

PROPOSED BY: PLANNING & DEVELOPMENT SERVICES
INTRODUCED:

ORDINANCE NO.

**AMENDING THE OFFICIAL WHATCOM COUNTY ZONING MAP UNDER
THE 2025-2026 PERIODIC UPDATE OF THE WHATCOM COUNTY
COMPREHENSIVE PLAN UNDER THE GROWTH MANAGEMENT ACT**

WHEREAS, every ten years as part of the periodic update, RCW [36.70A.130](#)(1)(a) requires Whatcom County to take legislative action to review and, if needed, revise its comprehensive plan and development regulations to comply with the requirements of Chapter [36.70A](#) RCW (the Growth Management Act); and

WHEREAS, Whatcom County Planning and Development Services has proposed amendments to the official Whatcom County Zoning Map as part of the 2025-2026 periodic update to implement the plan's updated goals and policies, fulfill the mandatory elements required for Comprehensive Plans under the GMA, and ensure internal consistency pursuant to RCW [36.70A.130](#)(1)(a), RCW [36.70A.070](#), and WAC [365-196-500](#); and

WHEREAS, the County Council docketed PLN2023-00001 to implement development regulation updates associated with the 2025-26 periodic update of the Whatcom County Comprehensive Plan; and

WHEREAS, the County Council hereby adopts the following findings of fact:

FINDINGS OF FACT

1. The zoning map amendments were studied under the Whatcom County Comprehensive Plan [Environmental Impact Statement](#) (EIS) issued on August 22, 2025, under file number SEPA2024-00001; and
2. Notice of Intent to Adopt Development Amendment was submitted to the Washington State Department of Commerce on each of the proposed zoning map amendments as detailed below:
 - a. Blaine Zoning Map Amendments:
 - i. 60-Day Notice of Intent to Adopt Amendment emailed 2-17-2026;
 - ii. Assigned Submittal ID Number 2026-S-11522;
 - b. Bellingham UGA, Everson UGA, Nooksack UGA, Cherry Point UGA, Birch Bay UGA, Columbia Valley UGA, Hinote's Corner, Pole & Guide Meridian, and Custer LAMIRDS Zoning Map Amendments:
 - i. Request for Expedited Review emailed 4-14-2026;
 - ii. Assigned Submittal ID Number 2026-S-12706;
 - iii. Granted 4-28-2026;

- c. Lummi Island Zoning Map Amendments:
 - i. Request for Expedited Review emailed 5-6-2026;
 - ii. Assigned Submittal ID Number 2026-S-12796;
 - iii. Granted 5-21-2026; and
3. The Whatcom County Planning Commission held a duly noticed public hearing on the proposed zoning map amendments on [February 26, 2026](#), [April 23, 2026](#), and [May 14, 2026](#); and
4. Adoption of the zoning map amendments implements applicable requirements under the Growth Management Act pursuant to RCW [36.70A.130](#)(1)(a), RCW [36.70A.070](#), and WAC [365-196-500](#); and
5. The proposed recommended zoning map amendments are consistent with the following GMA Planning Goals under RCW 36.70.020:
 - a. Number 1: *Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner;*
 - b. Number 2: *Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development;*
 - c. Number 5: *Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities;*
 - d. Number 8: *Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses;*
 - e. Number 9: *Open space and recreation. Retain open space and green space, enhance recreational opportunities, enhance fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities;*
 - f. Number 10: *Environment. Protect and enhance the environment and enhance the state's high quality of life, including air and water quality, and the availability of water;*

- g. Number 11: *Citizen participation and coordination. Encourage the involvement of citizens in the planning process, including the participation of vulnerable populations and overburdened communities, and ensure coordination between communities and jurisdictions to reconcile conflicts;* and
6. The amendments are consistent with the current and amended goals and policies of the Whatcom County Comprehensive Plan.

CONCLUSIONS OF LAW

1. The amendments are in the public interest.
2. The amendments do not include or facilitate spot zoning.
3. The amendments are consistent with applicable approval requirements for zoning map amendments under WCC [22.10.060](#).
4. The amendments implement and are internally consistent with the updated associated goals and policies of the 2025-2026 Comprehensive Plan pursuant to RCW [36.70A.130](#), and WAC [365-196-500](#).
5. The amendments are consistent with the Washington State Growth Management Act (RCW [36.70A](#)) and its Planning Goals (RCW [36.70A.020](#)).

NOW, THEREFORE, BE IT ORDAINED by the Whatcom County Council that the zoning map amendment relating to the pending City of Blaine de-annexation area, of approximately 573 acres, shall only take effect upon finalization of de-annexation and returning the land to the unincorporated Whatcom County land base; and

BE FURTHER ORDAINED by the Whatcom County Council that amendments to the official Whatcom County Zoning Map are hereby adopted as shown in Exhibits 1 through 11; and

BE IT FINALLY ORDAINED by the Whatcom County Council that, should any part of this regulation be held to be illegal, unconstitutional, or otherwise unenforceable, the remainder of the regulation shall apply.

ADOPTED this day of , 2026

ATTEST:

WHATCOM COUNTY COUNCIL
WHATCOM COUNTY, WASHINGTON

Cathy Halka, Clerk of the Council

Kaylee Galloway, Council Chair

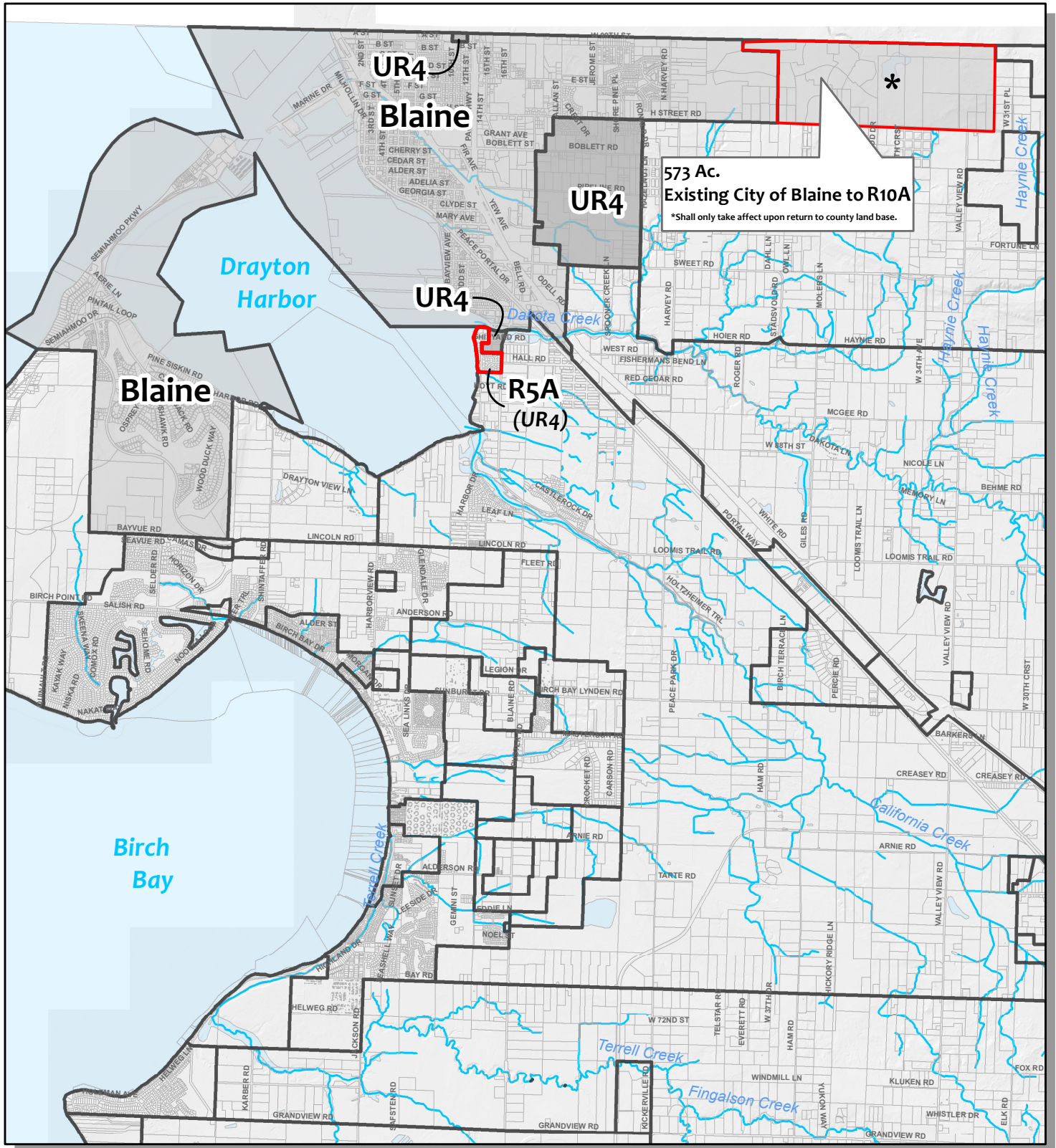
APPROVED AS TO FORM:

