

CITY OF FERNDALE

ANNEXATION BLUEPRINT

ANNEXATION PHASING PLAN: 2013-2034



TABLE OF CONTENTS

I. Purpose	4
II. Annexation Schedule	5
III. Legal Authority and Existing Regulations	6
IV. Annexation Policy	10
V. Annexation Methods	12
VI. Urban Growth Area History	14
VII. Limits of Annexation Blueprint	22
VIII. Annexation Areas	22
Short Term Annexation Areas (Currently Eligible for Annexation)	23
Thornton North (“Friberg Farm”) Subarea 1	24
Schell Marsh (Subarea 2)	27
Slater Road WSDOT Property (Subarea 3)	30
Nubgaard Road (Subarea 4)	32
School District (Subarea 5)	34
North Church “Erickson Farm” (Subarea 6)	37
North Douglas (Subarea 7)	40
Mid-Term Annexation Areas (Eligible for Annexation 2021)	42
Central Aldergrove (Subarea 8)	43
East Aldergrove (Subarea 9)	47
Grandview Business Center (Subarea 10)	51
Northeast Grandview (Subarea 11)	53
I-5 Business Park (Subarea 12)	56
Long Term Annexation Areas (Eligible for Annexation After 2029)	58
Southeast Grandview (Subarea 13)	59
Southwest Grandview (Subarea 14)	62
North Malloy (Subarea 15)	65
Central Malloy (Subarea 16)	67
Delta Line (Subarea 17)	70
Urban Reserves	73
Enterprise Road	74
South Main	75
Mountain View	76
Brown Road	77

Slater East	78
Sources	79

MAPS AND FIGURES

Map 1: Ferndale Urban Growth Area	8
Map 2: Annexation Phasing Plan	9
Map 3: Ferndale Annexation History	15
Map 4: Pre 1997: Provisional UGA	17
Map 5: 1997-2009: Ferndale UGA	17
Map 6: Current UGA	17
Map 7: Sewer Model – Loading Map	19
Map 8: Adjacent Water Purveyor Map	20
Map 9: Water System Plan	21

I. Purpose

The City of Ferndale has created this annexation blueprint in order to manage anticipated growth and related capital facilities programs, as required by the Washington State Growth Management Act (GMA). The Growth Management Act requires that cities and counties work together to forecast projected population changes, to determine the appropriate location for that population, to establish areas in which the City can expand within a twenty year planning period (Urban Growth Areas, or UGA's), and to prepare plans demonstrating that necessary public facilities can be provided to serve future City populations.

The Growth Management Act does not identify a specific mechanism through which these actions should take place, only that they must occur. The City of Ferndale has determined that the most appropriate way to manage growth is to plan for it, and to make those plans publicly available in order to provide consistent expectations to individual citizens, property owners, and affected agencies.

The annexation phasing schedule is based primarily on the capital facilities elements (transportation, water, sewer, stormwater) of the City's comprehensive plan – and the capital projects necessary to meet the objectives of each of those elements. The schedule is further balanced by the inventory of available land within the existing City limits, and the goal of maintaining a sufficient balance of residential, industrial, commercial and public land within the city at all times. The Annexation Blueprint identifies sixteen potential annexation areas and seven urban reserve study areas. The characteristics of each area are identified within this document, describing existing conditions, soil types, existing land use, projected land use, and more. The City has also identified the approximate timing that the annexation of specific areas may be proposed by property owners for City consideration. In some cases, additional conditions of annexation may be applied to specific areas.

The blueprint shall be used to provide the City and the larger community with a broad understanding of the anticipated impacts annexation will have on the City and the affected parcels. The City shall utilize this information to improve capital facilities planning, including roads, sewer, storm water, water, and parks. The information will also be used to guide the annexation process, including the timing of specific annexations as well as the obstacles and opportunities that each annexation might present.

The blueprint is intended to be flexible in its requirements, to a point: substantial flexibility shall be provided for annexations within designated subareas (partial annexations of subareas), for example. However the relative timing of annexations as described by this plan should be adhered to unless the blueprint is revised to reflect changing market or environmental conditions, or alterations to growth pressures (including the City's ability to serve) that may affect the lands in question.

II. Annexation Schedule

The annexation areas identified below are grouped into three seven-year timeframes. Within each timeframe, the areas are listed alphabetically, not chronologically. Use the letter following the area name with the related map. The City will proceed with annexation as efficiently and effectively as possible, consistent with State law requirements and popular support.

Annexation of areas as identified in this schedule cannot be assumed without City Council approval. The annexation schedule is subject to change based on development and market trends, City regulations, and more. Any numbering of annexation areas or subareas shown within this document or any other documents is intended for identification purposes only, and is not intended to reflect a specific annexation pattern.

The City does not anticipate initiating a major capital facilities project in the unincorporated Urban Growth Area within the first seven- year period of this plan. In addition, the inventory of developable commercial, industrial, and residential land within the incorporated City limits is sufficient for anticipated growth over that period. As a result, **within the first seven years** following adoption (2013-2020), the City projects that new annexations will generally be limited to areas with low-to-moderate development potential or which have one or more of the following attributes:

1. Properties are currently served by City utilities and take access from existing City roads
2. Properties are adjacent to City utilities of sufficient size to support the land uses anticipated by the comprehensive plan, and road improvements are limited to frontage improvements typical for development
3. Properties consist of developed neighborhoods or commercial/ industrial sites that are at or close to densities/ level of development anticipated by the comprehensive plan.

The second seven- year period (2021-2028) includes residential land areas in close proximity to Malloy Road, as well as developed industrial properties at and around Grandview Roads. It is unlikely that the property owners of either area will be willing or able to pay the full costs of extending City services despite their proximity to the existing City limits. While capital projects to extend services have been identified in the City's twenty-year water and sewer comprehensive plans, no projects have been included in 6-year capital facilities plans.

The third planning period (2029-2036) consists of properties in the northern portion of the UGA that will require the extension of services to adjacent parcels prior to annexation. These properties include the west side of Malloy (north of Aldergrove Road), as well as areas to the north and south of Grandview, all east of Vista Drive. The majority of these properties are currently under-developed.

Within each seven-year timeframe, the areas are listed by the numbers provided for identification purposes only, as shown in Map 2. The numbers are not intended to determine the timing of annexations relative to one another.

Future amendments to the Ferndale Urban Growth Area may become necessary depending upon population and employment growth, and these modifications will be included in future updates to this document. The City also recognizes that existing dense residential developments east of the City are frequently serviced by City water, and that existing onsite sewage systems (septic tanks) may fail during the twenty-year period or beyond. If widespread failures of septic systems occurs in this area, and if there is no reasonable way to resolve the emergency without extending City sewer to the area, the City may petition Whatcom County to include the area within the Urban Growth Area and/or City limits.

The order in which each annexation area is annexed is flexible within the related seven-year phase, and dependant on securing the required property owner support. It is also anticipated that smaller areas within each subarea may annex independently of the larger area. In some cases, the annexation of specific areas may be delayed due to lack of support from property owners,, slower growth within the rest of the City, or other factors. No penalties will be associated with areas that are not annexed within the specified timeframe, and property owners should not feel compelled to petition for an annexation during that period. Conversely, the City shall not be compelled to approve annexations, even if they are submitted within the timeframe. In such cases where annexations do not occur as projected, this Annexation Blueprint shall be amended accordingly.

Annex within 0-7 years

Thornton North (Subarea 1)

Schell Creek (Subarea 2)

WSDOT Slater Road (Subarea 3)

Nubgaard Road (Subarea 4)

School District (Subarea 5)

Erickson Farm (Subarea 6)

North Douglas (Subarea 7)

Annex within 8-15 years

Central Aldergrove (Subarea 8)

East Aldergrove (Subarea 9)

Grandview Business Center (Subarea 10)

Northeast Grandview (Subarea 11)

I-5 Business Park (Subarea 12)

Annex within 16-21 years

Southeast Grandview (Subarea 13)

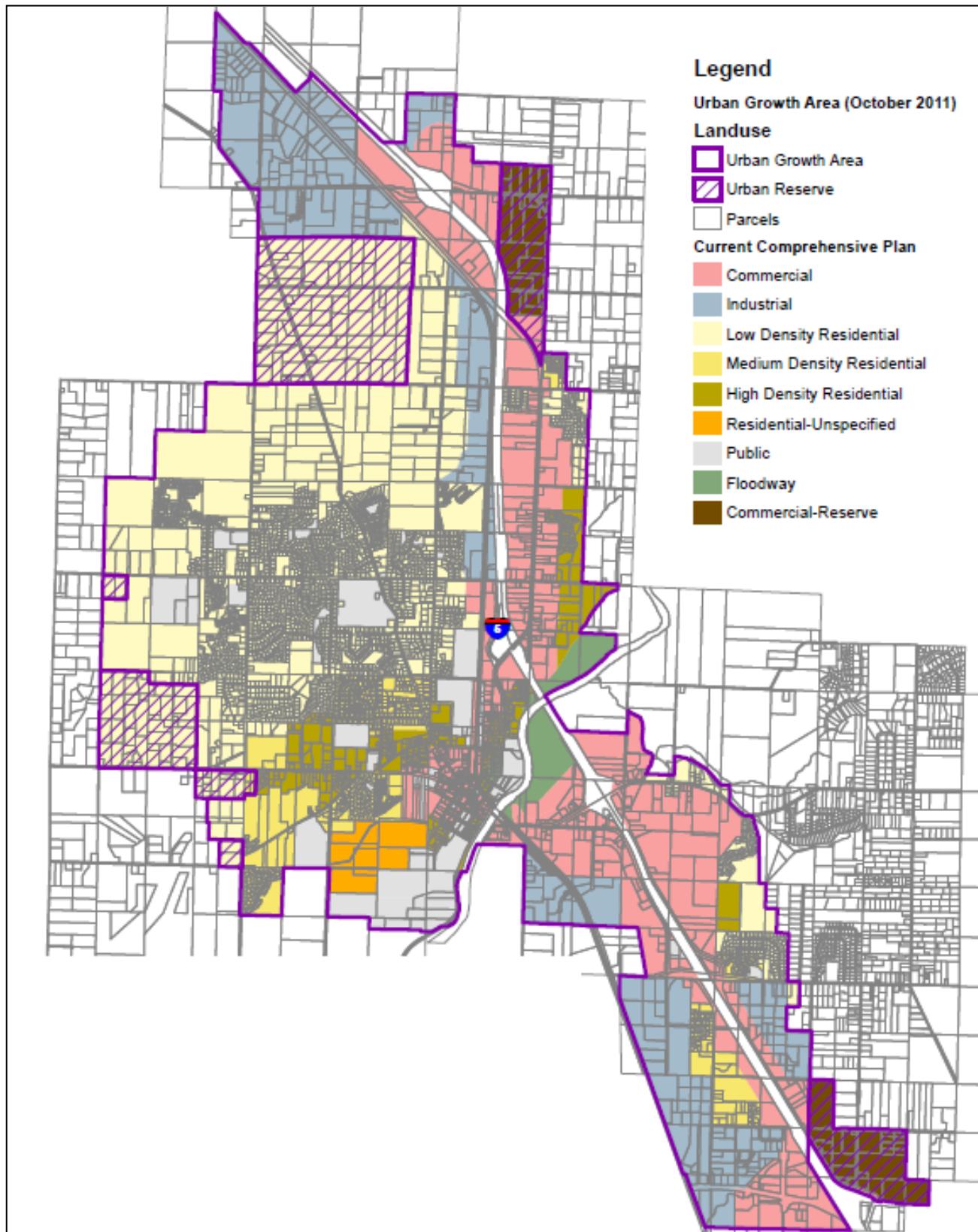
Southwest Grandview (Subarea 14)

North Malloy (Subarea 15)

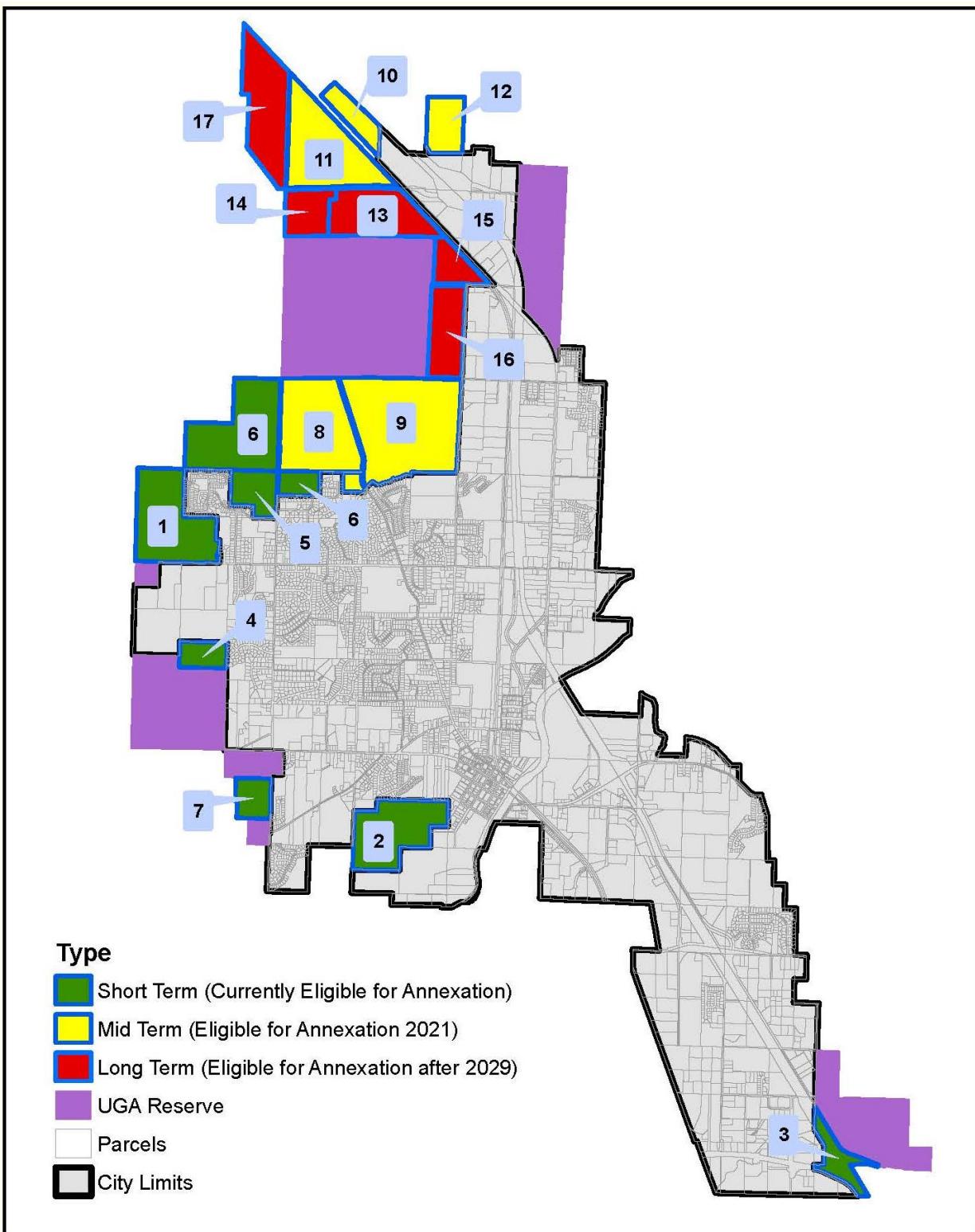
Central Malloy (Subarea 16)

Delta Line (Subarea 17)

MAP 1, FERNDALE URBAN GROWTH AREA



MAP 2, ANNEXATION PHASING PLAN*



* Numbers shown in relation to subareas in the map above are for identification purposes only and are not intended to reflect or predict a specific annexation pattern.

III. Legal Authority and Existing Regulations

City of Ferndale Annexation Goal: “**Provide for the orderly expansion and development of the city as required to meet the growth needs of the community.**” (Ferndale Comprehensive Plan: Land Use – Chapter II, P. 42).

The City of Ferndale utilizes a variety of methods for annexation as provided for in the Revised Code of Washington (RCW) Chapter 35.13. The majority of these methods are initiated by residents, property owners, and/or business owners, rather than the City. Ferndale Municipal Code (FMC) Chapter 13.38 identifies the specific methods and requirements for annexation proposals.

The Annexation Blueprint is an annexation phasing plan developed by the City of Ferndale with consultation from Whatcom County and the general public. The plan is intended to identify the timing for specific areas of land to become eligible for annexation. The plan is also designed to phase annexations (and subsequent development) with utility improvements and expansions. The plan provides consistency and clear expectations for property owners in the unincorporated Urban Growth Area, and replaces Whatcom County’s Long-Term and Short-Term Planning Areas. Finally, the plan enables the City, County and other affected agencies to proactively plan for future annexations.

The Ferndale Annexation Blueprint was established in 2013 and shall be amended as part of Comprehensive Plan updates required by the Revised Code of Washington. The next scheduled update is planned for 2016, in order to reflect the scheduled Comprehensive Plan Review and Update. Thereafter, the next required review would not be scheduled until 2022.

IV. Annexation Policy

Growth Management Act (1990): In 1991, Washington State Legislature implemented the Washington State Growth Management Act, or GMA. The GMA was implemented in order to control unplanned and uncoordinated growth. The GMA requires that cities and counties that must plan under the act establish Urban Growth Areas (UGA’s). Urban Growth Areas typically consist of both the incorporated city and unincorporated areas surrounding the City, and identify the area(s) in which the City may grow (annex) within a twenty-year timeframe. It is the responsibility of the County to work with cities to establish UGA’s that are large enough to support future population growth in that twenty-year period, without the UGA’s becoming so large that more land than is needed for growth is annexed into the City. It is the responsibility of each city to develop comprehensive plans which demonstrate that the UGA can be served with urban levels of service (roads, water, sewer, etc.) upon their annexation and subsequent development. Land outside the UGA cannot be annexed and will not be served with City utilities unless a health emergency exists.

City of Ferndale Comprehensive Plan: The 1996 Ferndale Comprehensive Plan was the first comprehensive plan adopted by the City subject to the GMA. In addition to annual amendments to the document, the Comprehensive Plan was updated in 2005 and will be updated again in 2016. The plan includes a variety of elements and utility plans, including transportation, water, sewer, parks, and capital facilities. The Comprehensive Plan also establishes population projections, planned residential densities

and housing goals, commercial and industrial land use goals, and methodology to project future population growth. The plan anticipates that the City of Ferndale will annex all land within the Urban Growth Area over the course of the twenty-year planning period.

