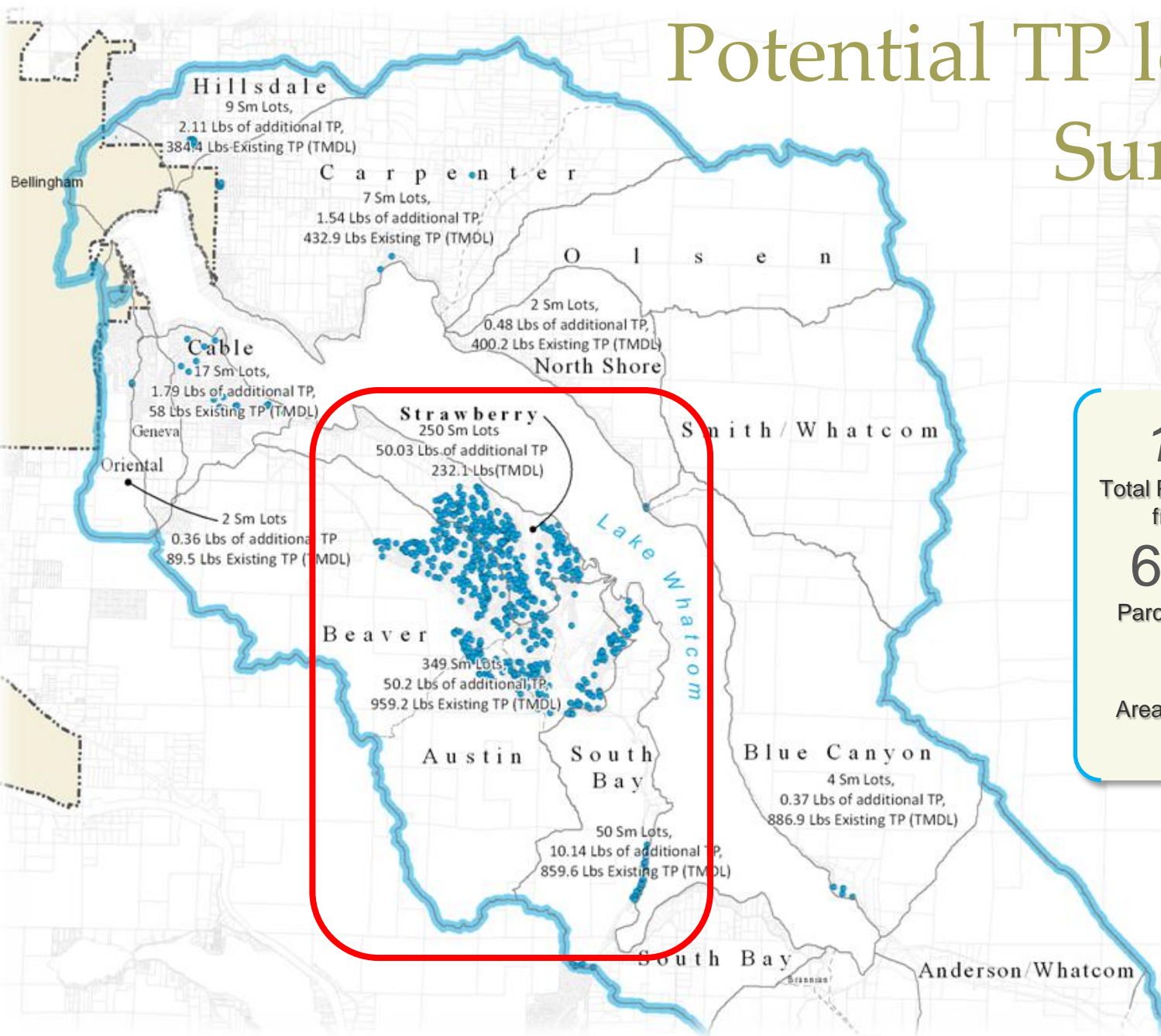


# Cost Estimates Small Lot BMP's

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

Stormwater System						Landscaping, \$/SF	
No:	1	2A	2B	3	4		
<b>Description:</b>	<b>Current Standard<sup>1</sup></b>	Zero Runoff		Matched Runoff	Treated Runoff	Min	Max
<b>Phosphorus Neutral:</b>	NO	YES					
<b>Average Cost:</b>	<b>\$ 9,220.00</b>	<b>\$29,080.00</b>	<b>\$20,040.00</b>	<b>\$19,920.00</b>	<b>\$17,300.00</b>	<b>\$ 1.82</b>	<b>\$ 4.92</b>
<b>System Cost as % of Sudden Valley average home Value<sup>2</sup>:</b>	<b>3%</b>	<b>8%</b>	<b>6%</b>	<b>5%</b>	<b>5%</b>	<b>Na</b>	<b>Na</b>