WHATCOM COUNTY EXECUTIVE
WHATCOM COUNTY, WASHINGTON

Civil Deputy Prosecutor

Satpal Sidhu, County Executive

() Approved () Denied
Date Signed:



- Blaine

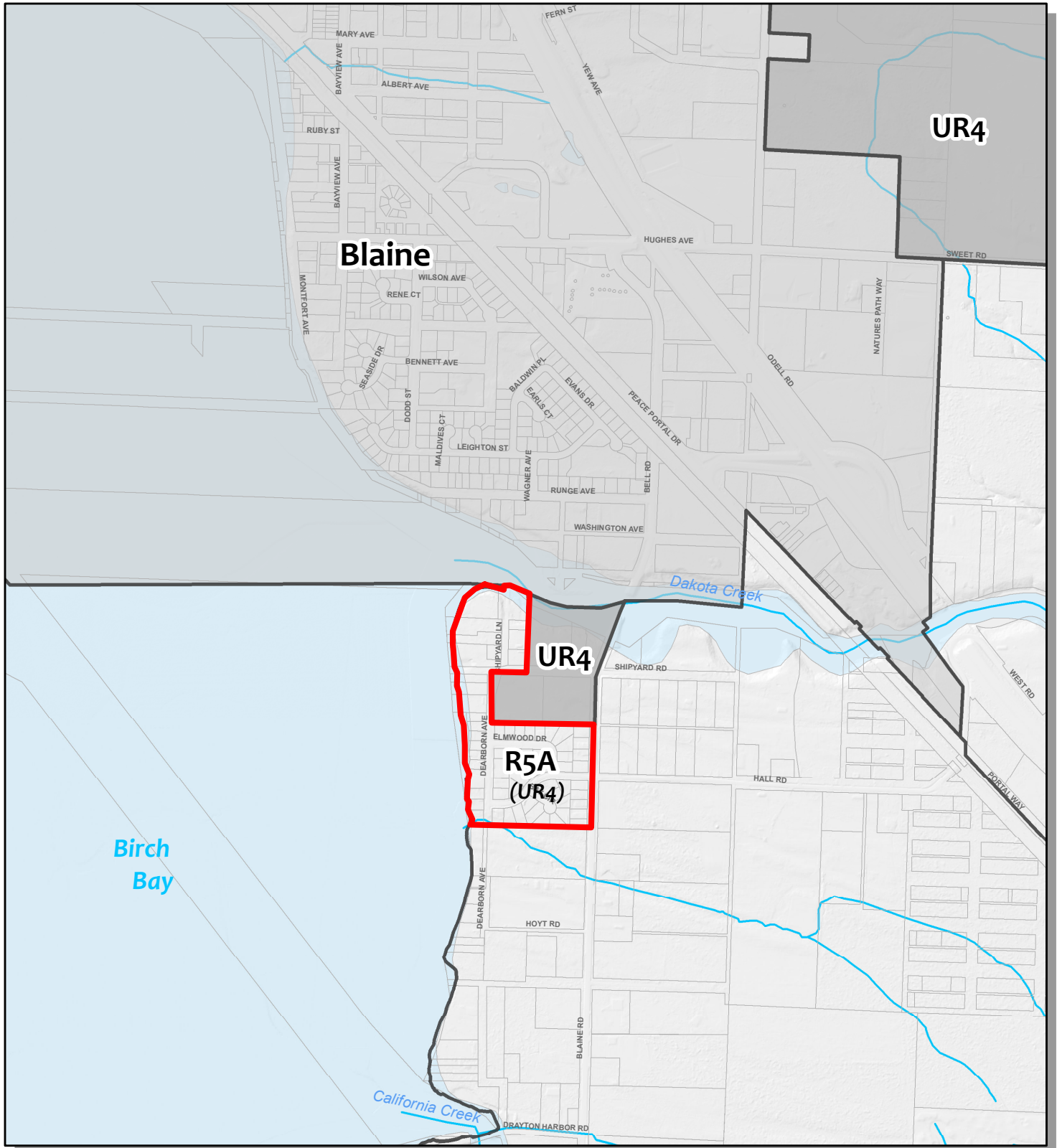
- Urban Growth Area
- Urban Growth Area Reserve
- Proposed Zoning Designations (existing designations in parentheses)
- Existing Zoning Designations

**"Dakota Creek" UGA Configuration
Matches Council Motion from
5/19/26**







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0 6501,300 2,600 3,900 5,200 Feet