Whatcom County Comprehensive Plan: Whatcom County adopted its first GMA-compliant Comprehensive Plan in 1997. The Comprehensive Plan has been amended annually since that time, including substantial updates in 2005. In 2010, the Washington State Legislature extended the deadline for Comprehensive Plan updates from 2011 to 2014, and in 2011 extended the schedule again, to 2016, in recognition of the economic uncertainties at that time. However, in 2011 the City of Ferndale proceeded with substantial updates to the plan, including a complete revision to the Transportation Element, the cooperative establishment of a capital facilities plan for Whatcom County Fire District 7, an update to the City's Sewer plan, and a partial update to the Capital Facilities element. The City also adopted the Annexation Blueprint in 2011. An update to the Parks, Recreation and Trails Master Plan as well as a further amendment to the Capital Facilities Element are scheduled for 2013.

The next scheduled full update to the Comprehensive Plan is June 2016, at which point all Comprehensive Plan Elements will be reviewed, with particular emphasis on the Housing and Land Use elements of the plan.

All elements of the Ferndale Comprehensive Plan must be coordinated with the Whatcom County Comprehensive Plan. Whatcom County has established a goal to direct no less than 85% of total residential growth into the seven incorporated cities within Whatcom County. The County Comprehensive Plan also anticipates that all portions of existing Urban Growth Areas will be annexed into cities by the end of the planning period. The Annexation Blueprint is intended as a tool that can be used to verify the manner in which growth has or has not been directed to the City of Ferndale, and will also provide a timeline for future annexations.

V. Annexation Methods

The City of Ferndale is a Code City, and utilizes five methods of annexation as provided in RCW 35A.14. The Washington State Legislature frequently authorizes additional methods of annexation or amends existing methods. For more information, the Municipal Research Services Center (MRSC) has published an Annexation Handbook, which can be downloaded for free at www.mrsc.org. The following is a brief description of the annexation methods available to the City of Ferndale. Ferndale Municipal Code 13.38 (Annexations) also describes the City procedures necessary to review each annexation. To date, all annexations to the City of Ferndale after the adoption of the Growth Management Act have followed the sixty percent petition method of annexation. All annexation methods require a pre-application with the City of Ferndale, a pre-application neighborhood meeting, and the completion of a professional study analyzing the fiscal impacts of annexation to the City. If a petition for annexation is approved by the City, Whatcom County and Boundary Review Board processes will still be required.

A. Election Method Annexation: Residents of a proposed annexation area file a petition with the City, signed by not less than 10 percent of the registered voters in the area who voted in the last general election. Alternatively, the City Council may initiate the process through resolution. In either case, the City Council must consider the fiscal impact the annexation may have on City services, as well as other costs and benefits of the new annexation. These elements are typically provided in a professional study paid for by the applicant and managed by the City. The Boundary Review Board (BRB) then reviews the annexation proposal and may either expand or contract the area to be annexed base on certain criteria.

The City may accept the revised proposal in concept or reject it entirely. If the City chooses to proceed, it then forwards a resolution to the Whatcom County Council requesting that the matter be placed on the ballot. The County Council then adopts an ordinance setting the date for an election on the question of annexation. Only registered voters within the proposed annexation area may cast ballots in the election, and the annexation is approved by a simple majority of those voting.

B. Direct Petition Method (60% Petition): The Direct Petition Method is by far the most popular annexation method in the City of Ferndale. Annexation is initiated by filing two separate petitions with the city. The first petition (Notice of Intent to Annex) is signed by owners of property representing not less than 10% of the assessed value of the properties in the area proposed to be annexed. This filing notifies the city of the residents' intent to annex. The City Council then accepts in concept, rejects the proposal, or geographically modifies the proposed annexation concept. By their action, the City Council can terminate an annexation at this time, but it cannot formally approve the annexation. A second petition must then be signed by the owners of properties representing not less than 60% of the assessed valuation of the area (i.e., not all owners must sign or agree). Property owners shall submit this petition, along with funds necessary to complete an annexation study (as described in [A], above) to the City for review. The City shall notify Whatcom County of this petition and will coordinate subsequent reviews with Whatcom County as necessary. The City Planning Commission holds a public hearing, followed by a second public hearing by City Council. Should the annexation be approved by the Ferndale City Council, Whatcom County shall also be notified and the matter forwarded to the BRB for final review, and to hear any appeals that may arise from the annexation. Should no appeals be filed, the annexation goes into effect by ordinance of the City Council.

C. 50/50 Direct Petition Method: In this method, annexation is initiated by securing signatures of both landowners and registered voters. The community initiators (owners of not less than 10% of the land area or not less than 10% of the area's residents) must notify the City Council of their intention to commence annexation. The City Council approves in concept, rejects the proposal, or modifies the land area. If approved in concept or modified, a second petition is prepared and must be signed by at least 50% of the registered voters in the area and the owners of at least 50% of the acreage of the area. Following submittal of the petition and completion of required studies, the Planning Commission holds a public hearing, followed by a public hearing before City Council. The City Council then decides whether to annex (a petition may be rejected, despite having a valid petition).

D. Annexation of Small Unincorporated Islands Method: This method is only available to areas of less than 100 acres in size where at least 80% of the area boundaries are contiguous to the City. A public hearing must be held by the City Council, after which the City passes an ordinance to annex. The annexation is subject to resident referendum (it can be overturned) if a petition signed by a number of residents of the area equal to at least 10% of the area residents voting in the last general election is filed with the City within 45 days of the date the ordinance is adopted. If such a petition is filed, an election on the issues is held and the annexation must be approved by not less than 50% of those persons in the area voting on the matter.

E. Annexation by Interlocal Agreement Method: Allows for annexation to occur based on an agreement between the City and the County. However, the agreement (and thus the annexation) can be overturned by residents of the proposed annexation area. This method may only be used to annex areas bordered at least 60% by the City. Following a public hearing(s) and approval of the annexation agreement by the city and County, the city council adopts an ordinance annexing the territory. The ordinance must set an annexation effective date at least 45 days following the date the ordinance is adopted. If, during that 45 day period, a petition is filed with the city signed by not less than 15% of the registered voters of the area, then an election on the question must be held at which at least a simple majority of those persons voting on the matter approve the annexation.

VI. Urban Growth Area History

Unlike many Western Washington cities, until the last two decades of the twentieth century Ferndale's growth had been relatively slow. In 1880, the Ferndale area had a population of 265. By the time the City was incorporated in 1907, the population had doubled. Ferndale's population did not rise above 800 until the mid 1950's, when the General Petroleum refinery was constructed at Cherry Point, approximately five miles west of the City. By 1980, a second refinery and an aluminum smelter had been constructed and the City's population had swelled to over 2,000 residents. While it took almost thirty years for the population to double between 1880 and 1907, it took nearly seventy years to double again. However, between 1980 and 1990, the population more than doubled, and has more than doubled once more since 1990, to over 11,800 people in 2013.

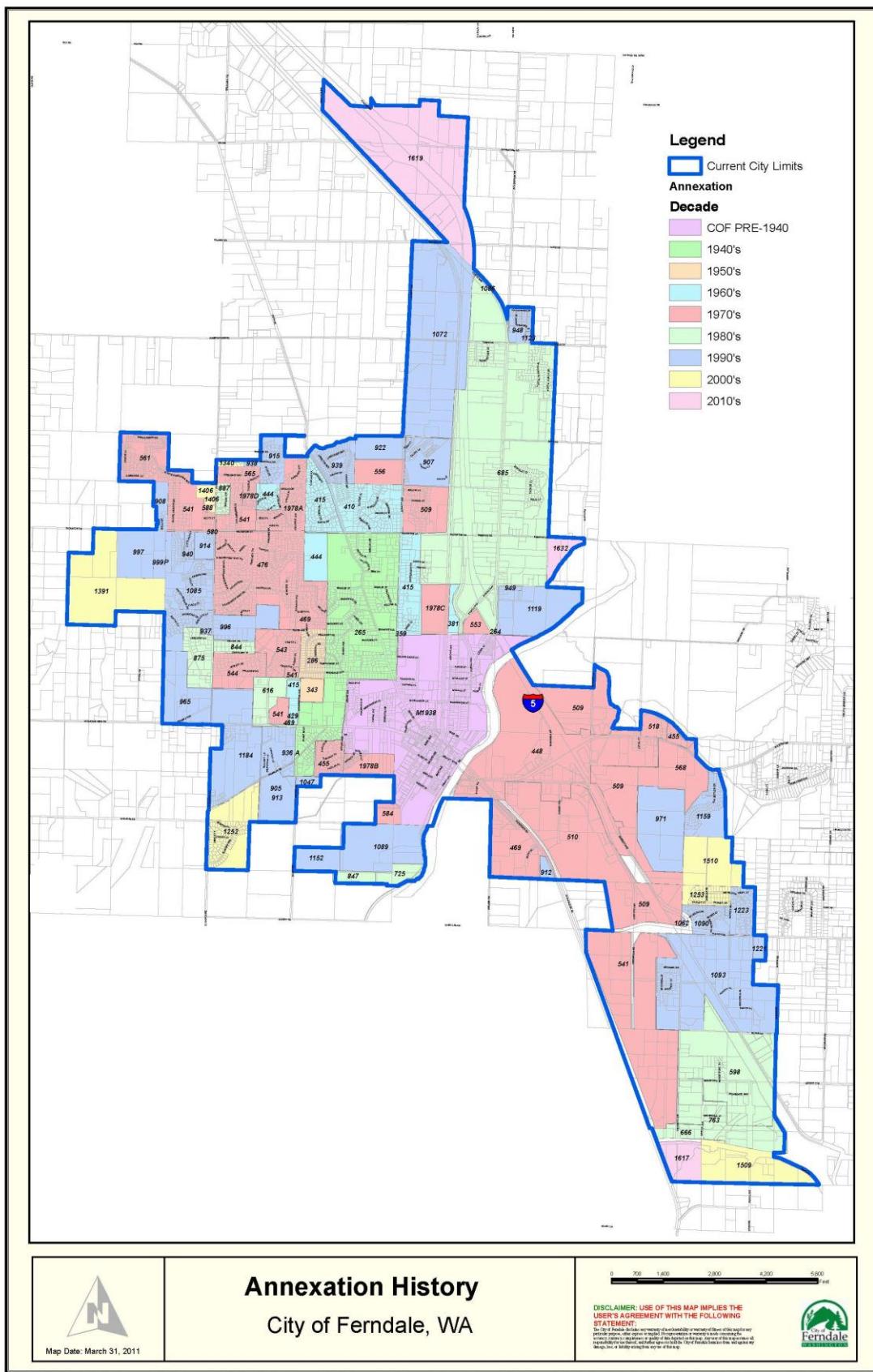
The City's boundaries have expanded over the time period as well (Map 6). Prior to the second world war, the Ferndale City limits were exclusively west of the Nooksack River, extending from Pioneer Park north to Cedar Street, and west to the intersection of Washington and Main. A large annexation immediately following WWII expanded the residential area of the City north to Thornton Street and west to Imhoff Road. Minor residential annexations occurred in the 1950's and 1960's, generally west of the City core. In the 1970's, following the construction of Interstate Five, the City annexed significant commercial and industrially-zoned properties east of the Nooksack River, including land in the vicinity of Barrett Road and LaBounty Drive. During that decade, the City also annexed several areas in the northwestern portion of the City in the vicinity of Thornton Street.

Land annexed during the 1980's included the single largest annexation (in terms of land area) in the City's history, as the area in and around Portal Way became part of the City. The annexation included a combination of manufacturing, commercial, and both single family and multi-family zoned properties. Additional annexations during the 1980's included commercial/industrial properties along the north side of Slater Road as well as residential areas in the western portion of the City.

The 1990's expanded the City's territory west along Thornton and Main Streets, and Douglas Road. These annexations were primarily residential in nature, but did include school district property at Thornton Street. Additional annexations took place in the northern area of Ferndale along Vista Drive and Malloy, and included a significant residential/industrial annexation along Malloy Road. The City also annexed territory west of Ferndale Road that would later become the Conoco Phillips Ballfields. Land was also added to the City in the vicinity of Smith Road, with residential area added north of Smith and commercial/industrial land to the south.

The City's western expansion continued from 2000-2010, as properties along the western portion of Thornton Street and Douglas Road were annexed for residential purposes, as were properties on Church Street north of Thornton. The City also annexed a residential area north of Shields Road and a commercial area south of Slater.

MAP 3, FERNDALE ANNEXATION HISTORY



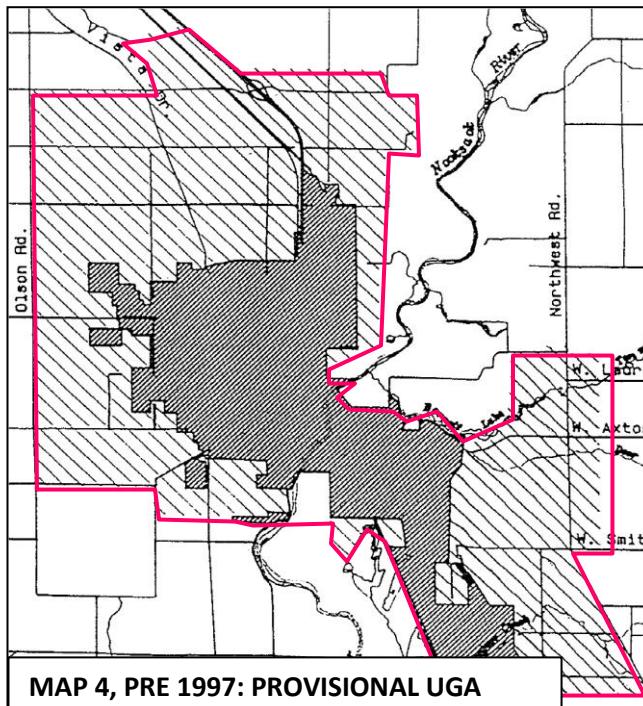
Annexations beginning in 2010 included the “Grandview” annexation for commercial purposes, as well as residential land at Newkirk Road and industrial land south of Slater.

Prior to the 1991 adoption of the Washington State Growth Management Act, annexations were considered based on need for additional inventory, availability of urban services, and existing or potential densities. Long range growth planning was based primarily on the availability of services. As early as 1972, the City’s long range water plan projected that the City’s services would ultimately extend as far east as Aldrich Road, north nearly to the Birch Bay Lynden Road, south to the Bellingham International Airport, and west to the Cherry Point refineries and Neptune Beach . While such plans demonstrated a long range vision for future growth, they often lacked mechanisms to ensure that such development was possible, practical, or affordable.

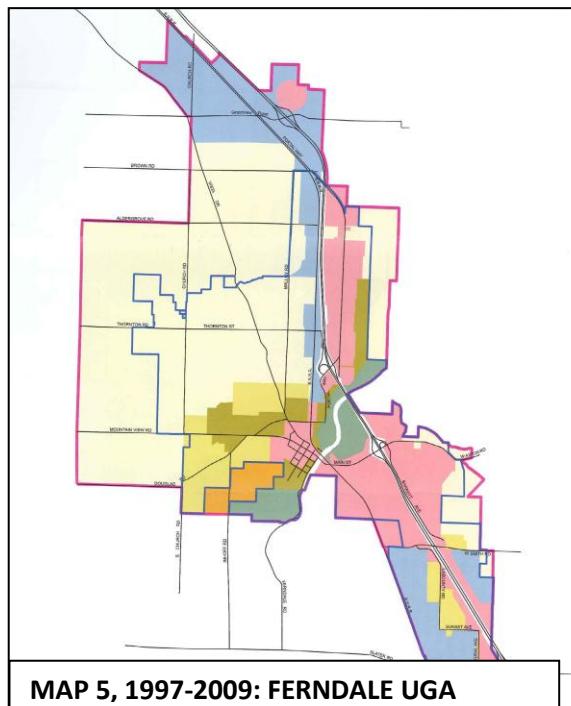
The size of Ferndale’s Urban Growth Area has changed over time as a result of modified population projections, revised land capacity analysis, and updates to the City and County’s comprehensive plans. Ferndale’s interim UGA included the North Bellingham area east of the City and was based on population projections which were nearly twice the rate of actual population growth. The final UGA adopted by Whatcom County in 1997 removed the North Bellingham area and included the Vista/Malloy corridor.

In 2009, the Ferndale Urban Growth Areas designated for future residential were reduced by approximately 1,400 acres. The majority of these reductions occurred in the vicinity of Olson and Douglas Roads. The 2009 reductions also eliminated nearly all of the unincorporated UGA east of the existing City limits. Subsequent challenges to this decision resulted in further reductions in 2011 in the vicinity of Vista/Malloy and Mountain View Road.

The 2009 UGA decision introduced the Urban Reserve concept, and those areas that were removed from the UGA in 2011 were also placed in Urban Reserve status. Two commercial areas that had not previously been included in the City’s long range planning were added as Urban Reserve areas in 2010: Enterprise Road and East Slater Road.



MAP 4, PRE 1997: PROVISIONAL UGA



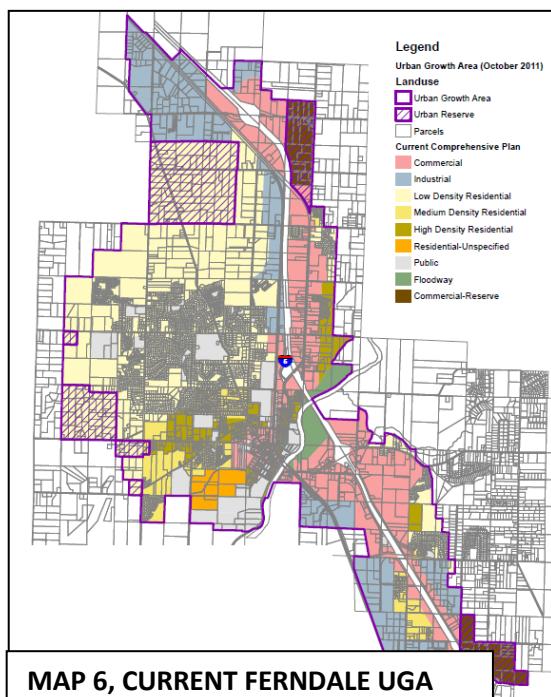
MAP 5, 1997-2009: FERNDALE UGA

The evolution of Ferndale's Urban Growth Area.

Upper left: Ferndale's provisional UGA (pre-1997) extended west to Olson Road and north to Grandview Road, as well as significant land east of Portal Way. The provisional UGA also included the "North Bellingham" neighborhood east of the City, from Slater Road north to Paradise Road, and including both sides of Northwest Drive. Land use decisions made during this time include residential developments on Axton Road east of the existing City limits.