# Potential TP loading Summary



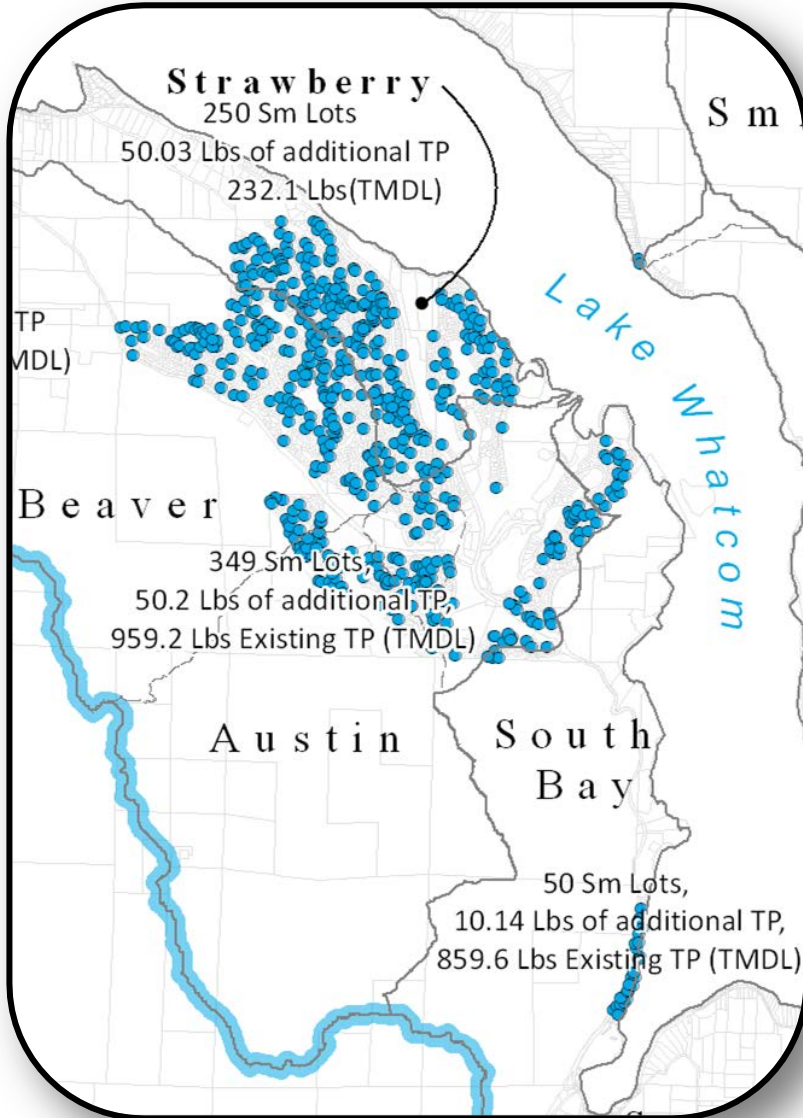
**117** Lbs/Year  
Total Potential Phosphorus  
from Small Lots\*

**690** vacant lots  
Parcels under 10,000ft<sup>2</sup>

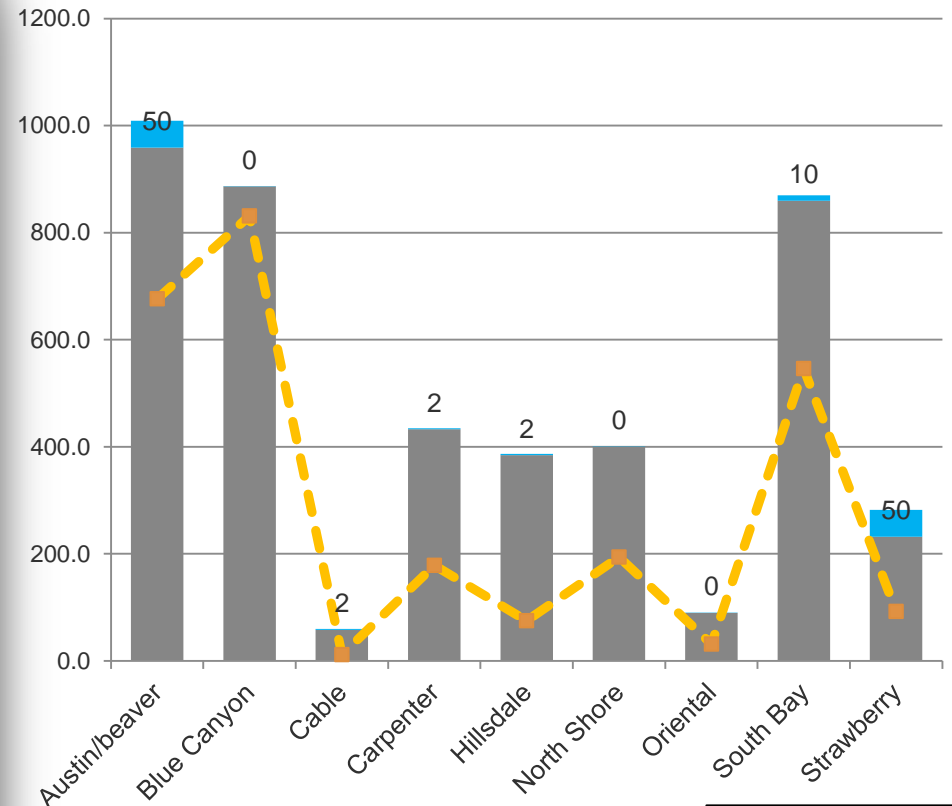
**103** acres  
Area potentially Exempt



# 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

# Stormwater Rules affect on Property Values

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