- Blaine - Harbor Shores UGA

"Dakota Creek" UGA Configuration Matches Council Motion from 5/19/26

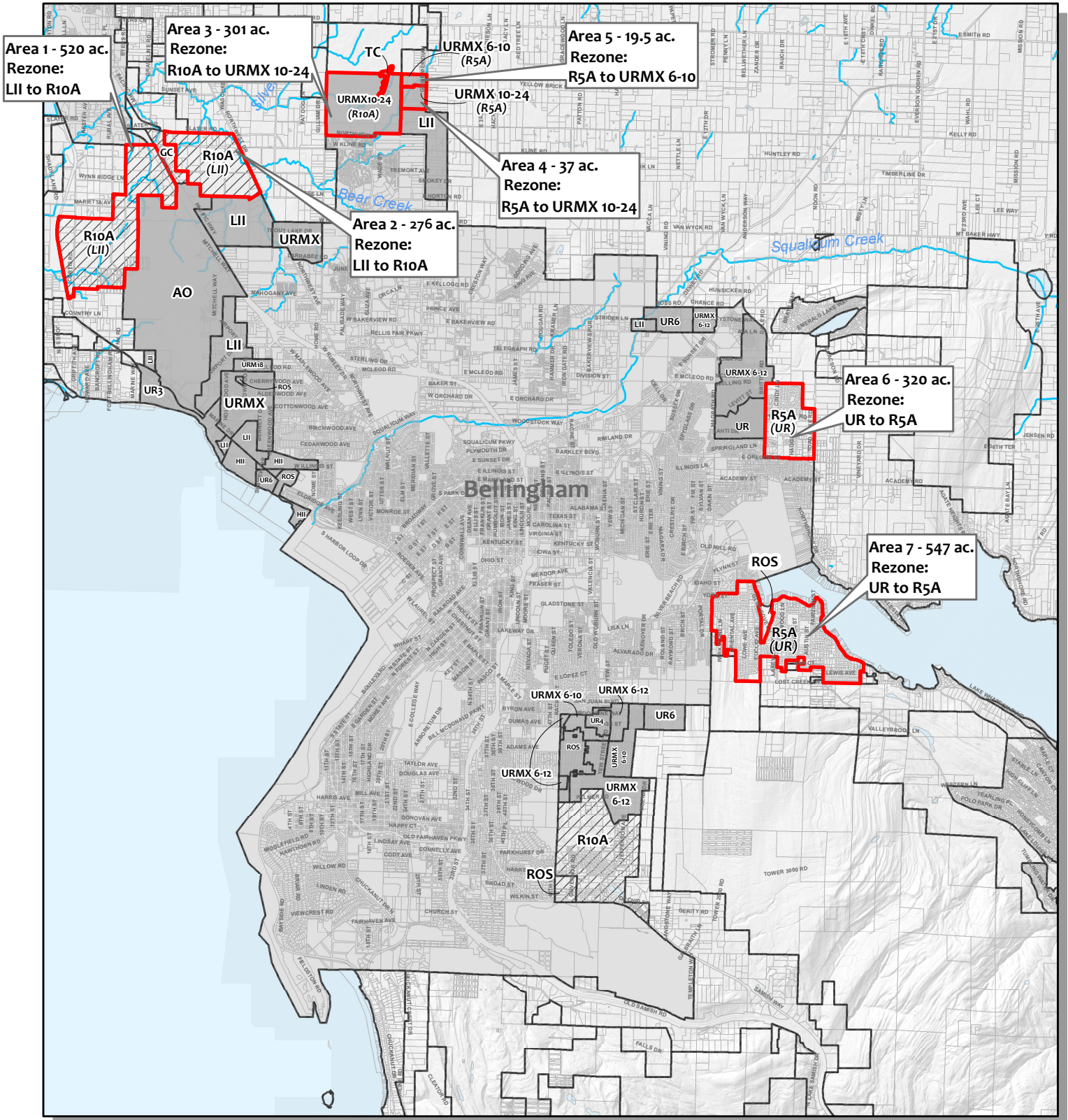
-  Urban Growth Area
-  Urban Growth Area Reserve
-  Proposed Zoning Designations (existing designations in parentheses)
-  Existing Zoning Designations



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0 125 250 500 750 1,000 Feet



- Bellingham

No Consensus by PC (4/23/26)

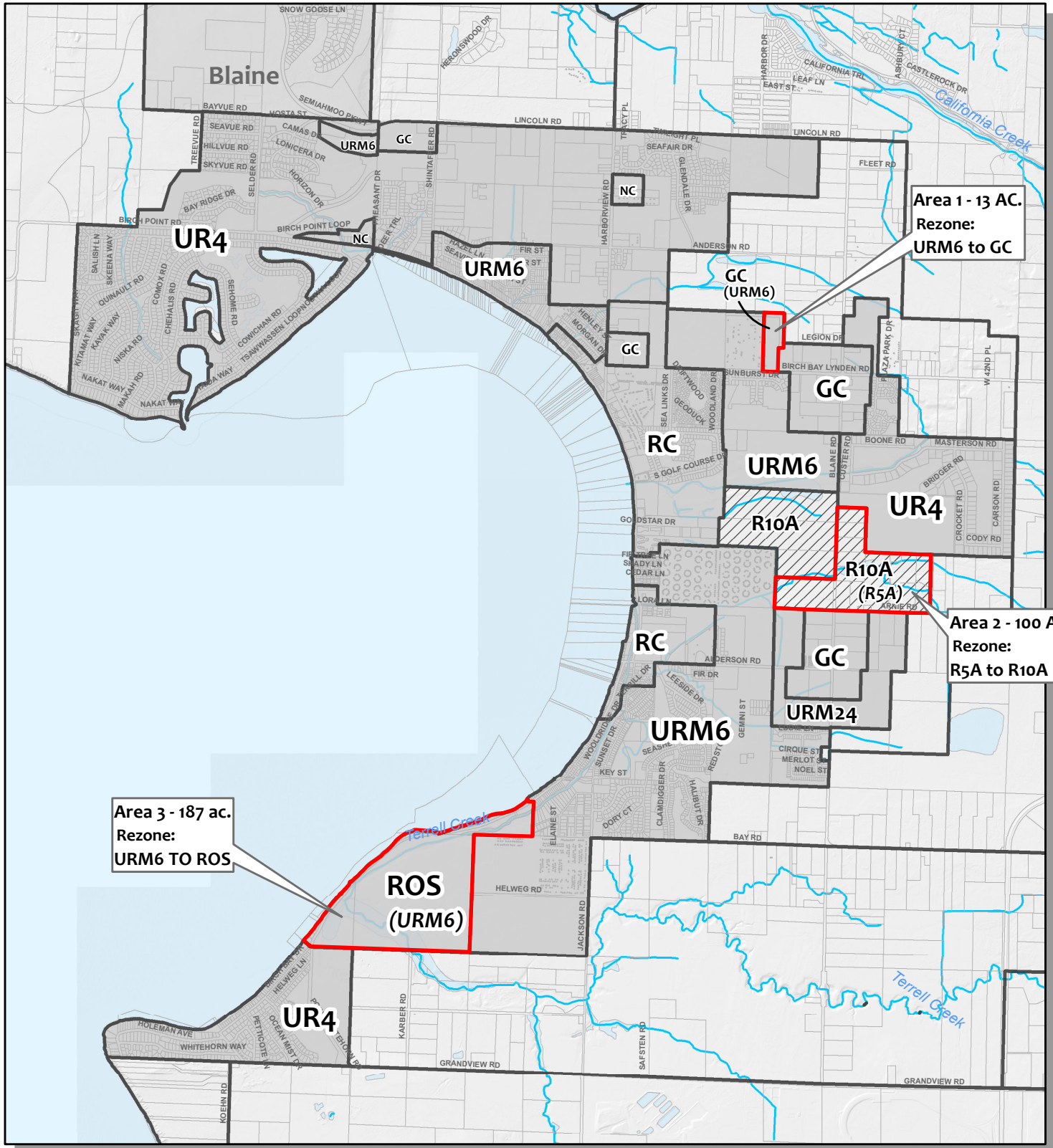
***Area 3 Corrected from 478 to 301 acres by PDS (5-1-26)**

- Urban Growth Area
- Urban Growth Area Reserve
- Proposed Zoning Designations (existing designations in parentheses)
- Existing Zoning Designations



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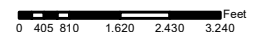
- Birch Bay