Upper right: the City's UGA from 1997-2009 reduced the City's UGA by eliminating land north of Brown Road and generally west of Vista Drive. Territory northeast of the intersection of Portal Way and Grandview Roads was also eliminated. The majority of land not within the existing City limits was also withdrawn from the UGA.

Right: the City's current UGA. Territory west of the existing City limits to Olson Road was removed from the UGA, as were all remaining land not already annexed east of Portal Way. The "Vista/Malloy" corridor was also removed from the UGA and placed in Urban Reserve. Two additional commercial Urban Reserve areas were added, at Enterprise Road and East Slater.



MAP 6, CURRENT FERNDALE UGA

II. Service Providers

There are a number of service providers serving customers in the Ferndale Urban Growth Area. Many of these service providers will continue providing regardless of whether an area is located inside the City

limits or not, but some will change upon annexation. Below is a general list of the common service providers, with an indication of which service providers will change upon annexation.

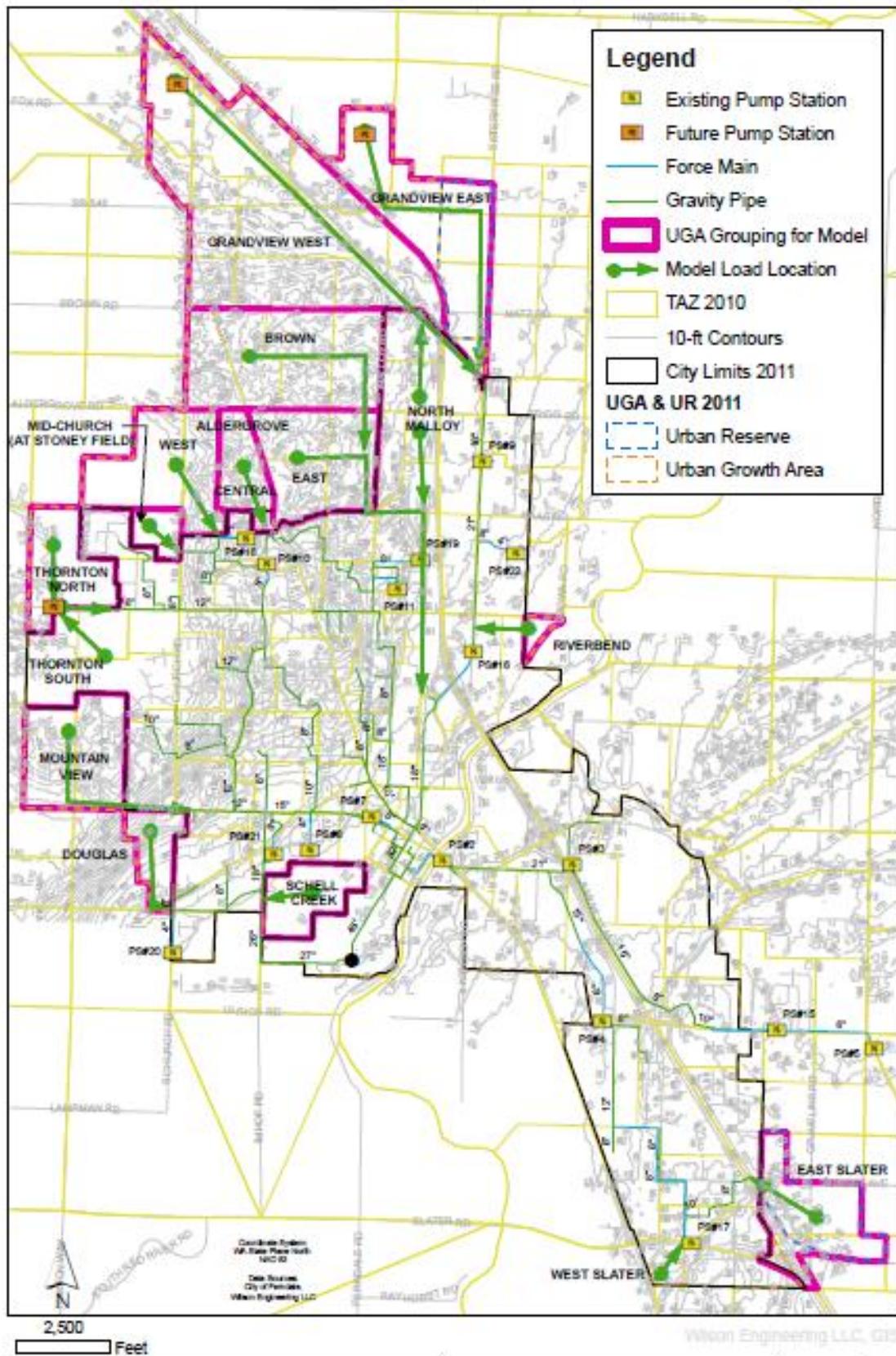
Service Providers Not Affected by Annexations

1. School Districts (Ferndale School District 502)
2. Whatcom County: Whatcom County and the City of Ferndale have adopted interlocal agreements that guide the transfer of administrative authority upon annexation.
 - a. Assessment and tax collection
 - b. Health Services
3. Waste collection (sanitary service)
4. Water and sewer providers (While connections to City services are not required at the time of annexation, connection to City services is required at the time of development, customers who wish to convert to public water must also convert to public sewer if it is available within 200' of the property). Map 7, reflects sewer modeling assumptions within the 2011 Ferndale Urban Growth Area. Map 8 shows existing water purveyors, circa 2011. Both maps are found within the 2011 Sewer Comprehensive Plan. Map 9 shows the City's 2006 Water System Plan, updated for 2010.
5. Port Districts
6. Fire Districts (Whatcom County Fire District 7 services all areas within the City and the UGA. Whatcom County Fire District 8 services the Slater Urban Reserve area).

Service Providers That Are Affected by Annexations

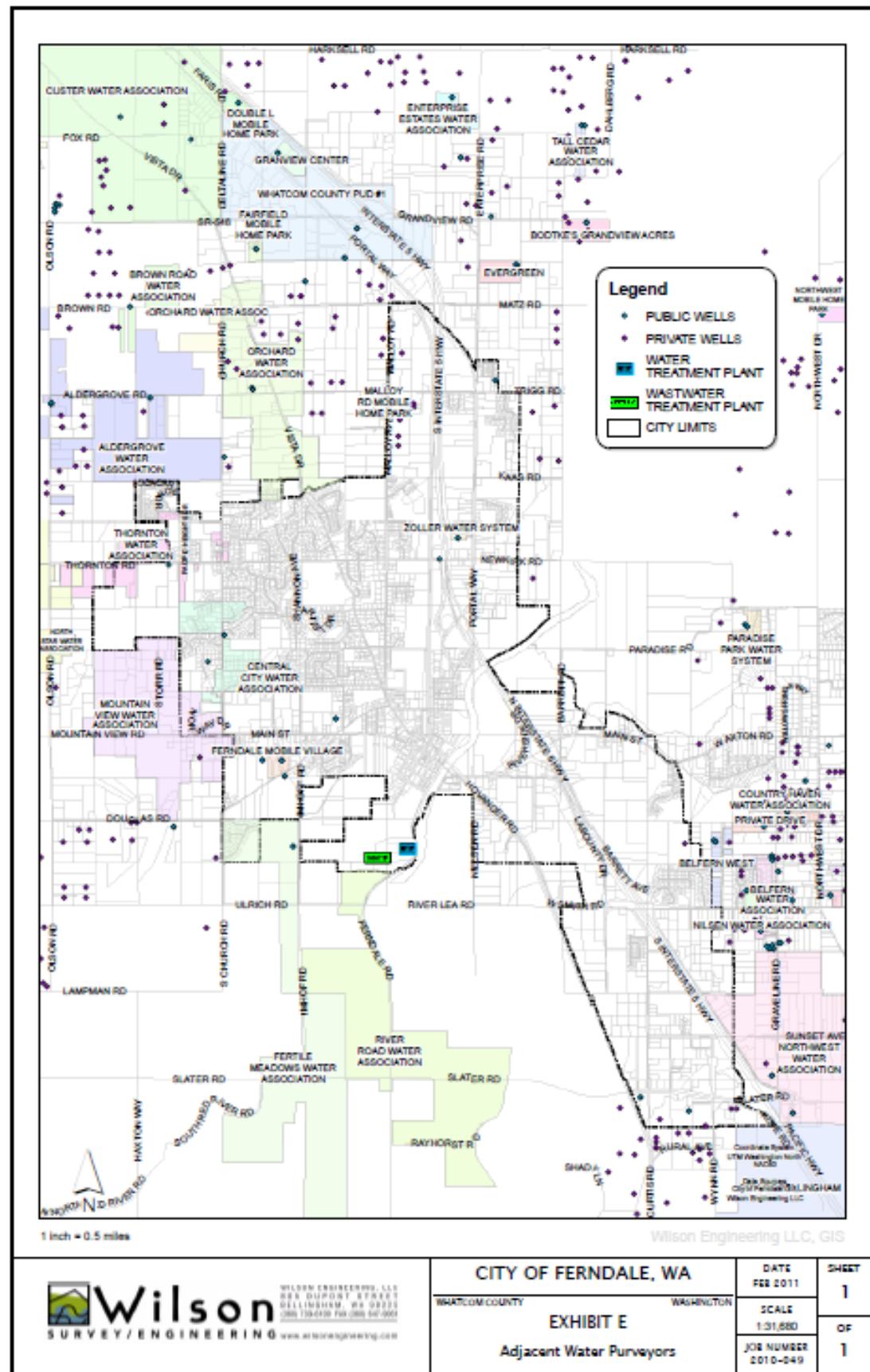
1. Police, general administration, parks, public works, land use and planning transfer from Whatcom County to the City of Ferndale immediately upon the effective date of the annexation.

MAP 7: SEWER MODEL-LOADING MAP

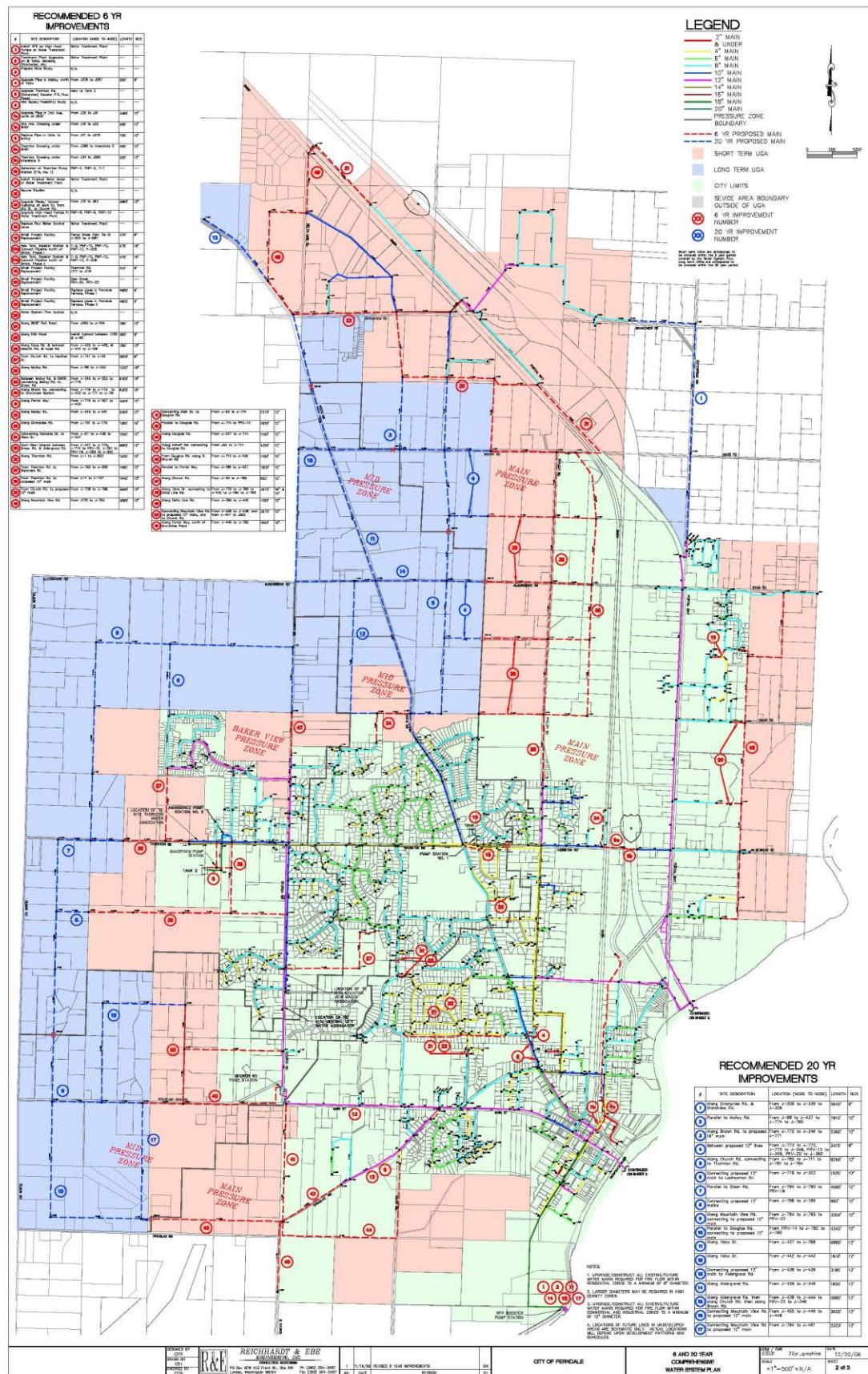


CITY OF FERNDALE, WA		DATE FEB 2011	SHRFT
WHATCOM COUNTY	WASHINGTON	SCALE 1:30,000	1 OF 1
EXHIBIT B-3 Ferndale Sewer - Model Loading for Future Sewer Service		JOB NUMBER 2010-049	

MAP 8: ADJACENT WATER PURVEYOR MAP



MAP 9: WATER SYSTEM PLAN



VII. Limits of Annexation Blueprint

As noted above, this document is intended to guide the pattern and timing of future annexations to the City of Ferndale. This will enable improved coordination between the City and its residents, the City and Whatcom County, as well as providing a nexus between this document and related planning and capital facilities documents.

However, the annexation blueprint is not intended to project specific development patterns (or their timing) following annexation, or to suggest the specific manner in which infrastructure, both public and private, will be designed or regulated. In addition, existing and potential future land uses (and restrictions on them) may change over time. Critical areas, wetlands, and stormwater conveyance also change over time (both naturally, and as the result of human actions), as does the manner in which they are controlled. This plan does not propose specific mitigation measures, stormwater design, the preference for mitigation in-place or off-site, the establishment of low impact stormwater or regional facilities, etc. – simply because this plan must not seek to pre-empt or otherwise vest against the development regulations that are in place at the time a land use application is submitted. In some instances, guidance is appropriate, such as the general nature of future land use designations and zoning. In certain cases where development potential is likely limited, or where significant opportunities exist for specific infrastructure, that potential is noted.

VIII. Annexation Areas

The remainder of this document describes in detail each of the annexation areas listed on Pages 6 and 7. There are 17 identified annexation areas, plus Urban Reserves. Each annexation area description contains a summary sheet, a current zoning map, and an aerial photo. The aerial photo demonstrates which land was built or vacant as of 2012.

The Blueprint anticipates the phased annexation of Ferndale's Urban Growth Area. The 20-year plan is divided into three separate phases. Each annexation area is assigned to one of the phases based on general criteria including social, geographic, service provision, and local policy.

SHORT TERM ANNEXATION AREAS (CURRENTLY ELIGIBLE FOR ANNEXATION)

THORNTON NORTH ("FRIBERG FARM") (SUBAREA 1)

Location and General Description: Within the north side of the 2700 block of Thornton Road, including properties representing the northern and western extents of the Ferndale Urban Growth Area. The majority of properties within this subarea are owned by the Friberg family, and include agricultural structures from the former Friberg Farm. Remaining properties, generally abutting Thornton Road, have been developed as large lot (~4 acre) single family residences.



Annexation Area Size: 110 acres

Subareas within annexation area: Several, including annexation of eastern properties to create a uniform boundary boundary with Pacific Highlands that could occur prior to the remainder properties.

History and Additional Notes: The Friberg Farm was operated as a private farm for many years. In the 1990's the parcel was subdivided into its current configuration. The Friberg Farm is subject to fees related to ULID 5, for which the properties were assessed in the early 1980's. Following a ruling by the Washington State Supreme Court, these fees have continued to accrue and will be payable at the time the properties are converted from Open Space taxation. Such conversion will not occur automatically at the time of annexation.



General subarea description (existing)

Existing land use types: The annexation area consists of several large-lot single family residences, as well as remaining agricultural buildings associated with the Friberg Farm. Agricultural uses are limited to haying of larger properties in the summer months, as well as small vegetable gardens.

Average parcel size: 10 acres (parcels range in size from 3.8 acres to 40 acres)

Existing water/sewer conveyance (including septic): onsite sewage system (septic)

Approximate age of septic systems (if present): 15-40 years old (installed 1970-1995)

Change in Service providers (pre and post-annexation):

Fire/ 911, School District, Waste Collection, Port District: No change

Police: Whatcom County Sheriff (pre-annexation), Ferndale Police Department (post-annexation)

Health and Tax Assessment: No change (Whatcom County)

General Administration: Whatcom County (pre-annexation), City of Ferndale (post annexation)

Water and Sewer Providers: No Change until failure of existing systems/ land use development/voluntary conversion to City of Ferndale services

Anticipated need for change in service area boundary (pre and post-annexation): Annexation would include the Thornton Road right of way, and maintenance responsibilities would transfer from Whatcom County to City of Ferndale upon annexation. The City of Ferndale Sewer Comprehensive Plan (2011) projects that the area could be served by an 8- to 10-inch gravity sewer collection system, with a gravity feed to a pump station at a lower elevation near Thornton Road, prior to being pumped east to existing collection systems on Thornton Road. A pump station, shared between this area and areas within the existing City limits to the south may also be possible.



The 2006 Water System Plan (amended in 2010) identifies a 12" water line extension from Thornton Street north to Glenmore Street, in order to convey water within this subarea.

Resulting agreements (if any): None anticipated

Existing land use designation/ zoning: Urban Growth Area (Land Use Designation)/ UR4 (Zoning) – Residential Uses

Soil Type: Whatcom Silt Loam 3-15% slopes,

Whatcom-LaBounty Silt Loam, 0-15% slopes, LaBounty silt loam, drained, 0-2% slopes

Slopes: 0-15% - a relatively substantial grade change occurs in the southwestern portion of the area, with an elevation differential of approximately eighty feet in some areas. The majority of the site is rolling or flat, with higher elevations to the north and east.