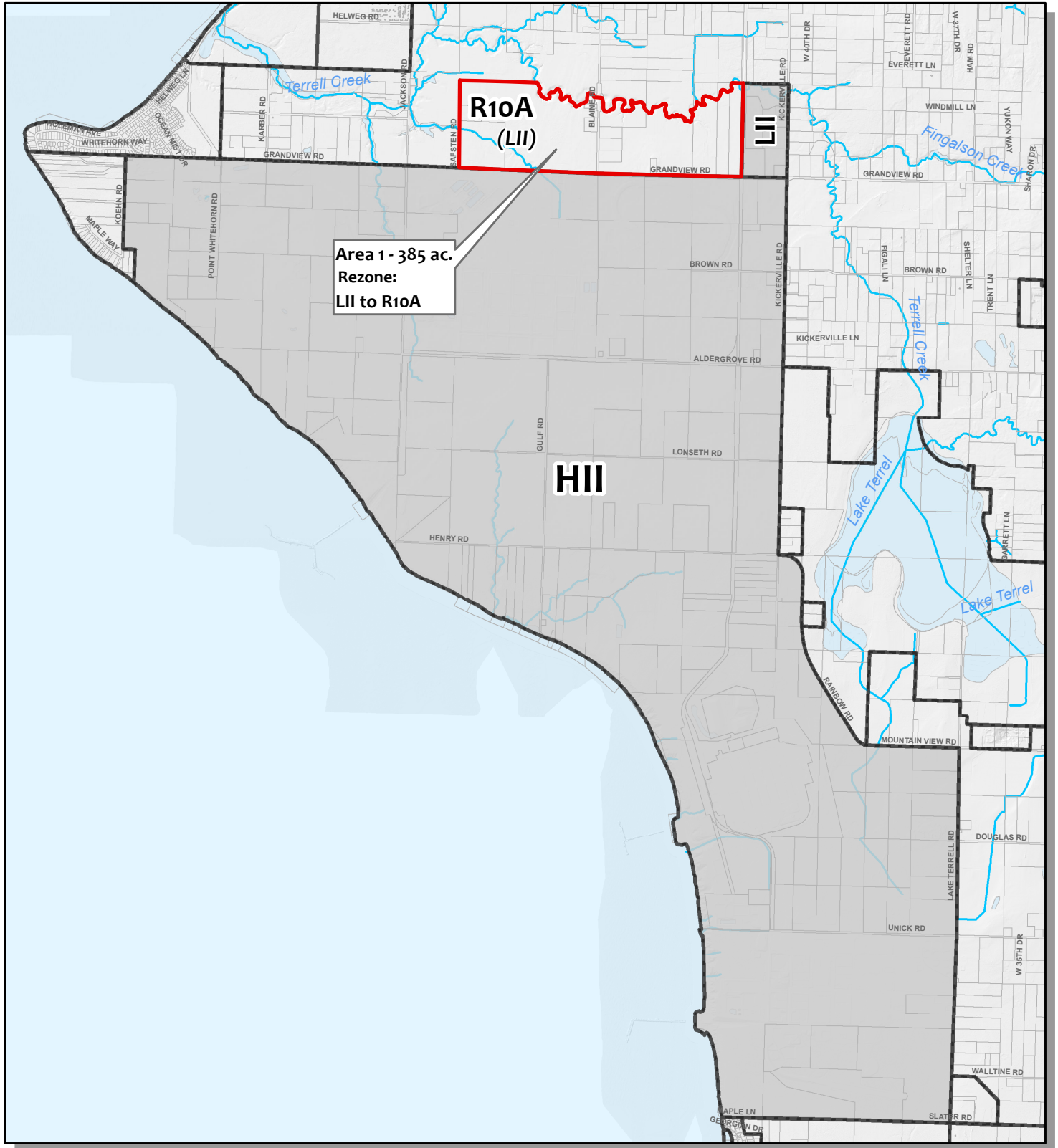
PC Recommended Version (4/23/26)



- Urban Growth Area
- Urban Growth Area Reserve
- Proposed Zoning Designations (existing designations in parentheses)
- Existing Zoning Designations

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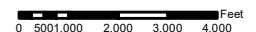
- Cherry Point

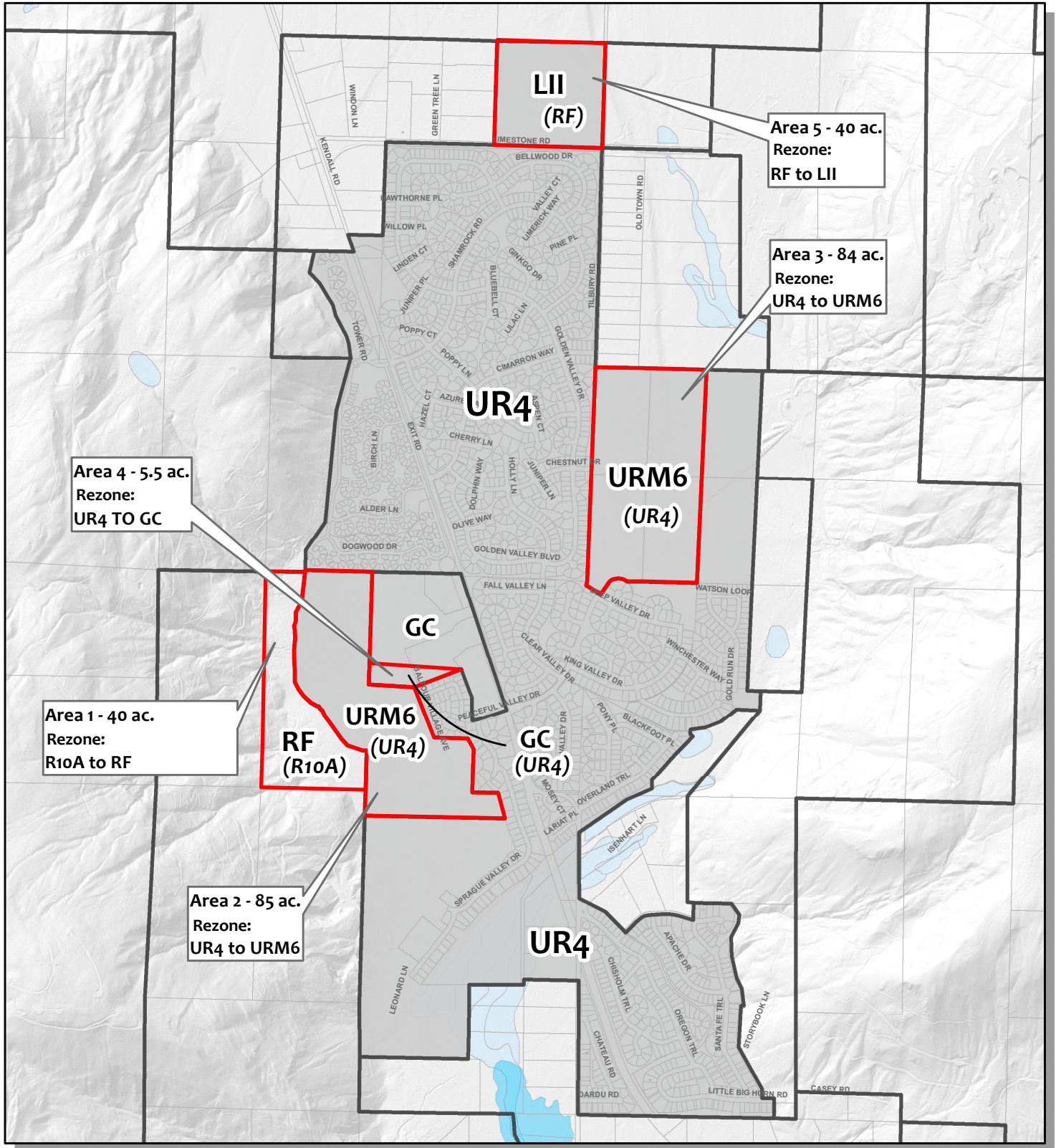
PC Recommended Version (4/23/26)