Wetland and/or critical areas: Probable wetland areas have been identified in lower elevations of the northwestern portion of the site, likely associated with more extensive wetlands west of the UGA boundaries. Minor wetlands may exist in isolated pockets in the eastern portion of the site.

Watershed: Birch Bay Watershed (approximately 95%), Lower Mainstem Nooksack Watershed (approximately 5%)

Specific watershed conditions: Compliance with applicable stormwater conditions

Stormwater Basin: Cedar Creek Basin

Existing agricultural uses: None

School District: Ferndale School District 502

Bus routes: None

Publicly owned parcels, including park and school land: None

Road ownership: Thornton Road

Planning

Current planning authority (City or County): County

Anticipated type and scale of uses: Low Density Residential – single family with a potential mix of multifamily/ cluster development. Anticipated densities: 4-5 units per net acre

Road maintenance/ improvement responsibility: County (post annexation: City)

Road improvements required: Full frontage improvements upon development of adjacent properties

Park or trail acquisition potential: Moderate – frontage improvements and interior sidewalks/ trails will link development to school ballfields and Bender Park. Pacific Highlands park is private. Additional parks and/or connectivity required to achieve <10 minute walk time to park.

Contact information for community representative (if applicable): John Friberg, Serge Slagle, Rhonda Oxford

Annexation Status (if applicable): Not applicable

SCHELL MARSH (SUBAREA 2)

Annexation Area Boundary: Within the southwestern portion of the City, bordering Pioneer Park and the Conoco Phillips ballfields to the east and Imhof Road to the west.

Annexation Area Size: 85 acres

Subareas within annexation area: Limited due to development restrictions. Properties adjacent to City facilities at Pioneer Park may be considered for annexation more rapidly than properties nearby



History: The Schell Marsh area includes much of the drainage basin of Schell Creek, which drains much of the central area of the City of Ferndale. Over the past several decades, drainage to this area has increased, agricultural uses once present in the area have been abandoned, and wetland areas have established themselves.

Mapping Area

General subarea description (existing)

Existing land use types: Large-lot residential, agriculture (pasture grass)

Average parcel size: ~ 20 acres (lands in separate ownership range from 11 acres to 32 acres)

Existing water/sewer conveyance (including septic): public water, well, onsite sewer (septic).

Approximate age of septic systems (if present): Twenty years or older

Service providers (pre and post-annexation): Fertile Meadows Water Association, private well/septic

Anticipated need for change in service area boundary (pre and post-annexation): No change in service area boundaries will be required at the time of annexation. Subsequent development (if any) will

require City services (water and sewer).



Resulting agreements (if any): None

Existing land use designation/ zoning:

County: Urban Growth Area (Land Use Designation), Agriculture (Zoning Designation). City: Unspecified Residential (Land Use Designation)

Soil Type: Eliza silt loam, drained, 0-1% slopes, Mt. Vernon fine sandy loam, 0-2% slopes, Sumas silt loam, drained, 0-2% slopes, Tacoma silt loam, 0-1% slopes, Whatcom-Labounty silt loams, 0-8% slopes.

Slopes: Generally flat, 0-2% slopes

Wetland and/or critical areas: The vast majority of the site contains probable wetlands, with the exception of some upland areas adjacent to existing development at Imhoff Road as well as areas in the center of the area. The entire area is within the 100-Year Floodplain of the Nooksack River, and much of this area is within the City's shoreline jurisdiction.

Watershed: Properties are located within the Lummi Bay Watershed

Specific watershed conditions: Compliance with current stormwater requirements

Stormwater Basin: Schell Marsh Basin

Existing agricultural uses: Field hay in the southwest portion of the site

School District: Ferndale School District 502

Bus routes: None

Publicly owned parcels, including park and school land: None

Road ownership: Public – Imhoff Road is maintained by the City with the exception of the approximately 700 feet of frontage to the south, which is maintained by Whatcom County.

Annexation of southern properties will transfer maintenance authority from Whatcom County to Ferndale.



Planning

Current planning authority (City or County): Whatcom County

Anticipated type and scale of uses: Little or no additional commercial or residential development is anticipated within this subarea, but is subject to change based on professional wetland delineation and mitigation plans. Without such additional information, the highest and best use will likely be a combination of existing uses and public uses such as regional storm ponds, offsite wetland mitigation areas, and possible recreational expansions.

Road maintenance/ improvement responsibility: Primarily City of Ferndale, with the exception of southern properties at Imhoff Road.

Road improvements required: None identified beyond standard maintenance. Full frontage improvements are not forecast within the planning period unless significant development is proposed in the area (or connectivity to Pioneer Park is required).

Park or trail acquisition potential: Moderate to High: The City has identified a potential opportunity to improve pedestrian connectivity through a boardwalk between Pioneer Park and the proposed Ferndale Public Library at Main Street. While such a boardwalk could likely be established on existing properties within the existing City limits, an opportunity may exist for potential expansion.

Additional Notes: The area appears to be an excellent candidate for offsite wetland mitigation measures

Contact information for community representative (if applicable): None identified.

Annexation Status (if applicable): Not applicable

SLATER ROAD WSDOT PROPERTY (SUBAREA 3)

Annexation Area Boundary: The annexation area is located southeast of the existing City limits and is comprised of parcels owned by the Washington State Department of Transportation. The area includes the Interstate Five mainline, the freeway overpass, as well as all on and off-ramps excluding the northbound offramp. The area has been analyzed by the Transportation Element of the Comprehensive Plan and transportation improvement projects have been identified at all ramp locations. The properties abut the unincorporated City of Bellingham Urban Growth Area to southeast.



Annexation Area Size: ~ 20 acres

Subareas within annexation area: None

History: The properties have been utilized for their existing purposes following the construction of Interstate Five and the Slater Road exit.

Mapping Area

General subarea description (existing)

Existing land use types: Interstate travel

Average parcel size: ~ 20 acres

Existing water/sewer conveyance

(including septic): None existing. No City water or sewer lines are present

Approximate age of septic systems (if present): N/A

Service providers (pre and post-annexation): No change identified. The Washington State Department of Transportation will retain primary control for maintaining the mainline and structural elements of the overpass. Whatcom County is currently responsible for non-structural roadway repairs along Slater Road, and this responsibility would be transferred to the City at the time of annexation.

Anticipated need for change in service area boundary (pre and post-annexation): None

Resulting agreements (if any): None

Existing land use designation/ zoning: County – UGA (land use designation), General Commercial (zoning), City – Commercial (land use designation)

Slopes: Generally flat

Wetland and/or critical areas: None identified

Watershed: Silver Creek

Specific watershed conditions: None

Stormwater Basin: Silver Creek Basin

Existing agricultural uses: None

School District: 502

Bus routes: None

Publicly owned parcels, including park and school land: 100% - Washington State Department of Transportation/ Federal Highway Administration

Road ownership: Washington State Department of Transportation/ Federal Highway Administration. Non-structural maintenance of Slater Road: Whatcom County.

Planning

Current planning authority (City or County): County

Anticipated type and scale of uses: Interstate Highway

Road maintenance/ improvement responsibility: Washington State Department of Transportation (mainline, ramps, structural overpass), Whatcom County (non-structural overpass maintenance)

Road improvements required: Construction of two-lane roundabouts at ramp terminals (north and south-bound), related ramp and overpass improvements. Multi-agency funding sources.

Park or trail acquisition potential: None

Contact information for community representative (if applicable): Todd Carlson, Washington State Department of Transportation

Annexation Status (if applicable): N/A

NUBGAARD ROAD (SUBAREA 4)

Annexation Area Boundary: The Nubgaard Road annexation area is located at the north end of Storr Road, west of the Lakeridge Estates subdivision and east of the property formerly known as the “Blomquist” property. The area includes properties on the north and east side of Nubgaard Road.



Annexation Area Size: ~25 acres

Subareas within annexation area: Limited – properties south of Nubgaard Road will likely not be permitted

to be annexed prior to properties north of the street, thus creating an “island” of unincorporated UGA.

History: The Nubgaard neighborhood was established in the early 1970's, and is composed relatively large-lot single family residences. Properties within the area east of Storr Road have been developed to a much greater extent than properties to the west.

Mapping Area

General subarea description (existing)

Existing land use types: Single family residential

Average parcel size: ~ 2 acres

Existing water/sewer conveyance (including septic): Water is provided by the Mountain View Water Association (serving 186 people) sewer is conveyed to private onsite systems.

Approximate age of septic systems (if present): Approximately 20-40 years (1970-1990)

Service providers (pre and post-annexation): City of Ferndale water and sewer service will be extended to the area at the time of development and will be the responsibility of the applicant. Private development proposals in the Blomquist area west of Nubgaard were not required to extend utilities along Nubgaards as a condition of development. Prior to development within the Nubgaard area, utility extensions may only be considered in those situations where a failing onsite system represents a health risk, in the judgment of the Whatcom County Health Department.

Anticipated need for change in service area boundary (pre and post-annexation): No immediate change in service area boundaries will be required at time of annexation. The City of Ferndale Sewer Comprehensive Plan (2011) assumes that a portion of the Nubgaard Road area could be served by a gravity sewer to the west.

Resulting agreements (if any): None

Existing land use designation/ zoning – County: UGA (land use designation)/ UR4 (zoning). **City:** Low Density Residential (land use designation)

Soil Type: Birch Bay silt loam, 0-3% slope, Labounty silt loam, drained, 0-2% slopes, Laxton loam, 3-8% slopes, Whatcom silt loam, 8-15% slopes, Whitehorn silt loam, 0-2% slopes

Slopes: Eastern properties slope up to the north, with more significant downward slopes in the south. Western properties have more pronounced slopes and rolling terrain.

Wetland and/or critical areas: Several small ponds exist in the area, generally to the south, as well as west of Storr Road. It is likely that a wetland corridor runs from the north to the south, west of Storr Road.



Watershed: The majority of the site drains to the Birch Bay watershed, although portions may also drain to Lummi Bay.

Specific watershed conditions: Compliance with current stormwater regulations

Stormwater Basin: Nubgaard Basin

Existing agricultural uses: Minor (field hay)

School District: Ferndale School District 502

Bus routes: None

Publicly owned parcels, including park and school land: Approximately 3.2 acres in the southwestern portion of the subject area are owned by Whatcom County.



Road ownership: Private

Planning

Current planning authority (City or County):

Whatcom County

Anticipated type and scale of uses: Low to Medium density single family residences (4-7 dwelling units per acre)

Road maintenance/ improvement responsibility:

Whatcom County

Road improvements required: None identified at

this time. Extension of full curb/gutter sidewalks is unlikely unless additional development is proposed. Isolated seasonal flooding may occur due to drainage in and around existing terrain.

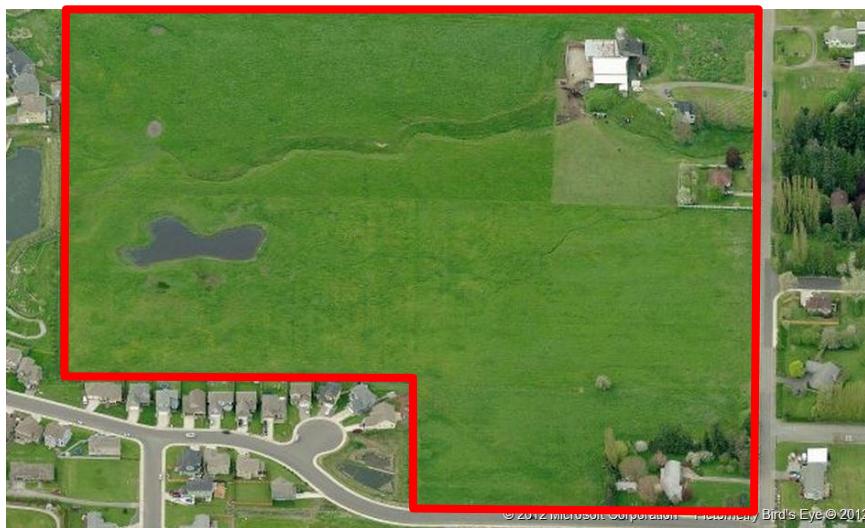
Park or trail acquisition potential: High. Trail connectivity between Lakeridge Estates and the "Blomquist" development, either through the creation of sidewalks or trails, is desirable. Contact information for community representative (if applicable): None identified.

Annexation Status (if applicable): Not applicable

SCHOOL DISTRICT (SUBAREA 5)

Annexation Area Boundary: The “school district” annexation area, includes a thirty-acre property owned by the Ferndale School District, as well as a five acre property to the south in private ownership. The area abuts existing city boundaries to the south (Cascadia Elementary School, Pacific Highlands) and west (Pacific Highlands, “Erickson Farm”). North of the site is the a continuation of the Erickson Farm and east is unincorporated residential land (“Central Aldergrove”). The school district property includes two residences and associated agricultural outbuildings, the property in private ownership includes one single family residence.

Annexation Area Size: ~ 35 acres



Subareas within annexation area: None identified. The relatively small size of the five acre parcel in private ownership does not lend itself to annexation prior to the larger school district property. The size, location, and relative value of the school district property will likely exceed minimum thresholds for annexation petitions, compelling the annexation of

the smaller property .

History: Both properties were previously part of the Erickson Farm, and continue to be used for agricultural purposes (livestock grazing and field hay).

Mapping Area

General subarea description (existing)

Existing land use types: Single family residential, field hay (vacant).

Average parcel size: ~ 17 acres

Existing water/sewer conveyance (including septic): In 2011, water and sewer service was extended to the residence in private ownership when the existing septic system failed and could not be replaced.

Residences on the school district property are supplied by a public water association and onsite sewer (septic).

Approximate age of septic systems (if present): 15-20 years old (installed in early 1990's).

Service providers (pre and post-annexation): Pre Annexation: Bakerview Water, private septic. Post-annexation: City of Ferndale. The City of Ferndale Sewer Comprehensive Plan (2011) anticipates that sewer could be served by an 8- to 10-inch gravity sewer connection to the existing sewer system, with the actual point of connection depending on topography and development layout. The 2006 Water System Plan (amended in 2010) assumes the extension of a 12" water line along Church Road to facilitate water connections.

Anticipated need for change in service area boundary (pre and post-annexation): None. Extension of City services will occur at the time of development, unless private infrastructure fails and replacements

cannot be approved.

Resulting agreements (if any):

None

Existing land use designation/zoning – County: UGA (land use designation)/ UR4 (zoning). City: Low Density Residential. The City anticipates that an amendment to the land use designation could be considered for properties owned by the Ferndale School District to Public, in order to establish the Public/Institutional Zone in that location.

Soil Type: Whatcom silt loam, 3-8%

slopes, Whatcom silt loam, 30-60% slopes, Whatcom-Labounty silt loams, 0-8% slopes

Slopes: With the exception of a relatively steep ravine in the northern portion of the school property, the annexation area is relatively flat, sloping down from the west to the east.

Wetland and/or critical areas: Probably wetland or critical areas are anticipated within the ravine identified above, which flows from an existing pond in the southwestern portion of the school property to the east. This ravine may be associated with a larger stream complex, and would represent a portion of the headwaters of Whiskey Creek.

Watershed: Lower Mainstem Nooksack

Specific watershed conditions: Compliance with current stormwater regulations.

Stormwater Basin: Cedar Creek Basin

Existing agricultural uses: Field hay, dairy cows

School District: Ferndale School District 502

Bus routes: None

Publicly owned parcels, including park and school land: Approximately thirty acres in this subarea are owned by the Ferndale School District and are intended for future school facilities.

Road ownership: Whatcom County

Planning

Current planning authority (City or County): County

Anticipated type and scale of uses: The Ferndale School District has identified the majority of the site as a location for future public school facilities.

Road maintenance/ improvement responsibility: Pre-annexation – Whatcom County. Post-annexation – City of Ferndale.

Road improvements required: Right of way acquisition, full frontage improvements (upon development of adjacent parcels).

Park or trail acquisition potential: High. Should the Ferndale School District develop its properties, trail connectivity to the school facility would likely be considered as a “safe routes to school” expectation. Recreational facilities available at the school district may also serve as park facilities when schools are not in session.

Contact information for community representative (if applicable): Mark Deebach, Ferndale School District

Annexation Status (if applicable): Not Applicable

NORTH CHURCH “ERICKSON FARM” (SUBAREA 6)

Annexation Area Boundary: The North Church “Erickson Farm” subarea is named after the Erickson family, which has maintained ownership of the area west of Church Road for several generations. The area is bordered on the east by Church Road, to the north by Aldergrove Road and residential properties outside of the Ferndale Urban Growth Area. West of the site are additional residential properties of approximately forty acres in size. Approximately twenty acres of the subarea are located east of Church Road, immediately adjacent to City properties to the south and east.

Annexation Area Size: ~135 acres

Subareas within annexation area: West Church (Erickson Farm)/ East Church (remaining properties). The Erickson property is considered two legal lots of record, and could be further subdivided prior to annexation. Should such subdivisions occur, additional subareas may be created. Properties east of Church Road are held in separate ownership and are located adjacent to subdivisions created 2000-2010, and which include future road and utility extensions. These properties may be annexed and developed without substantial extension costs.

History: Historically, the Erickson Farm property has been utilized for the raising of dairy cattle. Properties on the east side of Church Road were utilized for large lot single family residences and agricultural properties.

Mapping Area

General subarea description (existing)

Existing land use types: Single family, agricultural (dairy farm).

Average parcel size: ~16 acres

Existing water/sewer conveyance (including septic): Bakerview Water Association, onsite sewer (septic).

Approximate age of septic systems (if present): Approximately 5 years (installed 2005-2010).

Service providers (pre and post-annexation): Pre Annexation: Bakerview Water Association, private septic. Post-annexation: City of Ferndale.

Anticipated need for change in service area boundary (pre and post-annexation): None. Extension of City services will occur at the time of development, unless private infrastructure fails and replacements cannot be approved. The 2006 Water System Plan (amended in 2010) identifies a 12" water main connecting through the subject area to Lochcarron Drive, within the Pacific Highlands to the west.

Resulting agreements (if any): None

Existing land use designation/ zoning – County: UGA (land use designation)/ UR4 (zoning). **City:** Low Density Residential.

Soil Type: Whatcom silt loam, 0-60% slopes

Slopes: The properties include the crown of Ferndale’s “Swede Hill” in the southwest portion of the site, and generally slope down in all directions from that point. These slopes are gradual, with the exception of slopes associated with a manmade manure lagoon near the center of the property.

Wetland and/or critical areas: A mature stand of trees, including several that date to early in Ferndale's history, occupies the southwestern portion of the site. City mapping suggests that a wetland may exist within this area. It is unlikely that the manure lagoon will be considered a wetland or critical area, although future development will likely be required to mitigate this area. A creek system which originates west of Church Road in the Pacific Highlands subdivision crosses the northwest portion of properties east of Church Road before continuing to the north and east of the subject area.

Watershed: Drayton Harbor, Lower Mainstem

Nooksack, Birch Bay

Specific watershed conditions: Compliance with current stormwater regulations.



Stormwater Basin: North Whiskey Creek Basin, Cedar Creek Basin

Existing agricultural uses: Field hay, dairy cows

School District: Ferndale School District 502

Bus routes: None

Publicly owned parcels, including park and school land: None

Road ownership: Whatcom County

Planning

Current planning authority (City or County): County

Anticipated type and scale of uses: Residential. Unless a comprehensive plan amendment is approved allowing for higher residential densities or mixed use development, upon annexation the property will likely be zoned for between three and five units per net acre. The size, location and topography may enable future development to achieve much higher densities (or a mix of uses).

Road maintenance/ improvement responsibility: Pre-annexation – Whatcom County. Post-annexation – City of Ferndale.

Road improvements required: Right of way acquisition, full frontage improvements (upon development of adjacent parcels). The development of Pacific Highlands to the south has anticipated a future extension of Argyle Street into the wooded area in the southwestern portion of the Erickson site. The Stoneyfield and Roseberry Heights neighborhoods to the south and east of Church Road include road extensions that will be completed as a condition of new development.

Park or trail acquisition potential: High. With or without a public school immediately to the south, connectivity to Pacific Highlands and other areas will likely be a requirement of future development within the Erickson Farm itself. The preservation of some or all of the existing wooded area has also been identified as a desirable option, through which "heritage" vegetation could be preserved. East of Church Road, trail connectivity may be sought between the future school site, existing trails and sidewalks south of the site, and a future park site in the unincorporated UGA to the north.

Contact information for community representative (if applicable): Rod Erickson (Erickson Farm only)

Annexation Status (if applicable): Not Applicable

NORTH DOUGLAS: (SUBAREA 7)

Annexation Area Boundary: The subject area is bordered by South Church Road and the existing City limits to the east, large-lot single family residential properties within the City of Ferndale Urban Reserve to the south and north, and large-lot single family residential development outside of the City's UGA or reserve to the west.

Annexation Area Size: ~25 acres

Subareas within annexation area: None identified

History: Nearly all residential units in this area were constructed between 1990 and 2010. Prior to 1990, parcels were undivided. Historic use of the area for agriculture had diminished by the early 1980's, although livestock operations continued through the 1990's east of the site.

Mapping Area

General subarea description (existing)

Existing land use types: Large-lot single family residential

Average parcel size: 5 acres

Existing water/sewer conveyance (including septic): Mountain View Water Association (serving 186 people), City of Ferndale water (two residences), septic

Approximate age of septic systems (if present): ~1-15 years

Service providers (pre and post-annexation): Pre-Annexation: Whatcom County, Mountain View Water Association. Post-annexation: City of Ferndale, Mountain View Water Association



Anticipated need for change in service area boundary (pre and post-annexation): None. The City of Ferndale Comprehensive Sewer Plan (2011) projects that the area will be served by an 8- to 10-inch gravity sewer connection to a trunk sewer in Douglas Road. The City's water system plan anticipates a 12" water line extending along Douglas Road, but this line may no longer be necessary as the result of significant reductions within the

Ferndale UGA in this area.

Resulting agreements (if any): None

Existing land use designation/ zoning – County: UGA/ UR4, City: Low Density Residential

Soil Type: Birch Bay silt loam, 0-3% slopes, Whatcom silt loam, 8-15% slopes, Labounty silt loam, drained, 0-2% slopes, Laxton loam, 3-8% slopes, Whitehorn silt loam, 0-2% slopes

Slopes: 0-15%

Wetland and/or critical areas: The City has identified potential wetlands at and around existing pond areas that may also relate to larger wetland complexes to the northeast.

Watershed: Lummi Bay

Specific watershed conditions:

Compliance with current stormwater regulations

Stormwater Basin: Schell Marsh Basin

Existing agricultural uses: Private gardens

School District: Ferndale School

District 502

Bus routes: None

Publicly owned parcels, including park and school land: None

Road ownership: All existing roads are in private ownership



Planning

Current planning authority (City or County): Whatcom County

Anticipated type and scale of uses: Low to Medium density single family

Road maintenance/ improvement responsibility: Private

Road improvements required: Should future development be proposed following annexation, the City may require expansion and dedication of roadways, including the construction of frontage improvements.

Park or trail acquisition potential: Moderate. As the properties are along the western boundaries of the Urban Growth Area, north to south trails may be redundant to road and trail connectivity anticipated east of the site. However, the City may wish to consider trails or easements that may facilitate trail connectivity to the west, should the UGA be expanded in the future.

Contact information for community representative (if applicable): Not applicable

Annexation Status (if applicable): Not applicable

MID-TERM ANNEXATION AREAS (ELIGIBLE FOR ANNEXATION 2021)

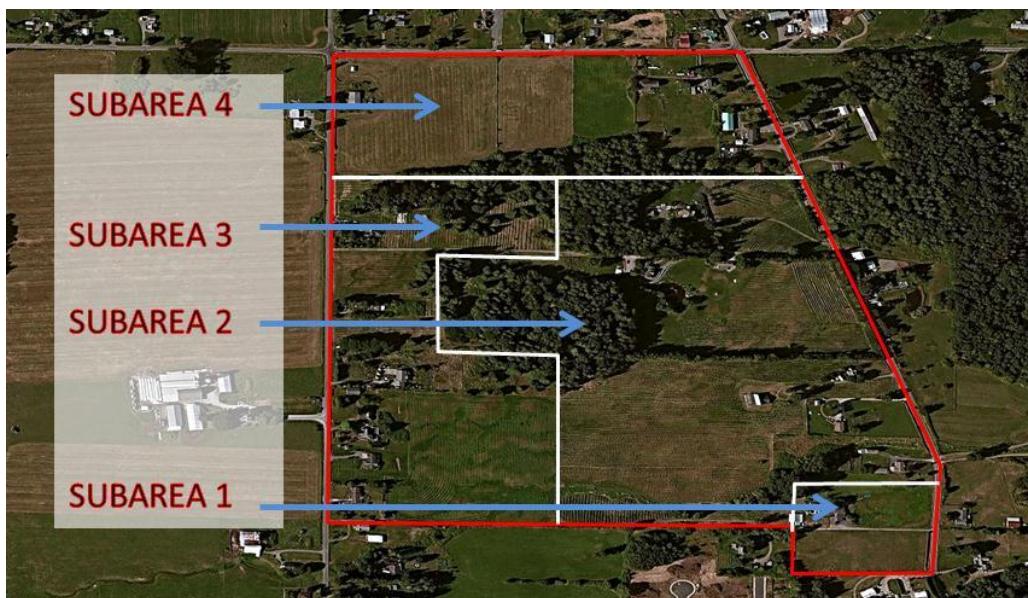
CENTRAL ALDERGROVE: (SUBAREA 8)

Annexation Area Boundary: The Central Aldergrove subarea is bordered by Church Road to the west, Aldergrove to the north, Vista Drive to the east, and the existing City limits to the south.

Annexation Area Size: ~135 acres

Subareas within annexation area: Several subareas may be considered within the larger Central Aldergrove area:

- **Subarea 1:** The annexation of properties in the southern portion of the site may be considered for annexation separately from the remainder area, establishing a more-consistent northern City boundary.
- **Subarea 2:** The several properties under one ownership in the center/east of the subarea may be considered for annexation separately from properties to the west (**Subarea 3**).
- **Subarea 4:** Properties fronting on Aldergrove Road may be considered separately and following the annexation of other properties within this area.



History: The Central Aldergrove subarea is and has been characterized by large-lot single family residential development for decades.

Mapping Area

General subarea description (existing)

Existing land use types: large lot single family residential

Average parcel size: ~ 4 acres

Existing water/sewer conveyance (including septic): private well/ water association; septic

Approximate age of septic systems (if present): ~10-30 years old (1980-2000)

Service providers (pre and post-annexation): Pre-annexation: Orchard Water Association (serving 153 people), private wells, onsite sewer. Post-annexation: no change unless existing systems fail, extension of City services upon development.

Anticipated need for change in service area boundary (pre and post-annexation): None. The City of Ferndale Sewer Comprehensive Plan proposes that the southeastern-sloping areas could be served by an 8- to 10-inch gravity sewer connection to the existing sewer collection system, with the actual point of connection depending on topography and the design of future build-out. The 2006 Water System Plan (amended in 2010), includes two projects within this study area. A 12" water line has been identified connecting Nicholas Drive to Vista Drive, as well as a north-south 12" main connecting Aldergrove South to the 2013 City limits.

Resulting agreements (if any): None

Existing land use designation/ zoning – County: UGA (land use designation)/ UR4 (zoning), City: Low Density Residential (land use designation)

Soil Type: Whatcom silt loam, 0-60% slopes



Slopes: 0-60%. The most significant slopes in the area occur to the southeast, associated with a substantial ravine adjacent to the existing City limits. With the exception of properties immediately east of Church Road, the subarea is characterized by rolling topography, generally sloping down from the southwest to the east and northeast. Additional slope variations occur within the central portion of the property (generally between Subarea 2

and 3), resulting in substantial gradient changes within a ridgeline currently obscured by vegetation and trees.

Wetland and/or critical areas: the area appears to consist of several relatively small wetlands or ponds, many of which are likely “perched” wetlands that exist due to the rolling topography.

Watershed: The majority of the site (Subareas 1-3) are within the Lower Mainstem Nooksack watershed, while portions of Subarea 4 are within the Drayton Harbor Watershed.

Specific watershed conditions: Compliance with current stormwater regulations.

Stormwater Basin: North Whiskey Creek Basin, South Whiskey Creek Basin, Cedar Creek Basin

Existing agricultural uses: Agricultural uses are not the predominant land use in the area, although there are several properties that do include agricultural activities.

School District: Ferndale School District

Bus routes: None

Publicly owned parcels, including park and school land: None

Road ownership: Whatcom County

Planning

Current planning authority (City or County): Whatcom County

Anticipated type and scale of uses: Low Density Residential, 3-5 dwelling units per acre. The City may consider amendments to the Comprehensive Plan that would allow higher densities and/or a mix of commercial uses in a “neighborhood commercial” environment. While limited mix-use opportunities may be available through the Planned Unit Development process, density modifications would require a comprehensive plan amendment, including a public process, and are not considered as part of this document.



Road maintenance/ improvement

responsibility: Pre-annexation: Whatcom County. Post-annexation: City of Ferndale

Road improvements required: Potential widening of Church Road, Vista Drive, Aldergrove Road. Installation of frontage improvements. Improvements would be required as a condition of development.



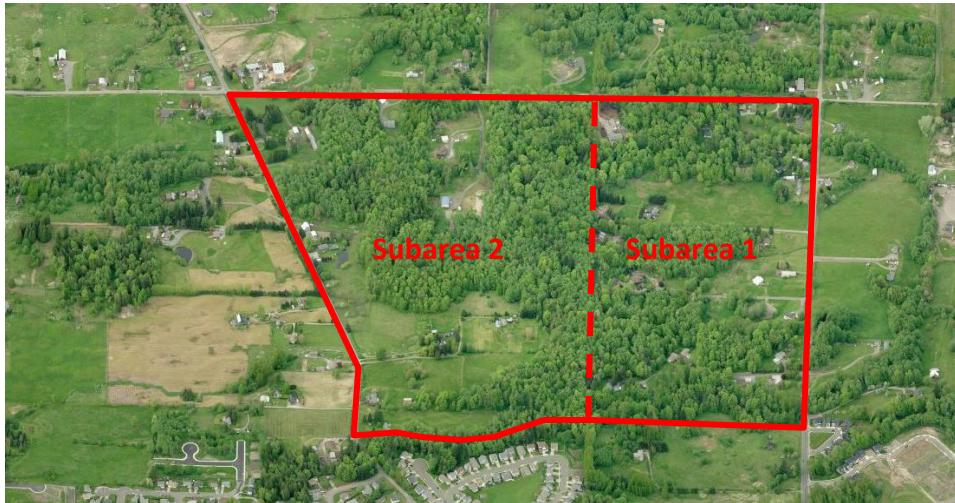
Park or trail acquisition potential: Very high. When fully developed, the Central Aldergrove area will likely support a significant number of residential units, in an area that is not within walking distance of a park. In addition, should a park be established in this subarea, it would likely be easily accessible to surrounding areas. Finally, property owners in the area have indicated a desire to retain features that

characterize the existing rural atmosphere. The City projects that a neighborhood park, or even a community park could be developed within this area as a condition of development or as a public/private partnership. Such a park would include trail connectivity to surrounding areas.

Contact information for community representative (if applicable): Not applicable

Annexation Status (if applicable): Not applicable

EAST ALDERGROVE (SUBAREA 9)



Annexation Area Boundary: Vista Drive borders the site to the west, with Aldergrove Road acting as the northern boundary and Malloy Road as the eastern boundary. The area terminates at the existing City limits, to the south.

Annexation Area Size: ~140 acres

Subareas within annexation area: The East Aldergrove Annexation area is large, and may be further separated into two or more subareas. The configuration and access for existing parcels suggests that annexation proposals will occur from the south to the north along roadways, rather than east to west between Vista Drive and Malloy Road. Realistically, property owners are most likely more familiar with their neighbors who take access from the same roadway than they are with neighbors who are directly behind them (and often separated by woodland), taking access from another road. In addition, the requirements for infrastructure improvements (frontage improvements, extension of water and sewer) will likely be shared more easily along a roadway, than between a roadway.

There is the potential for additional subarea variations, particularly in the southwest portion of the site. Parcel(s) located to the southwest are likely constrained from immediate development due to anticipated requirements to improve roadway stream crossings immediately north of the existing City limits. Should utilities become available from the east or west, the costs of developing the southwestern sites may be moderately decreased, thus triggering the more rapid annexation of all or a portion of Subarea 2.



History: As part of the 1979 Cherry Point Subarea plan, Whatcom County designated the subject area SF 5 – Suburban Farm Five acre district. Properties along Malloy Road had historically remained undeveloped until existing residences were established. Along Vista Drive, several properties were utilized as small-scale farm operations. Relatively substantial residential development occurred in the

1980's and 1990's, but slowed significantly following the establishment of the Urban Growth Area in the late 1990's.

Mapping Area

General subarea description (existing)

Existing land use types: Large lot single family residential

Average parcel size: ~ 5 acres (approximately 30 parcels)

Existing water/sewer conveyance (including septic): private well/ onsite sewer/septic

Approximate age of septic systems (if present): Approximately twenty years

Service providers (pre and post-annexation): Private

Anticipated need for change in service area boundary (pre and post-annexation): None prior to development, unless existing systems fail. The Ferndale Sewer Comprehensive Plan (2011) seeks to take advantage of the land sloping to the east by installing an 8- to 10-inch gravity sewer connection to a trunk sewer in Malloy Road.

The 2006 Water System Plan (amended in 2010) identifies three potential projects in the area: a 12" water line along Vista Drive, a 12" line parallel and west of Malloy Road, and an 8" line between the two aforementioned lines.



Resulting agreements (if any): None

Existing land use designation/ zoning- County: Urban Growth Area (land use designation)/UR4 (zoning), City: Low Density Residential (land use designation)

Soil Type: Whatcom silt loam, 0-60% slopes

Slopes: The East Aldergrove area, as one of the primary runoff basins in the Urban Growth Area, includes several systems of fairly dramatic slopes, particularly in the eastern half portion of the properties. The southern border of the area is characterized by a substantial

ravine, with an equivalent hillside just to the north. Further north lies another system of hills and gullies. Along Vista Drive, the properties gradually gain in elevation, while along Malloy Road the center portion of the site appears to be within a moderate valley.

Wetland and/or critical areas: Several potential wetland areas have been identified in the City's GIS mapping software, the majority of which appear to be associated with creeks and streams in the north, central, and southern portions of the site, all flowing from west to east. Additional wetland areas may exist in depressions that may be natural or man-made.

Watershed: Lower Mainstem Nooksack. However, surface water may flow to Drayton Harbor as the result of Interstate Five and other infrastructure between the subject area and the Nooksack River.

Specific watershed conditions: Compliance with current stormwater regulations.

Stormwater Basin: South Whiskey Creek Basin, Cedar Creek Basin

Existing agricultural uses: Agricultural uses in the area are limited to hobby farming. The topography of the area, as well as the wooded conditions appear to limit the potential for significant agricultural uses.

School District: Ferndale School District 502.

Bus routes: None

Publicly owned parcels, including park and school land: None

Road ownership (Pre-annexation): Vista Drive – Whatcom County, Malloy Road – City of Ferndale. Post-Annexation: City Ferndale

Planning

Current planning authority (City or County): Whatcom County

Anticipated type and scale of uses: Low Density Residential.

Road maintenance/ improvement responsibility (pre-annexation – Vista Drive): Whatcom County, post-annexation: City of Ferndale. Malloy Road is currently considered a City street and will remain so post-annexation.

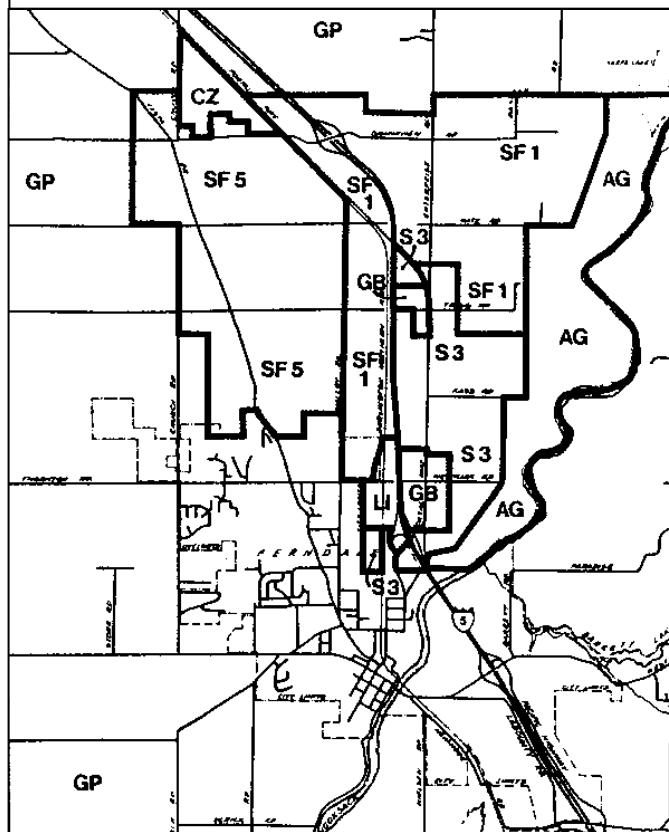
Road improvements required: Improvements to the stream crossings at Vista Drive will likely be required as a condition of development. Full frontage improvements will be required at the time of development on both Vista Drive and Malloy Road, and may include the dedication of right of way consistent with City development standards. In addition, it is likely that new public street(s) will be required, creating parallel infrastructure to Aldergrove Road and Vista/ Malloy.