- Major Port/Industrial Urban Growth Area
- Proposed Zoning Designations (existing designations in parentheses)
- Existing Zoning Designations



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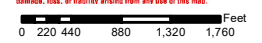
- Columbia Valley Urban Growth Area

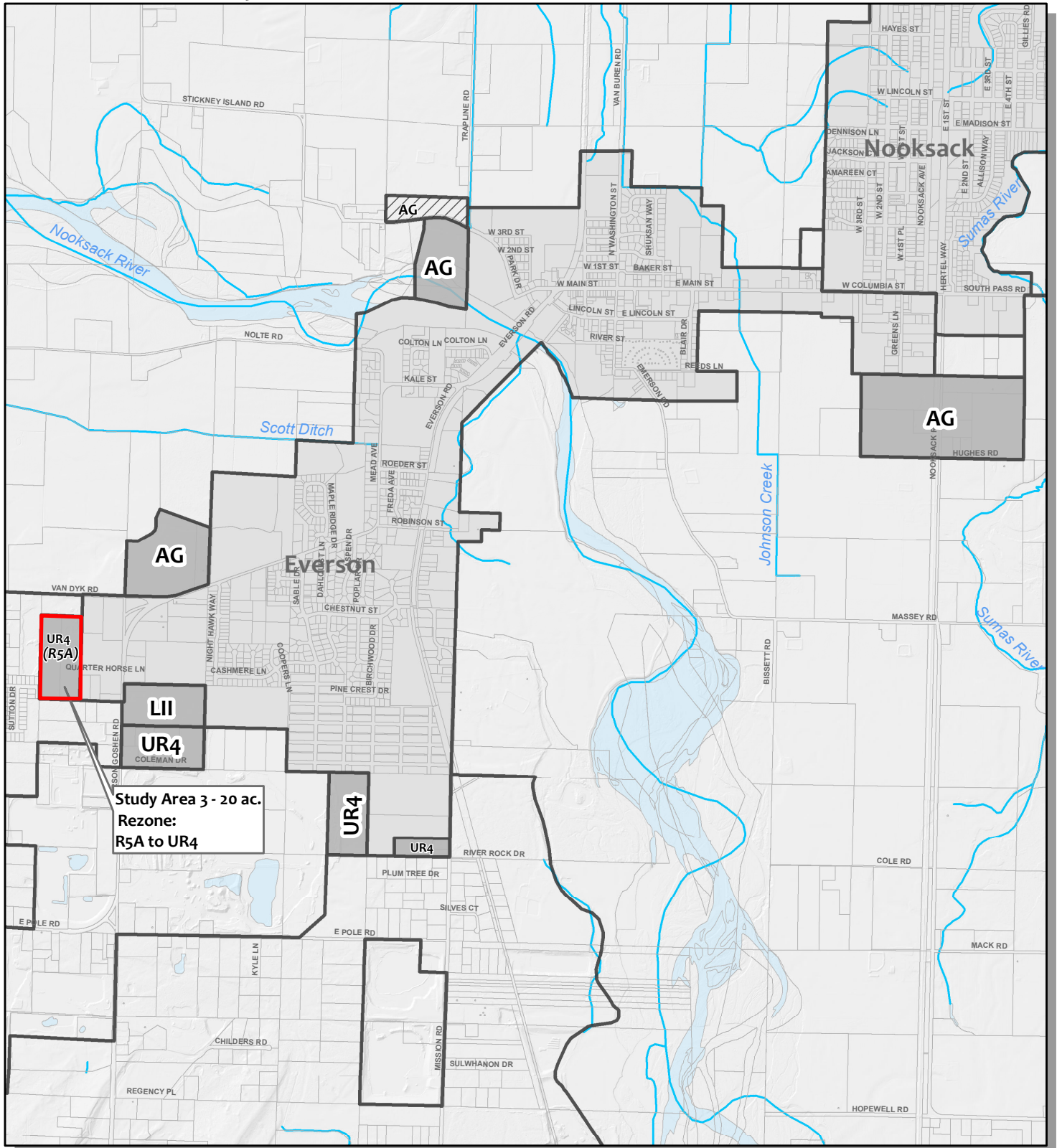
- Urban Growth Area
- Urban Growth Area Reserve
- Proposed Zoning Designations (existing designations in parentheses)
- Existing Zoning Designations

PC Recommended Version (4/23/26)



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- Everson

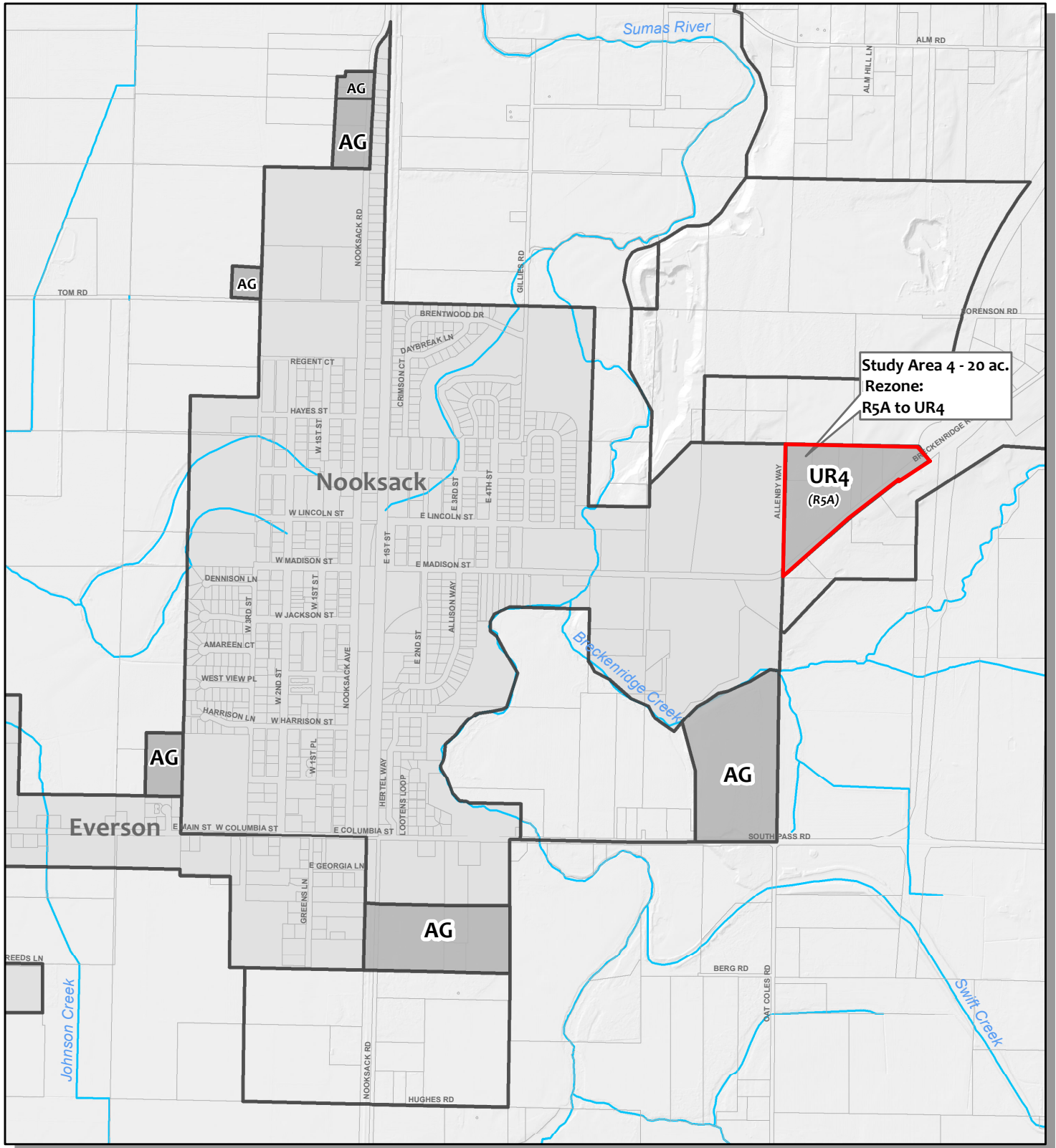
PC Recommended Version (4/23/26)