1979 Cherry Point Subarea Zoning (Whatcom County – pre-GMA)

SF5 – Suburban Farm Five Acre District

SF1 – Suburban Farm One Acre District

GB – General Business District



Park or trail acquisition potential: High. If a private park is not included in development proposals, it is likely that such a park will be required to meet City of Ferndale Level of Service and connectivity requirements at or before final build-out. Such a park may be desirable in the center-north portion of the area, or at the intersection of interior roadways. Trail connectivity will be required upon the development of properties within the area, in order to link this area to existing and potential corridors and parks.

Contact information for community representative (if applicable): Not applicable

Annexation Status (if applicable): Not applicable

GRANDVIEW BUSINESS CENTER (SUBAREA 10)

Annexation Area Boundary: The Grandview Business Center annexation area is bordered on the southwest by Portal Way, to the southeast by existing vacant properties within the City, to the northeast by Interstate Five, and to the north by partially vacant land beyond current Urban Growth Area boundaries.

Annexation Area Size: 25 acres



Subareas within annexation area: None identified

History: The Grandview Business Center was established with one 10,000 square foot building in 1993, and has since expanded to over 250,000 square feet in 21 buildings. Adjacent land to the north exists in separate ownership. Prior to development, the land was utilized as fill extraction pits and sand supply for road base materials during the construction of Interstate Five.

Mapping Area

General subarea description (existing)

Existing land use types: The subarea is dominated by the existing Grandview Business Center which includes a variety of light industrial and retail businesses. A vehicle storage facility has also been established immediately north of the site.

Average parcel size: ~ 2.5 acres (11 lots in three ownerships)

Existing water/sewer conveyance (including septic): PUD Water, Community septic

Approximate age of septic systems (if present): ~3-20 years

Service providers (pre and post-annexation): The City and PUD 1 have entered into an interlocal agreement to determine the appropriate transfer of responsibility as the unincorporated UGA serviced by the PUD is annexed. This review will include an analysis of existing conveyance, in order to determine if an extension of City water lines is required, or if existing lines can be utilized following annexation and further development. Existing septic systems may be allowed to continue, but the City will require extension of City sewer lines for new development, following annexation. City of Ferndale

Police services will extend to the area upon annexation, as will administrative functions, Community Development, and Public Works.

Anticipated need for change in service area boundary (pre and post-annexation): PUD service boundary will likely be reduced following annexation, police and administrative services will also be amended.

Resulting agreements (if any): 2010 interlocal between PUD #1 and City of Ferndale

Existing land use designation/ zoning – County: Urban Growth Area/ Light Impact Industrial. City: Industrial.

Soil Type: Edmonds-Woodlyn loams, 0-2% slopes, Hale silt loam, drained, 0-2% slope, Laxton laom, 3-8% slopes, Lynden sandy loam, 0-3% slopes, Tromp loam, 0-2% slopes. As the result of sand and material extraction during the construction of Interstate Five, the water table at this and nearby areas is relatively high.

Slopes: 0-8%

Wetland and/or critical areas: With the exception of man-made ponds within the Grandview Business Center, there are no wetlands indicated on City of Ferndale wetland maps.

Watershed: Drayton Harbor

Specific watershed conditions: Compliance with current stormwater regulations

Stormwater Basin: California Creek Basin

Existing agricultural uses: None

School District: Ferndale School District

Bus routes: None

Publicly owned parcels, including park and school land: None

Road ownership: Whatcom County

Planning

Current planning authority (City or County): Whatcom County

Anticipated type and scale of uses: Light industrial, scale likely similar to existing.

Road maintenance/ improvement responsibility – Pre-annexation: County, Post-annexation: City.

Road improvements required: Frontage improvements (curb, gutter, sidewalks), repaving of road service (at time of future development)

Park or trail acquisition potential: Low – likely park or trail acquisition would likely be limited to the addition of dedicated bicycle lanes along Portal Way.

Contact information for community representative (if applicable): Joel Douglas

Annexation Status (if applicable): Not applicable.

NORTHEAST GRANDVIEW (SUBAREA 11)

Annexation Area Boundary: The Northeast Grandview annexation area is bordered on the south by Grandview Road, and to the east by Portal Way. Delta Line Road acts as the areas' western boundary.

Annexation Area Size: ~ 120 acres

Subareas within annexation area: Subareas within the Northeast Grandview area may be limited, due to the fact that the Grandview Light Industrial Park General and Specific Binding Site Plan (AF 920110138) describes shared responsibilities for maintenance and infrastructure, and encompasses nearly the entire area. This binding site plan has subsequently been amended over time.

History: Similar to surrounding areas, the Northeast Grandview area was historically composed of a mixture of single family residential, agricultural, and vacant uses until construction of Interstate Five, and later, the construction of heavy industries at Cherry Point. In 1979, the Northeast Grandview subarea was zoned by Whatcom County as a Contract Zone District, which allowed for large-scale commercial/ industrial development projects. However, it was not until 1992 that the Grandview Light Industrial Park General and Specific Binding Site Plan was recorded. This Binding Site Plan (and its amendments) remains the primary planning instrument for the subarea, and has resulted in the development of the majority of parcels within the area.



Mapping Area

General subarea description (existing)

Existing land use types: Light industrial, commercial, light manufacturing.

Average parcel size: ~ 5 acres

**Existing water/sewer conveyance
(including septic):** The majority of the area is serviced by PUD #1 for water, with community septic systems in place for sewer.

Approximate age of septic systems (if present): Twenty years (1992) or less.

Service providers (pre and post-annexation): PUD #1 would continue to provide water service until such time as a transfer of authority is mutually agreed by the PUD and City. The City anticipates that the area will also convert to public sewer at the time such services become available, or if the existing onsite septic systems fail.

Anticipated need for change in service area boundary (pre and post-annexation): A transfer of utility services will likely be required, though may not become necessary immediately upon annexation.

Resulting agreements (if any): 2010 interlocal between City of Ferndale and PUD #1.

Existing land use designation/ zoning – Whatcom County: UGA/ Light Impact Industrial, City of Ferndale: Industrial.

Soil Type: Edmonds-Woodlyn loams, 0-2% slopes, Hale silt loam, drained, 0-2% slopes, Laxton loam, 3-15% slopes, Lynden sandy loam, 0-3% slopes, Shalcar much, drained, 0-2% slope, Tromp loam, 0-2% slope, Whitehorn silt loam, 0-2% slope

Slopes: As part of a valley stretching to the northeast, this subject properties have not historically included substantial slopes. For the most part, those slopes that did once exist were removed during site preparation in the 1990's. As a result, the most substantial remaining slopes occur in the center of the area adjacent to Grandview Road, on parcels not within the Grandview Light Industrial Park, and extend to the northwest, connecting to existing (and protected) wetlands, creating a plateau effect in the southwestern portion of the area.

Wetland and/or critical areas: Wetlands identified as part of the Grandview Light Industrial Park are located east of Delta Line Road in the center of the study area. These wetlands have been protected, and are precluded from future development. Additional wetlands likely exist on those parcels that have not been included in the Grandview Light Industrial Park. City wetland maps also suggest that wetlands may have established themselves in the northwestern portion of the site, potentially resulting from drainage associated with Delta Line Road. California Creek, a direct tributary to Drayton Harbor, is identified on the recorded binding site plan, within a twenty foot drainage easement.



Watershed: Drayton Harbor Watershed

Specific watershed conditions: Compliance with current stormwater regulations. This subarea represents the most heavily developed subarea within the City of Ferndale UGA, and the majority of this development predates the designation of Drayton Harbor as a protected water body. Opportunities to limit impacts to the watershed, to evaluate the health of California Creek in this area, or mitigation measures that could be employed (if necessary) to improve conditions have not yet been studied by the City.

Stormwater Basin: California Creek Basin

Existing agricultural uses: None

School District: Ferndale School District

Bus routes: 70x

Publicly owned parcels, including park and school land: None

Road ownership: Delta Line Road is a public road maintained by Whatcom County. Salashan Parkway and Salashan Loop are private roads, maintained by property owners within the subject area.

Planning

Current planning authority (City or County): Whatcom County

Anticipated type and scale of uses: Light industrial/ manufacturing in a range of intensities.

Road maintenance/ improvement responsibility: Responsibility for maintaining private roads will remain private upon annexation, responsibility for maintaining public roads will transfer to the City upon annexation. Delta Line Road will be included in the annexation of this subarea.

Road improvements required: None identified. Existing roadways are not built with full frontage improvements. Limited future development may be required to complete such improvements along Delta Line Road, particularly in the adjacent subarea west of the Delta Line Road.

Park or trail acquisition potential: Low. The mixture and type of uses within the subarea do not lend themselves to the development of parks or trails, or the use of trails by the general public. However, there are a number of natural features (particularly along California Creek and existing ponds in the area) that could create attractive connectivity between this area and lands to the west.

Contact information for community representative (if applicable): Not applicable

Annexation Status (if applicable): Not Applicable

I-5 BUSINESS PARK (SUBAREA 12)

Annexation Area Boundary: Includes the entire unincorporated Urban Growth Area east of Interstate Five and north of Grandview Road.

Annexation Area Size: ~ 50 acres (Industrial)

Subareas within annexation area: N/A

History: The area which now includes the I-5 Business Park was included in the first Ferndale Urban Growth Area established by Whatcom County in 1997. At that time, the properties were vacant fields that were used for hay, rather than agricultural purposes. In 2004, the I-5 Industrial Park General and Specific Binding Site Plan was recorded, and subsequent commercial/light industrial development has followed.



Mapping Area

General subarea description (existing)

Existing land use types: Commercial (office)/
Industrial

Average parcel size : Approximately four acres, ranging in size from 2.3 acres to 5 acres.

Existing water/sewer conveyance (including septic): Sewer: onsite sewer system with drainfield.

Water: Public Utilities District # 1

Approximate age of septic systems (if present): Septic system installed in 2004.

Service providers (pre and post-annexation):

Pre-annexation: sewer – The onsite sewer system with drainfield may be utilized for new development within the binding site plan until capacity is reached. Water: PUD #1

Post Annexation: Existing onsite sewer system may continue to be utilized until public sewer is within 200' of the end user; properties may be asked to participate in a latecomers agreement/ ULID for sewer extension.

The City of Ferndale and PUD # 1 are in the process of developing a agreement through which the City may extend public water to this area and/or utilize existing infrastructure in this area.

Anticipated need for change in service area boundary (pre and post-annexation): The Public Utilities District has indicated a desire to transfer services from the PUD to the City of Ferndale as the Grandview

area is annexed to the City. The City seeks to extend public sewer to the area and to minimize the establishment of new onsite septic systems.

Resulting agreements (if any): In 2010, the City of Ferndale and PUD # 1 established an interlocal agreement that would lead to the transfer of some or all PUD infrastructure to the City, following an assessment of water capacity and conveyance in the area.

Existing land use designation/ zoning: County: Urban Growth Area (Land Use Designation), Light Impact Industrial (Zoning).

City: Industrial land use designation, Light Industrial or General Business zoning designation.

Soil Type: Edmonds-Woodlyn loams, 0-2% slopes, Tromp loam, 0-2% slopes

Slopes: Generally flat ground

Wetland and/or critical areas: None identified

Watershed: Drayton Harbor

Specific watershed conditions: Compliance with applicable stormwater regulations

Stormwater Basin: California Creek Basin

Existing agricultural uses: None

School District: Ferndale School District 502

Bus routes: Whatcom Transportation Authority (WTA) Route 70x

Publicly owned parcels, including park and school land: None

Road ownership: All roads within the I-5 Industrial Park are private roads

Planning

Current planning authority (City or County): County

Anticipated type and scale of uses: Light Industrial/ office

Road maintenance/ improvement responsibility: property owners

Road improvements required: None identified (private road)

Park or trail acquisition potential: Limited. Potential trail area(s) may be incorporated into required vegetative buffer, common areas and made available to the public upon agreement by property owners.
Contact information for community representative (if applicable): Al Jansen

Annexation Status (if applicable): Not applicable

LONG TERM ANNEXATION AREAS (ELIGIBLE FOR ANNEXATION AFTER 2029)

SOUTHEAST GRANDVIEW (SUBAREA 13)

Annexation Area Boundary: The Southeast Grandview area is bordered to the east by the Burlington Northern Railroad, and to the north by Grandview Road. West of the site is the Fairfield Mobile Home Park. The southern border consists of wooded areas that act as a buffer for residential properties to the south.

Annexation Area
Size: ~75 acres

Subareas within annexation area:
The Northgate Industrial Park, which occupies the eastern portion of the



annexation area and includes land on either side of Northgate Way, is a potential subarea. There are no clear boundaries among the remaining parcels.

History: The subject area was included in Whatcom County's Cherry Point/ Ferndale Subarea plan as early as 1981. At that time, the Southeast Grandview Subarea was identified for Light Industrial Park uses (see Figure X, below). However, little if any industrial uses were established prior to the creation of the Ferndale Urban Growth Area in the early-1990's – at that time, the subarea was still characterized

by large lot single family residences and agricultural buildings dating from the 1950's and 1960's. The zoning associated with the Urban Growth Area maintained zoning for industrial uses, and the Northgate Industrial Park Binding Site Plan was established in 1991 in the eastern portion of the subarea. Since that time, there have been three specific binding site plans, which further partitioned the site and resulted in the construction of three buildings. The remaining parcels in the area are single family residences, including pasture and associated building for horses.



Mapping Area

General subarea description (existing)

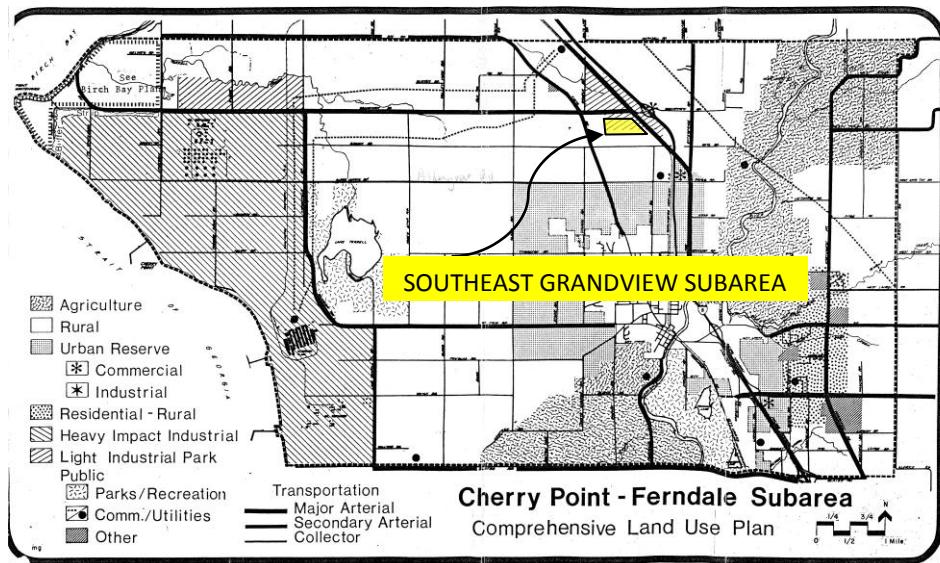
Existing land use types: Light industrial, residential, light agriculture (livestock).

Average parcel size: ~ 6 acres

Existing water/sewer conveyance (including septic): Public Utility District # 1 (water), onsite sewer (septic).

Approximate age of septic systems (if present): ~5-30 years

Service providers (pre and post-annexation): The City and PUD 1 have entered into an interlocal agreement to determine the appropriate transfer of responsibility as the unincorporated UGA serviced by the PUD is annexed. This review will include an analysis of existing conveyance, in order to determine if an extension of City water lines is required, or if existing lines can be utilized following annexation and further development. Existing septic systems may be allowed to continue, but the City will require extension of City sewer lines for new development, following annexation.



Anticipated need for change in service area boundary (pre and post-annexation): PUD service boundary will likely be reduced following annexation.

Resulting agreements (if any): 2010 interlocal between PUD 1 and City of Ferndale

Existing land use designation/ zoning – County: Urban Growth Area (land use designation)/ Light Impact Industrial (zoning). City: Industrial (land use designation).

Soil Type: Birchbay slit loam, 3-8% slopes, Hale silt loam, drained, 0-2% slopes, Edmonds-Woodlyn loams, 0-2% slopes, Laxton loam, 3-8% slopes, Tromp loam, 0-2% slopes

Slopes: Elevations gradually increase from the northeast to the southwest. A substantial ravine is found along the western boundary of the subarea.

Wetland and/or critical areas: Wetland areas likely exist along the Burlington Northern Railway, resulting in part from seasonal flooding and ponding due to drainage from Swede Hill to the south.

Additional wetland complexes may also be located in fields in the southwestern portion of the site, as well as within the ravine area to the west.

Watershed: Drayton Harbor

Specific watershed conditions: Compliance with current stormwater regulations

Stormwater Basin: California Creek Basin

Existing agricultural uses: Livestock (equestrian)

School District: 502

Bus routes: 70x

Publicly owned parcels, including park and school land: None.

Road ownership: Northgate Industrial Park (private), Grandview Road (State)

Planning

Current planning authority (City or County): Whatcom County

Anticipated type and scale of uses: Light Industrial

Road maintenance/ improvement responsibility: Northgate Industrial Park – maintained by property owners. Grandview Road – maintained by Washington State

Road improvements required: None identified. Grandview Road lacks frontage improvements, which may be required as a condition of development.

Park or trail acquisition potential: Low to Moderate. Light industrial uses are often incompatible with public uses such as parks and trails. However, the subarea represents a potential connection point between residential uses to the south and commercial uses to the northeast. The City may seek to establish trail uses through the subarea for connectivity purposes.

Contact information for community representative (if applicable): Not applicable

Annexation Status (if applicable): Not applicable

SOUTHWEST GRANDVIEW (SUBAREA 14)

Annexation Area Boundary: The Southwest Grandview subarea is bordered on the west by Vista Drive (the subarea follows township, range and section lines, and therefore the northwestern-most properties at the southeast intersection of Grandview Road and Vista Drive are excluded from the City's UGA, while properties in the southwestern portion of the subarea, west of Vista Drive, are included). To the north of the subarea is Grandview Road, and the Southeast Grandview subarea is immediately to the east of the site. South of the site are properties within the Ferndale Urban Reserve area.

Annexation Area Size: ~35 acres



Subareas within annexation area:
The Fairfield Mobile Home Park, located in the eastern portion of this subarea, may be considered for annexation prior to the remainder of the site. It is unlikely that the Fairfield park will follow the remainder of the subarea unless it is

annexed together with (or following) the annexation of the Northeast Grandview subarea.

History: The Fairfield Mobile Home Park consists of twenty-five spaces for mobile or manufactured home units, and was constructed in 1971. Historically, properties in this area were predominantly agricultural, reflected in the remnant barns and agricultural buildings that occupy this area. This area represents the southern portion of a relatively flat valley that stretches northward from Swede Hill.

Mapping Area

General subarea description (existing)

Existing land use types: Large lot single family residential

Average parcel size: 3.5 (individual lots within Fairfield Mobile Home Park are not considered separate lots of record).

Existing water/sewer conveyance (including septic): The Fairfield Mobile Home Park is serviced by a community septic system. The park is serviced by a community water association. Adjacent properties are serviced by onsite sewer (septic) and private wells or PUD #1.

Approximate age of septic systems (if present): Up to forty years old (circa 1971)

Service providers (pre and post-annexation): Pre-annexation: Fairfield Mobile Home Park Water Association (serving 66 people), community septic. Post-annexation: Due to the non-conforming nature of the existing land use, the City is unlikely to permit connections to public water and sewer unless the water or septic systems fail.

Anticipated need for change in service area boundary (pre and post-annexation): No change in service boundaries are required as the result of annexation, beyond the transfer of police service and general City administration/planning/public works. Those properties that are serviced by PUD #1 may be subject to a service transfer, pursuant to a 2010 interlocal agreement between the City and PUD.

Resulting agreements (if any): 2010 interlocal agreement between City of Ferndale and PUD #1.

Existing land use designation/ zoning – County: UGA (land use designation)/UR4), City: Industrial.

Soil Type: Laxton loam, 3-8% slopes, Tromp loam, 0-2% slopes, Whatcom silt loam, 0-15% slopes

Slopes: The majority of land adjacent to Grandview Road is relatively flat, with southern properties increasingly influenced by Swede Hill and higher elevations. In the southwestern portion of the site, a ravine traveling from the south to the north acts as a natural eastern boundary for the Fairfield Mobile Home Park.

Wetland and/or critical areas: Wetlands are anticipated within the various ponds that are found in the southwestern portion of the site, and along the ravine channel that has been obscured by tree growth.



Watershed: Drayton Harbor

Specific watershed conditions: Compliance with current stormwater regulations

Stormwater Basin: California Creek Basin

Existing agricultural uses: Equestrian, personal gardens

School District: Ferndale School District

Bus routes: 70x (within walking distance)

Publicly owned parcels, including park and school land: None

Road ownership: Private (Fairfield Lane), Public – Washington State (Grandview Road), Whatcom County (Vista Drive).

Planning

Current planning authority (City or County): County

Anticipated type and scale of uses: Existing residential uses in this subarea are considered legal non-conforming uses. Those uses may continue in perpetuity prior to and following annexation. However, expansions to such uses are limited and should any use be abandoned, it may be restricted from restarting.

Future uses anticipated within the Industrial land use category will likely consist of light industrial, light manufacturing, office, or a combination of these uses, consistent with existing development north of Grandview Road.

Road maintenance/ improvement responsibility: Private (Fairfield Lane), Washington State Department of Transportation (Grandview Road), County (Vista Drive). Roadways subject to County responsibility will transfer to the City upon annexation.

Road improvements required: No improvement requirements have been identified as the result of annexation. Road frontage improvements (curb, gutter, sidewalk), and possible road widening will likely become a condition of development. The intersection of Grandview Road and Vista Drive has been identified as an intersection requiring improvements within the twenty-year planning period. These improvements will be the responsibility of Whatcom County, unless annexation occurs first.

Improvements consist of improved signalization of the intersection, with construction of eastbound and westbound left-turn lanes on Grandview Road, or the construction of a single lane roundabout.



Park or trail acquisition potential: Low. With the exception of park or trail space that may be made available to employees of future land uses (which may or may not be made available to the public), park and trail uses in this area will likely be minimized. The City will seek to

establish non-motorized connectivity along Grandview Road and Vista Drive, and may support internal trail connectivity should bicycle lanes be incompatible with traffic on Grandview Road.

Contact information for community representative (if applicable): Not applicable

Annexation Status (if applicable): Not applicable

NORTH MALLOY (SUBAREA 15)

Annexation Area Boundary: The Burlington Northern Santa Fe Railroad borders the North Malloy annexation area to the east, with Brown Road acting as the southern boundary. To the west are properties included in the City of Ferndale Urban Growth Area Reserve.

Annexation Area Size: ~ 30 acres

Subareas within annexation area: None

History: The North Malloy area is and has been a single family residential area, with several of the residences including an agricultural component (generally livestock). Properties to the east are generally at lower elevations than western properties, and the majority of residences are set back from the BNSF railway by several hundred feet. The area has gradually become more developed over time, but due to limitations on development within the Urban Growth Area, the annexation area has now likely been fully developed, not including the further establishment of accessory structures.

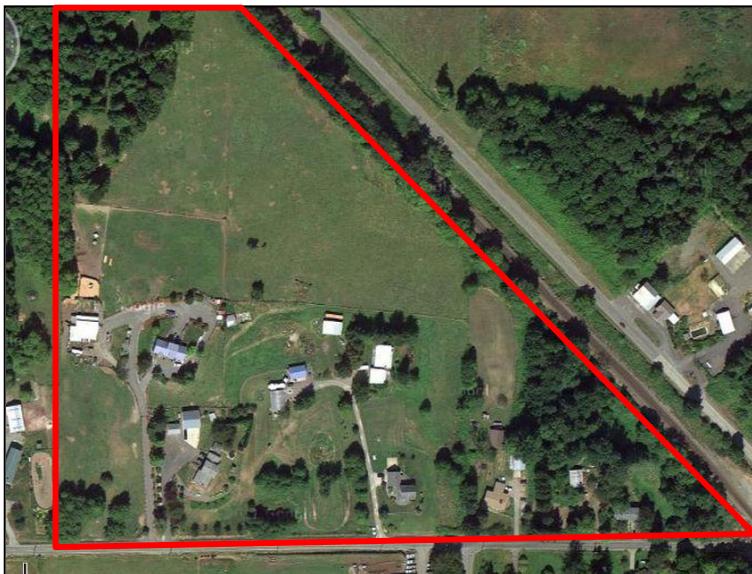
Mapping Area

General subarea description (existing)

Existing land use types: Single family residential, accessory agricultural (livestock) uses.

Average parcel size: ~4 acres (seven parcels)

Existing water/sewer conveyance (including septic): Private well/ onsite septic



Approximate age of septic systems (if present): Pre-2000 and older

Service providers (pre and post-annexation): No change prior to development. The 2006 Water System Plan (amended in 2010), anticipates that public water will be provided to this area along a 16" water line connecting to Brown Road to the Grandview system.

Anticipated need for change in service area boundary (pre and post-annexation): None

Resulting agreements (if any): None

Existing land use designation/ zoning – County: Urban Growth Area (land use designation)/

Soil Type: Lynden sandy loam, 0-3% slopes, Tromp Loam, 0-2% slopes, Whatcom silt loam, 8-15% slopes, Yelm loam, 3-8% slopes.

Slopes: Slopes of up to 15% are found in the annexation area, with higher elevations found to the west, associated with Swede Hill. Topography is generally rolling, although the majority of home sites in the center of the study area are built on a moderate plateau. Properties to the east are significantly lower.

Wetland and/or critical areas: Few wetlands are identified by City of Ferndale GIS maps, and the majority of critical areas are likely associated with agricultural activity or human-made ponds. Lands to the east may experience seasonal wetlands, resulting from ponding that occurs at and around railroad embankments.

Watershed: Drayton Harbor Watershed

Specific watershed conditions: Compliance with current stormwater regulations.

Stormwater Basin: California Creek Basin

Existing agricultural uses: There are several small livestock farms within the annexation area, the most active of which is a commercial bison farm that includes the retail sign of bison meat.

School District: 502.

Bus routes: None

Publicly owned parcels, including park and school land: None

Road ownership: Whatcom County/ City of Ferndale. The western half of Brown Road (west of Malloy Road) is maintained by Whatcom County, the eastern half by the City of Ferndale. Responsibilities would transfer to the City of Ferndale upon annexation.

Planning

Current planning authority (City or County): Whatcom County

Anticipated type and scale of uses: Low Density Residential.

Road maintenance/ improvement responsibility: Whatcom County/ City of Ferndale. See above.

Road improvements required: The development of adjacent properties will likely require full curb, gutter and sidewalk improvements. Improvements to the BNSF railroad crossing may also become necessary as traffic increases, particularly for westbound traffic that may back up from Portal Way.

Park or trail acquisition potential: Moderate to high. There are no public parks or trails in close proximity to the subject properties, and the location of the area adjacent to the intersections of Brown and Malloy/ Portal Way may be an advantage for future parks planning. However, due to the relatively small size of parcels in separate ownership, it is more likely that a park will be identified to the south and that the subject area will be optimized for trail connectivity to the north and/or the east.

Contact information for community representative (if applicable): Not applicable

Annexation Status (if applicable): Not applicable.

CENTRAL MALLOY (SUBAREA 16)

Annexation Area Boundary: Malloy Road is the eastern boundary to this annexation area, with Brown and Aldergrove Roads acting as the northern and southern boundaries, respectively, and the Ferndale Urban Growth Area reserve serving as the western boundary.



Annexation Area Size: ~60 acres

Subareas within annexation area: None identified.

History: Properties within the Central Malloy subarea were zoned as Suburban Five Acre Farming, the intent of which was preserved following the creation of the Ferndale Urban Growth Area in the mid-1990's, establishing one unit per five acre allowances without public water and sewer. These provisions have resulted in the further parcelization of the area, although historically only the northern sections were utilized for agricultural purposes.

Mapping Area

General subarea description (existing)

Existing land use types: Large lot single family residential, commercial landscaping, livestock

Average parcel size: ~ 9 acres (seven parcels)

Existing water/sewer conveyance (including septic): private well/ onsite sewer/septic

Approximate age of septic systems (if present): Approximately twenty- thirty years

Service providers (pre and post-annexation): Private

Anticipated need for change in service area boundary (pre and post-annexation): None prior to development, unless existing systems fail. The 2006 Water System Plan (amended in 2010) identifies two projects: a 12" line along Malloy Road, and two east-west 12" laterals between Brown Road and Aldergrove Road.

Resulting agreements (if any): None

Existing land use designation/ zoning- County: Urban Growth Area (land use designation)/UR4 (zoning),

City: Low Density Residential (land use designation)

Soil Type: Labounty silt loam, drained, 0-2% slopes, Whatcom silt loam, 0-15% slopes, Yelm loam, 3-8% slopes

Slopes: The Central Malloy subarea includes localized areas of significant topographical changes – the land area consists of a large number of small hills. Overall, the land area slopes down from the southwest and results in a total elevation change of approximately thirty feet.

Wetland and/or critical areas: Despite the hilly terrain, a relatively small number of wetlands are identified on the City's wetland maps, although more may be identified following a professional delineation. The most significant wetlands are likely located in the northern portion of the site, associated with a natural drainage path that extends to the southwest of the site. An additional wetland has been identified at

Aldergrove Road, stretching south to the East Aldergrove subarea.

Watershed: Lower Mainstem Nooksack, Drayton Harbor.

Specific watershed conditions:

Compliance with current stormwater regulations.

Stormwater Basin: South Whiskey Creek Basin, Cedar Creek Basin

Existing agricultural uses:

Agricultural uses in the area are limited to hobby farming,

including a small herd of cattle within the northern portion of the site.

School District: Ferndale School District 502.

Bus routes: None

Publicly owned parcels, including park and school land: None

Road ownership (Pre-annexation): Aldergrove Road, western portions of Brown Road – Whatcom County. Malloy Road is currently owned and maintained by the City of Ferndale. Following annexation, all roads will transfer to City ownership.



Planning

Current planning authority (City or County): Whatcom County

Anticipated type and scale of uses: Low Density Residential.

Road maintenance/ improvement responsibility (pre-annexation – Vista Drive): Whatcom County, post-annexation: City of Ferndale. Malloy Road is currently considered a City street and will remain so post-annexation.

Road improvements required: Full frontage improvements will be required at the time of development, and may include road dedications and intersection improvements, if determined to be warranted at the time.

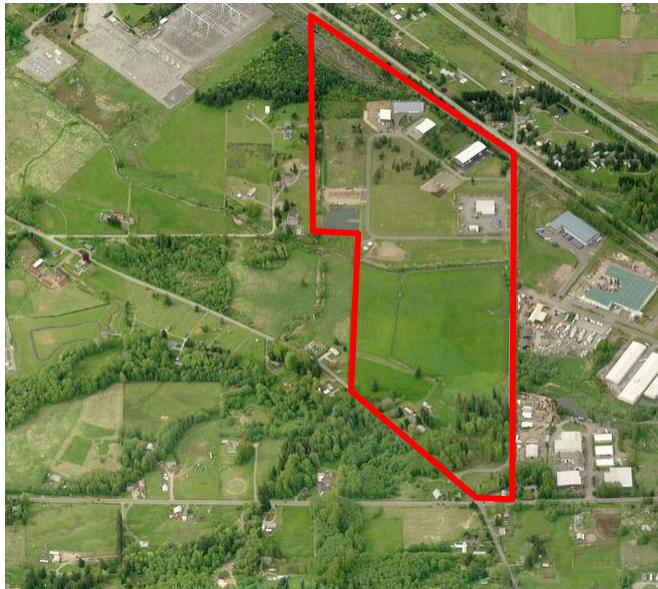
Park or trail acquisition potential: High. If a private park is not included in development proposals, it is likely that such a park will be required to meet City of Ferndale Level of Service and connectivity requirements at or before final build-out. Such a park may be desirable in the center-north portion of the area, or at the intersection of interior roadways. Trail connectivity will be required upon the development of properties within the area, in order to link this area to existing and potential corridors and parks.

Contact information for community representative (if applicable): Not applicable

Annexation Status (if applicable): Not applicable

DELTA LINE (SUBAREA 17)

Annexation Area Boundary: Delta Line Road is the eastern boundary of the site, the Burlington Northern Santa Fe Railway is the northern boundary. The unincorporated UGA is the western boundary, and the area terminates at Vista Drive to the south.



Annexation Area Size: ~90 acres

Subareas within annexation area: The Delta Tech Industrial Park, comprising the northern third of the property, has received development entitlements from Whatcom County and may fully develop prior to annexation. The southern portions of the property have not received similar approvals, and may be limited from development until annexation – depending on the establishment of Whatcom County development restrictions.

History: Properties in the annexation area had historically been associated with agricultural uses prevalent in the Custer Valley, and the hedgerows at and around drainage lines and California Creek bear evidence of these historic uses. In 2004 the Delta Tech Industrial Park Binding Site Plan was approved, establishing twenty-four lots as well as onsite septic, stormwater, and a private well. Since that time approximately 1/3 of the lots have been further developed.

Mapping Area

General subarea description (existing)

Existing land use types: Light industrial, non-conforming single family residential, agricultural.

Average parcel size: ~ 3 acres, although twenty-three of the twenty-four lots within the Delta Tech Industrial Park are less than two acres in size.

Existing water/sewer conveyance (including septic): private well/ onsite sewer/septic

Approximate age of septic systems (if present): Approximately eight years (2004 – Delta Tech Industrial Park), approximately thirty years (single family residences)

Service providers (pre and post-annexation): Private

Anticipated need for change in service area boundary (pre and post-annexation): None prior to development, unless existing systems fail.

Resulting agreements (if any): None

Existing land use designation/ zoning- County: Urban Growth Area (land use designation)/Light Impact Industrial (zoning), **City:** Industrial (land use designation)

Soil Type: Labounty silt loam, drained, 0-2% slopes, Laxton loam, 3-15% slopes, Shalcar muck, drained, 0-2% slopes



Slopes: There are few significant elevation changes in the subarea, though the site does slope down from the south to the north, and includes a somewhat significant decrease immediately adjacent to Vista Drive.

Wetland and/or critical areas: Potential wetlands have been identified in the southern portion of the site adjacent to Delta Line Road (most likely associated with ponding of California Creek to the east of the roadway), and in the western portion of the site.

Watershed: Drayton Harbor.

Specific watershed conditions: Compliance with current stormwater regulations.

Stormwater Basin: California Creek Basin

Existing agricultural uses: Limited agricultural uses exist in the southern portion of the site.

School District: Ferndale School District 502.

Bus routes: Route 70x is located to the east of the site.

Publicly owned parcels, including park and school land: None

Road ownership (Pre-annexation):

Vista Drive and Delta Line Road are Whatcom County roads. Delta Loop Road is private.

Planning

Current planning authority (City or County): Whatcom County



Anticipated type and scale of uses: Light Industrial

Road maintenance/ improvement responsibility: Whatcom County is currently responsible for public roads. The City of Ferndale will be responsible for these roads at the time of annexation.

Road improvements required: Full frontage improvements will likely be required for undeveloped properties along Vista Drive and Delta Line Road. Properties without full frontage improvements should not anticipate such improvements as the result of annexation.

Park or trail acquisition potential: Low. The nature of proposed uses does not lend itself to future park or trail potential, and the subject area is not convenient to nearby residential development. However, California Creek and its buffer provide a protected linear path that may accommodate future trail space.

Contact information for community representative (if applicable): Not applicable

Annexation Status (if applicable): Not applicable

URBAN RESERVES

Urban Reserves are those areas that have been identified for potential future inclusion in the City's UGA. As described previously, the UGA is intended to ensure that the area in which the City is allowed to expand is sufficient to support the City's projected growth over the course of the planning period. If growth occurs more quickly than projected and/or if the City's land inventory is diminished to the extent that more land is necessary, the Urban Reserves can be transferred into the City's Urban Growth Area and then annexed into the City.