- Urban Growth Area
- Urban Growth Area Reserve
- Proposed Zoning Designations (existing designations in parentheses)
- Existing Zoning Designations



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0 290 580 1,160 1,740 2,320 Feet



- Nooksack

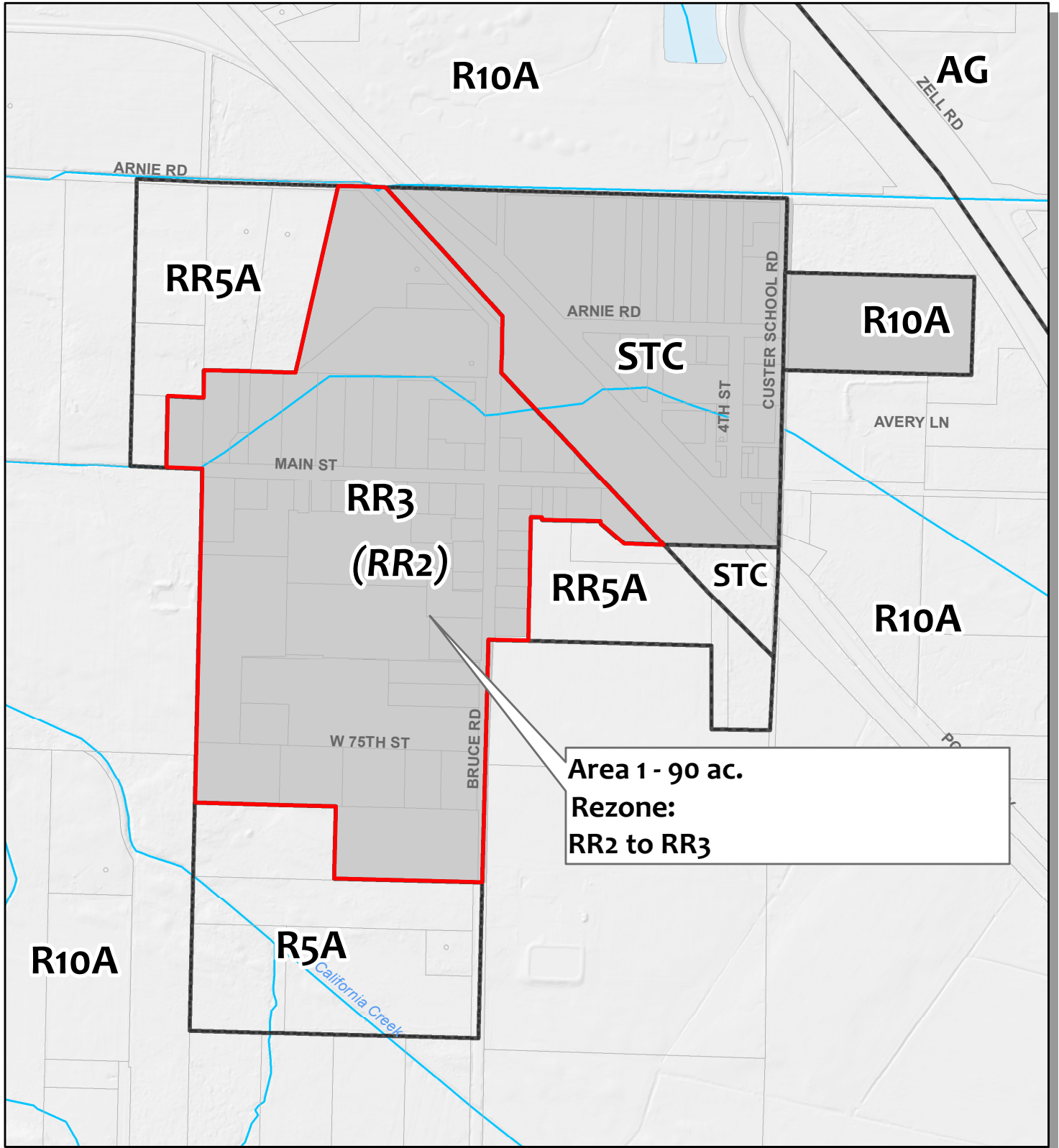
PC Recommended Version (4/23/26)

- Urban Growth Area
- Urban Growth Area Reserve
- Proposed Zoning Designations (existing designations in parentheses)
- Existing Zoning Designations



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0 180 360 720 1,080 1,440 Feet



Area 1 - 90 ac.
 Rezone:
 RR2 to RR3

- Custer

- Custer LAMIRD
- Proposed Zoning Designations (existing designations in parentheses)
- Existing Zoning Designations

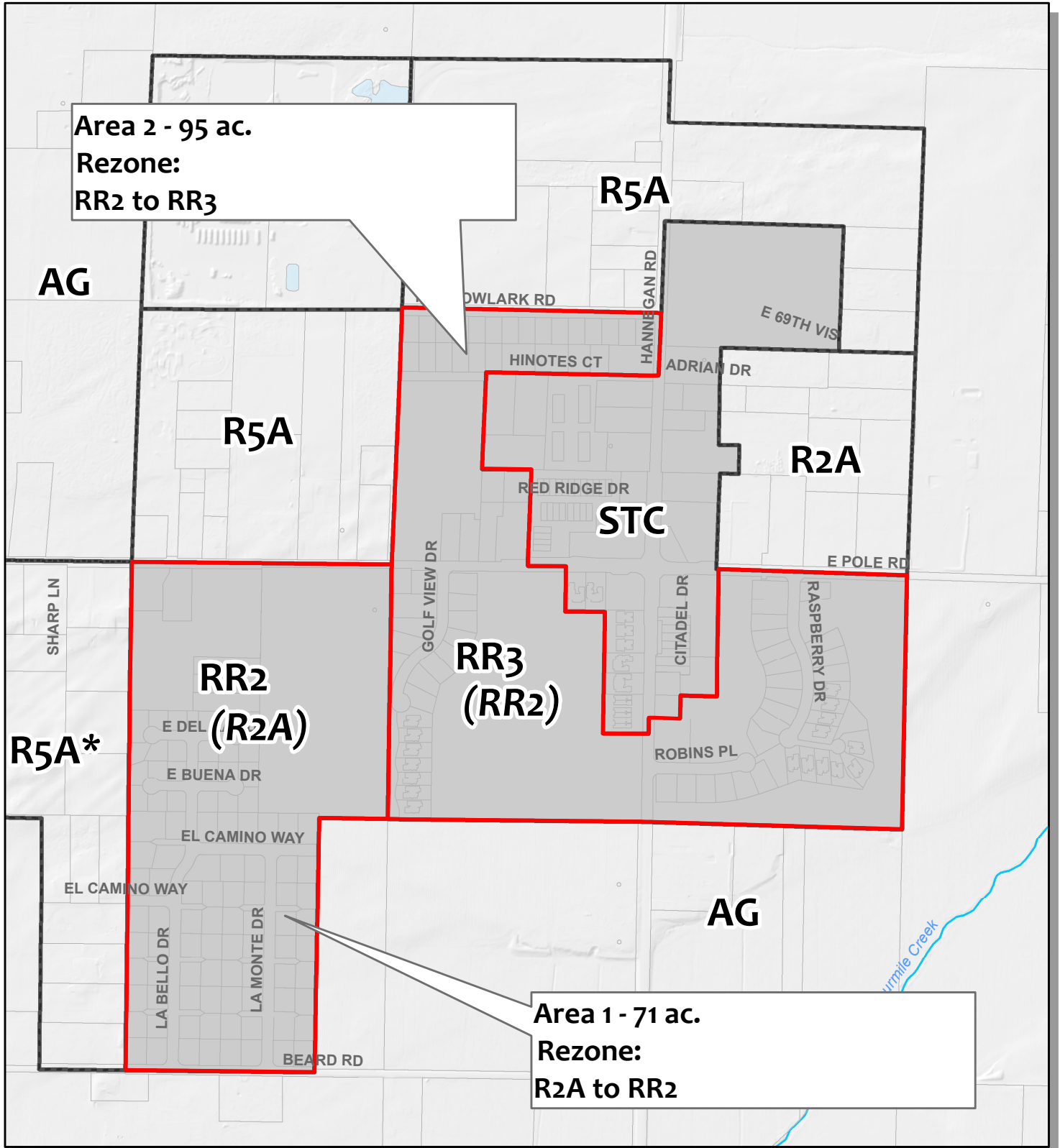
PC Recommended Version (4/23/26)