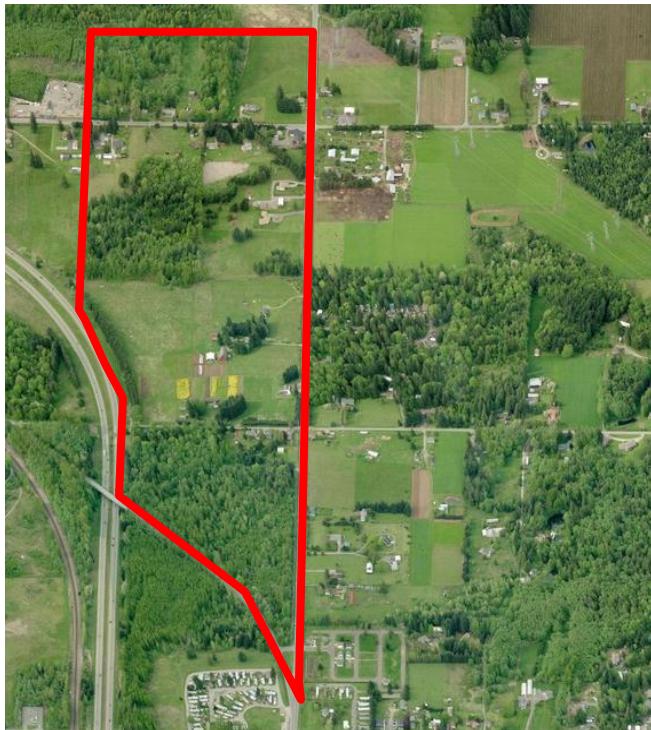
In order to accommodate Urban Reserves, the City has identified preliminary land use designations and incorporated the territory into the City's capital facilities plans. This will ensure that the City has planned for the future growth of these areas at the time they become part of the UGA – a requirement of the Whatcom County Comprehensive Plan. In some cases, lands within Urban Reserves (particularly along the Vista/ Malloy corridor and Portal Way) may be utilized as utility corridors in order to efficiently convey services to the northern portions of the City.

The Annexation Blueprint does not identify a specific timing for the transfer of Urban Reserves into the UGA. Based on Whatcom County Land Capacity Analysis', the City and its UGA are of sufficient size to accommodate population and employment growth over the next twenty years.

AREA NAME: ENTERPRISE ROAD

Size: ~ 90 acres

Preliminary Land Use Designation: Commercial



Existing Uses: Large lot single family residential, community church

Existing Infrastructure: Private well/ septic. Enterprise Road is a two-lane County road without curb gutter or sidewalk, and minimal shoulder width. Grandview Road is a State Highway without curb, gutter, or sidewalk and moderate shoulder width.

Known Critical Areas: Probable critical areas have been identified north of Grandview Road, within existing woodland. Additional critical areas may be located south of Grandview Road, also within woodland.

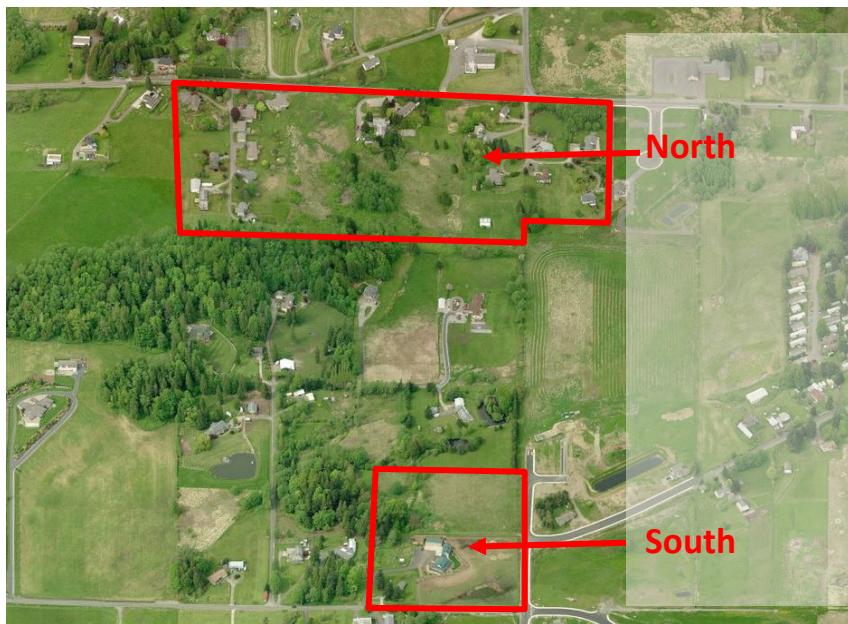
Agricultural Use/ Zoning: Properties in the southern portion of the study area have devoted land to the raising of specific crops, and the majority of land within the area was clearly used for agriculture in the past. Cattle are raised east of the site, outside of the Urban Growth Area and reserve.

Special Conditions: The Enterprise Urban Reserve area may be utilized to convey City utilities (water, sewer) prior to annexation or inclusion in the Ferndale UGA. Such extension shall not be a basis for providing water and sewer connections to properties outside of the existing City limits.

AREA NAME: SOUTH MAIN

Subareas: South Main North, South Main South

Size: 34 acres (South Main North: approximately 24 acres, South Main South: approximately 10 acres)



Preliminary Land Use Designation: Low Density Residential

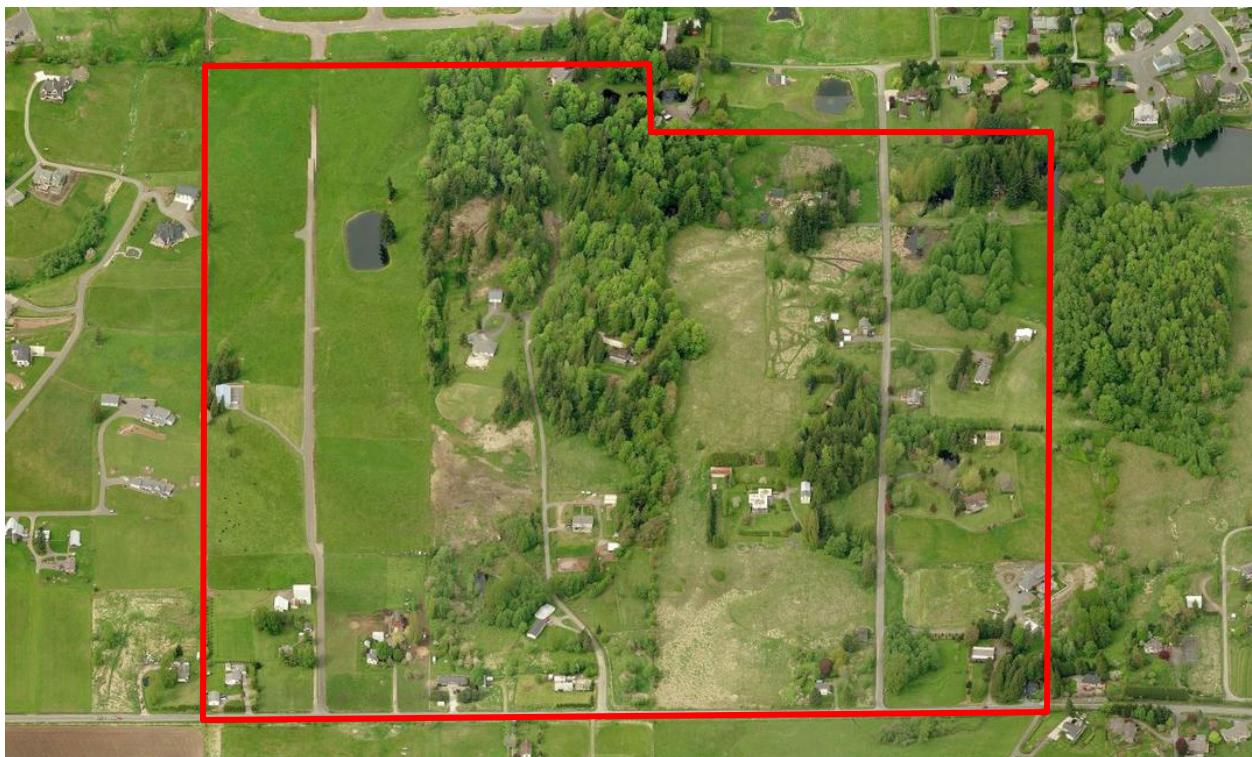
Existing Uses: Existing uses include medium to large-lot single family residences, a small bison farm is located in the southern portion of the study area.

Existing Infrastructure: City water and sewer is available adjacent to the southern study area and east of the northern study area. Main Street is a City street adjacent to the northern study area. Douglas Road is a City street east of the southern study area, but becomes a County road west of the Church Road connection. The City expects to require a connection to Church Road from Douglas at the time this area is developed. Sewer connections for the southern portion of this annexation area will likely be to the existing lines to the south and east, while to the north, sewer will be pumped north to existing lines in Main Street.

AREA NAME: MOUNTAIN VIEW

Size: ~150 acres

Preliminary Land Use Designation: Low Density Residential



Existing Uses: Large lot single family residential

Existing Infrastructure: Private well/water association, private sewer/septic. Storr Road is the primary public road in this area. The City of Ferndale Sewer Comprehensive Plan projects that the area could be served by an 8- to 10-inch gravity sewer connection to a 12-inch trunk sewer in Mountain View Road, with the trunk continuing east to connect to existing sewer systems in Main Street.

Known Critical Areas: Several critical areas have been identified, but appear to be relatively isolated due to the rolling topography of the area.

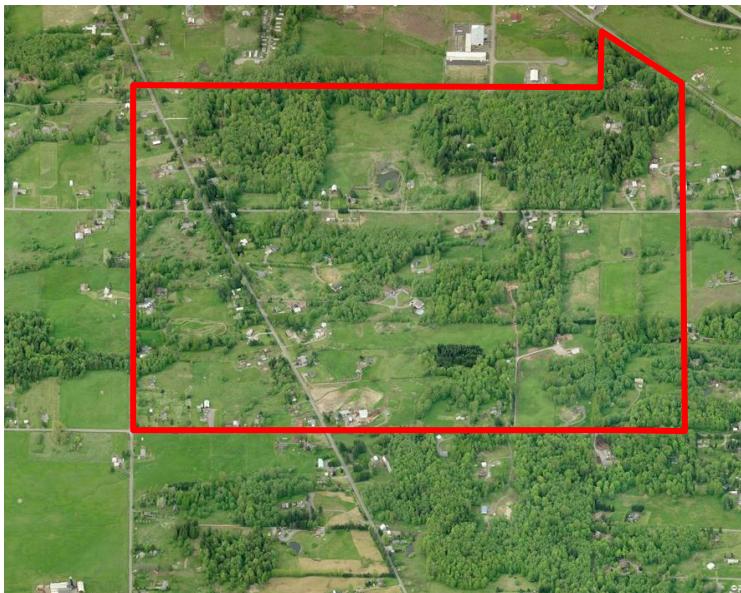
Agricultural Use/ Zoning: Agricultural uses are generally associated with “hobby farming,” and the majority of the site has been subdivided consistent with the maximum development allowed within the Urban Growth Area, of which this area was formerly a part.

Special Conditions: None identified.

AREA NAME: BROWN ROAD

Size: ~ 395 acres

Preliminary Land Use Designation: Low Density Residential



Existing Uses: Large lot single family residential, moderate agriculture

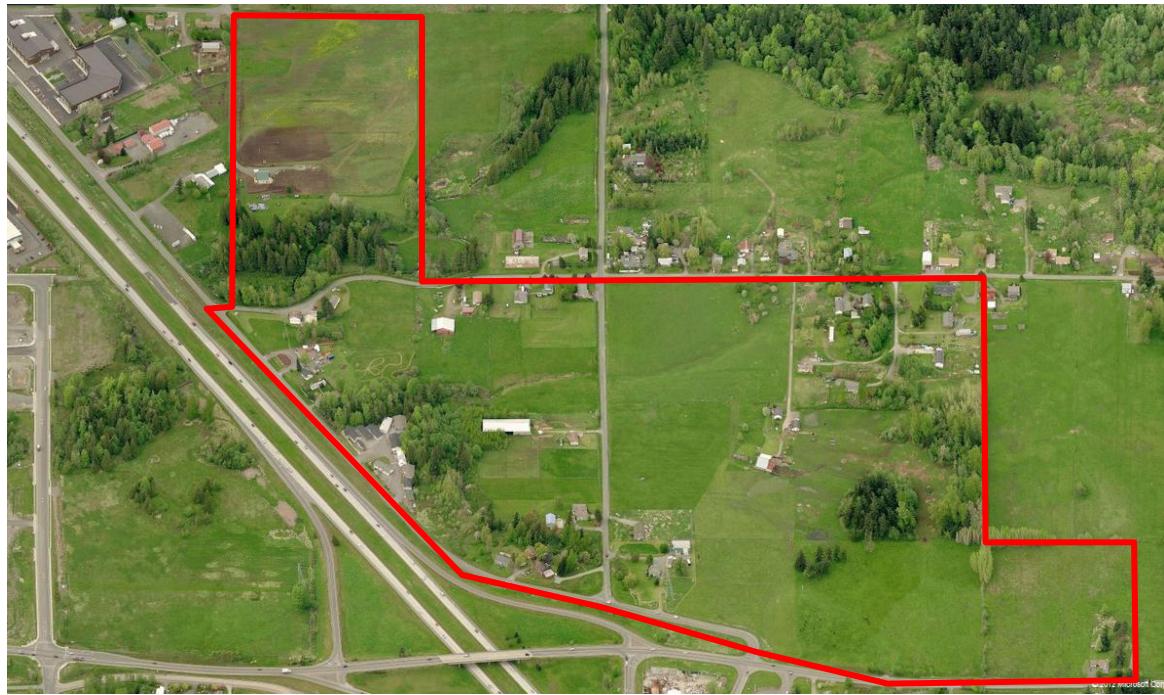
Existing Infrastructure: Private well and septic facilities, public and private roads.

Known Critical Areas: Despite varying terrain, few critical areas of substantial size have been identified.

Agricultural Use/ Zoning: Several agricultural uses exist within the subject area, and are concentrated in the vicinity of Aldergrove Road. The subject area is zoned Rural, one unit per ten acre (R10A) by Whatcom County.

Special Conditions: The City may consider establishing “Neighborhood Commercial” or similar zoning in the area, in order to avoid an exclusively-residential district from Main Street north to Grandview Road. This area was planned as an Urban Growth Area from the mid-1990’s through 2009. The City of Ferndale Comprehensive Sewer Plan (2011) anticipates that the area could be served by an 8-10 inch gravity sewer down to a trunk sewer in Malloy Road.

AREA NAME: SLATER EAST



Subareas: None Identified

Size: 114 Acres

Preliminary Land Use Designation: Commercial

Existing Uses: Existing uses include large-lot single family residences, pastureland, and two businesses.

Existing Infrastructure: City water and sewer is available within Pacific Highway to the north, existing County roads in the area include Pacific Highway, Sunset Avenue, and Graveline Road. Each of these roads would transfer to City jurisdiction upon annexation.

Known Critical Areas: A portion of Silver Creek (and associated wetlands) have been identified within the northwest portion of this study area. A secondary stream channel has also been identified south of Sunset Avenue and west of Graveline Road.

Agricultural Use/ Zoning: Agricultural uses in the area include pastureland for cattle grazing. The properties have been zoned R5A – Rural, one dwelling unit per five acres.

Special Conditions: The City and County are required to consult with the City of Bellingham prior to the transfer of the Slater East Urban Reserve to the City of Ferndale Urban Growth Area. According to the 2011 Sewer Comprehensive Plan, the flow from this area may be able to be served by a gravity sewer crossing under I-5, and that pump stations receiving the increased flow will need to be re-analyzed and upgraded, as necessary.

Sources

The following resources were utilized to prepare this document.

City of Ferndale Comprehensive Plan; City of Ferndale. Updated 2005, Amended March 2012:
<http://www.cityofferndale.org/CDD/comprehensiveplan.php>

City of Ferndale Comprehensive Sewer Plan; Wilson Engineering, City of Ferndale. Adopted March 2011:
<http://www.cityofferndale.org/publicWorks/plansAndStandards/sewerCompPlan/sewerCompPlan.php>

City of Ferndale Comprehensive Stormwater Plan; Reichardt and Ebe Engineering, City of Ferndale, Adopted October 2005:
<http://www.cityofferndale.org/publicWorks/plansAndStandards/stormCompPlan/CompStormPlan.pdf>

City of Ferndale Water System Plan; Reichhardt and Ebe Engineering, City of Ferndale. Adopted 2006, amended 2010:
<http://www.cityofferndale.org/publicWorks/plansAndStandards/waterCompPlan/waterCompPlan.php>

City of Ferndale Parks, Recreation and Trails Master Plan; City of Ferndale. Adopted 2008, amended 2012: <http://www.cityofferndale.org/cdd/parkplanupdate.php>

City of Ferndale Geographic Information System (GIS); City of Ferndale, ATSI (wetland data layer). Implemented 2008, updated 2008-2012: <http://www.cityofferndale.org/GIS/GIS.php>

City of Ferndale Municipal Code; City of Ferndale. Updated September 2012 (through Ordinance 1734):
<http://www.codepublishing.com/wa/Ferndale/>

Google Maps (www.maps.google.com)

Bing Maps (www.bing.com/maps)

Whatcom County Code; Whatcom County. Updated July 2012 (through Ordinance 2012-031):
<http://www.codepublishing.com/wa/whatcomcounty/>

Whatcom County Comprehensive Plan; Whatcom County. Updated through 2011:
http://www.whatcomcounty.us/pds/planning/comp_plan/comp_plan.jsp

Site Reconnaissance: City of Ferndale Staff, Summer/Fall 2012

Soil Survey of Whatcom County Area, Washington; United States Department of Agriculture Soil Conservation Service. 1992

Cherry Point Ferndale Subarea, a component of the Whatcom County Comprehensive Land Use Plan; Whatcom County. Adopted 1981.

“Recorded Document Search;” Whatcom County Auditor. Miscellaneous Records. Updated 2012:
<http://www.whatcomcounty.us/paris/>

“Surface Water Delineation Boundaries of Whatcom County;” P. Gill, Whatcom County Planning and Development. 2005.

“Transit Maps;” Whatcom Transportation Authority. 2012: http://www.ridewta.com/transit_maps

“GrandviewLUDMap (unpublished);” Whatcom County Public Utilities District 1. Provided August 21, 2012 by PUD #1 to City of Ferndale.

Vancouver Urban Growth Area Annexation Blueprint: 20-Year Plan; City of Vancouver – Clark County.
2007 Update:

http://www.cityofvancouver.us/upload/images/Planning/Annexation/2007_Annexation_Blueprint_120507%5b1%5d.pdf