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0 80 160 320 480 640 Feet



- Hinotes Corner

PC Recommended Version (4/23/26)

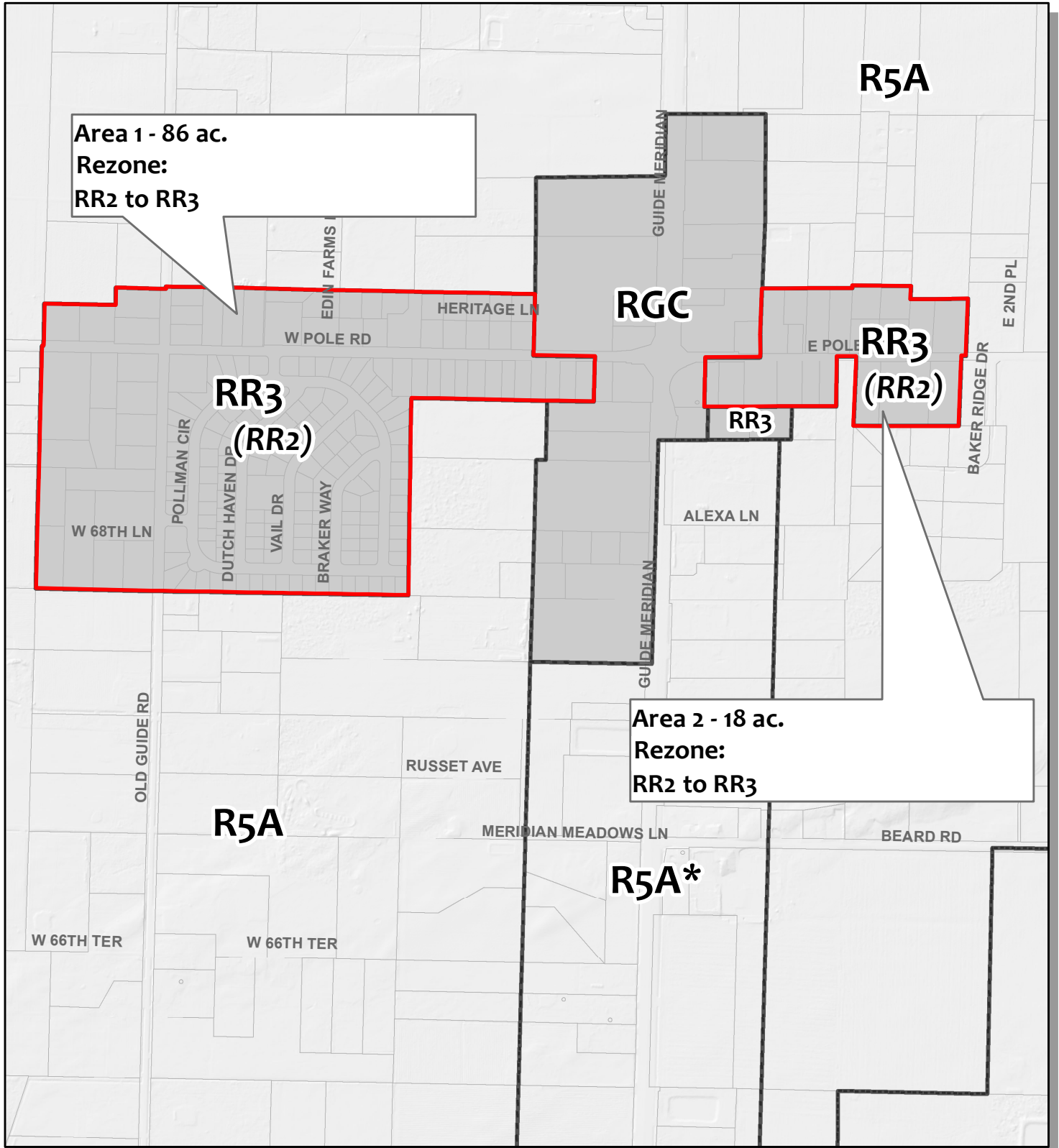
- Hinotes Corner LAMIRD
- Proposed Zoning Designations (existing designations in parentheses)
- Existing Zoning Designations



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0 95 190 380 570 760 Feet



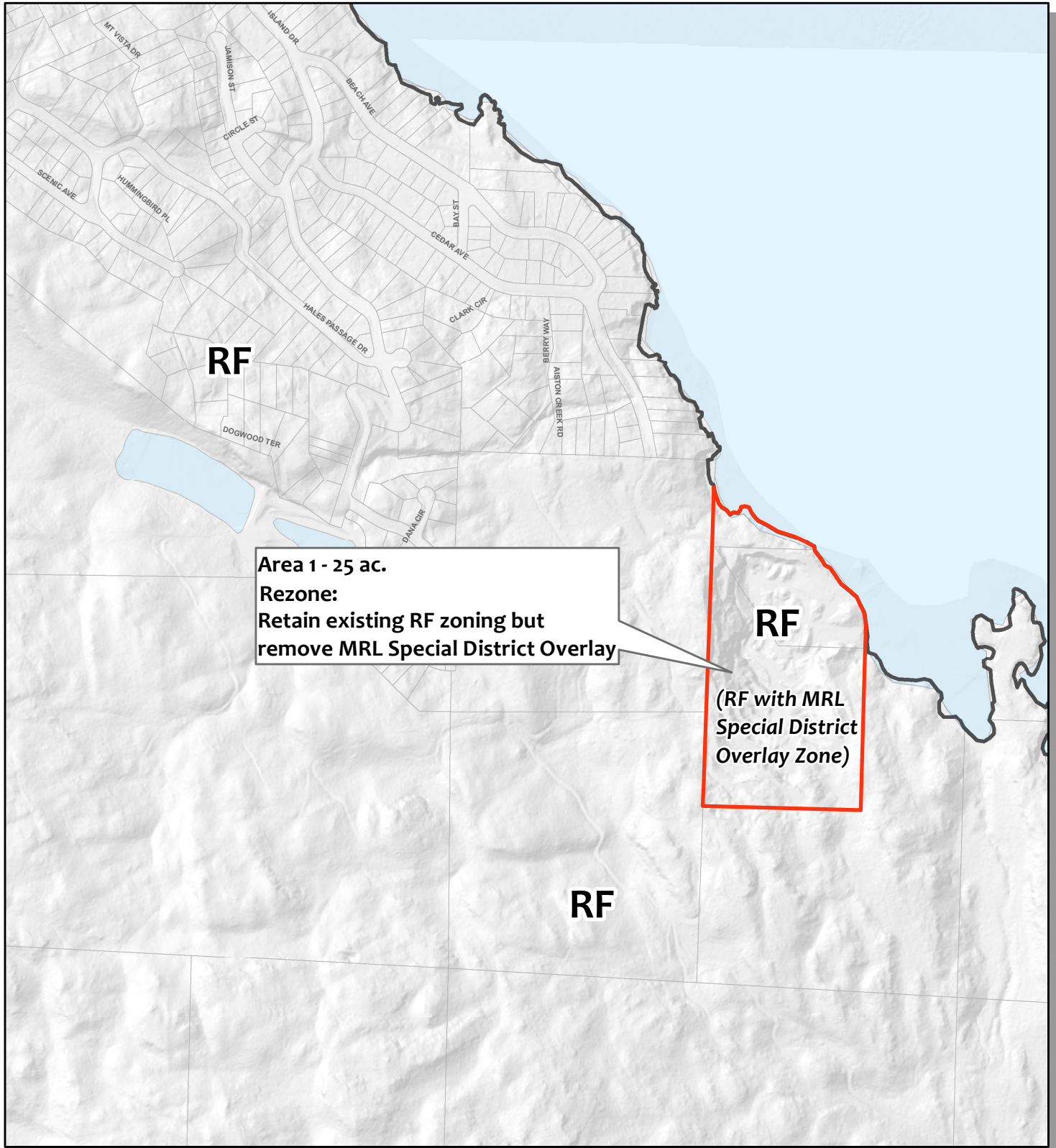
- Pole & Guide Meridian PC Recommended Version (4/23/26)

- Pole & Guide Meridian LAMIRD
- Proposed Zoning Designations (existing designations in parentheses)
- Existing Zoning Designations



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0 95 190 380 570 760 Feet




Area 1 - 25 ac.
 Rezone:
 Retain existing RF zoning but
 remove MRL Special District Overlay

RF
 (RF with MRL
 Special District
 Overlay Zone)

RF

- Lummi Island

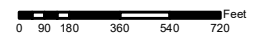
PC Recommended Version (5/14/26)

 Proposed Zoning Designations (existing designations in parentheses)

 Existing Zoning Designation



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**WHATCOM COUNTY PLANNING COMMISSION
Findings of Fact and Reasons for Action, Conclusions, and
Recommendations**

Periodic Update

**Whatcom County Zoning Map Amendments associated with City of
Blaine's Urban Growth Area Proposal under 2025 Comprehensive
Plan Periodic Update**

WHEREAS, The Growth Management Act requires Whatcom County to periodically review and update its comprehensive plan and development regulations to ensure compliance with the requirements of the GMA under RCW [36.70A.130\(1\)](#); and

WHEREAS, The Washington Administrative Code (WAC) requires development regulations to be internally consistent, and be consistent with and implement the comprehensive plan under WAC [365-196-500](#); and

WHEREAS, Zoning Maps are considered an official control, and the GMA defines "Development Regulations" as "...the controls placed on development or land use activities by a county or city, including, but not limited to, zoning ordinances...official controls..." under RCW [36.70A.030](#).

WHEREAS, The Whatcom County Planning Commission reviewed and considered Growth Management Act requirements, staff recommendations, City recommendations, and public comments; and

WHEREAS, The Planning Commission hereby adopts the following findings of fact and reasons for action:

FINDINGS OF FACT AND REASONS FOR ACTION

1. The County Council docketed PLN2023-00001 to implement development regulation updates associated with the 2025-26 periodic update of the Whatcom County Comprehensive Plan, as required under RCW [36.70A.130](#); and
2. A 60-day notice of the proposed zoning map amendments was submitted to Washington State Department of Commerce on February 17, 2026; and
3. Recommended zoning map amendments associated with 2025-26 periodic update of the Whatcom County Comprehensive Plan, and City of Blaine De-Annexation action of subject area, were studied under the [Whatcom County Comprehensive Plan Environmental Impact Statement \(EIS\)](#) issued on August 22, 2025 under file number SEPA2024-00001; and

4. The Planning Commission held a duly noticed public hearing on the proposed zoning map amendments on February 26, 2026;
5. The Planning Commission supports two (2) of the three (3) rezone requests as follows, which has been determined to be consistent with the goals and policies of the 2025-26 periodic update of the Whatcom County and City of Blaine Comprehensive Plans, and GMA Planning Goals codified in RCW [36.70.020](#):
 - a. The Planning Commission supports PDS's recommendation to zone the subject pending De-Annexed area, approximately 573 as "Rural 1 dwelling unit/10-acres" (R-10A) after return to County land base; and
 - b. The Planning Commission supports PDS's recommendation to maintain the current zoning in the East Blaine UGA as "Urban Residential-4" (UR-4) pending a high-level study of the critical areas and public outreach; and
 - c. The Planning Commission does not support PDS's recommendation to rezone the south Blaine "Dakota Creek" UGA from UR-4 to R-10A, if removal of UGA designation is approved by County Council; and
6. The Planning Commission instead recommends County Council consider maintaining the Dakota Creek UGA designation, or if they do not, adopt the highest potential density available in the rural designation. The recommended zoning map amendments are consistent with the following GMA Planning Goals under RCW [36.70.020](#):
 - d. Number 1: "*Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner*" (RCW [36.70A.020\(1\)](#)); and
 - e. Number 2: "*Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development*" (RCW [36.70A.020\(2\)](#)); and
 - f. Number 5, "*Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities*" (RCW [36.70A.020\(5\)](#)); and
 - g. Number 11, "*Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts*" (RCW [36.70A.020\(11\)](#));
6. The proposed zoning map amendments are part of the GMA required periodic update pursuant to RCW [36.70A.130](#). The recommended zoning map amendments are consistent with the 2025-26 periodic update of the Whatcom County Comprehensive Plan, Countywide Planning Policies, and Blaine Interlocal

agreement;

7. The recommended zoning map amendments will take effect 10-calendar days after signature of Ordinance by the County Executive, or as follows:
 - a. The zoning map amendment for the pending de-annexed area, approximately 573-acres, shall only take effect upon finalization of de-annexation and return to County land base; per Article 2 of the Whatcom County Charter Section [2.30](#); and
 - b. The zoning map amendment for the "Dakota Creek" UGA, approximately 37-acres, shall only take effect upon removal of UGA status of the subject area by County Council; per Article 2 of the WC Charter Section [2.30](#).

CONCLUSIONS

1. The recommended amendments are in the public interest.
2. The recommended amendments do not include, or facilitate, spot zoning.
3. The recommended amendments are consistent with applicable approval requirements for zoning map amendments under WCC [22.10.060](#).
4. The recommended amendments are consistent with the Planning Goals of the Growth Management Act under RCW [36.70A.020](#).

RECOMMENDATIONS

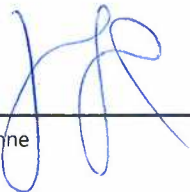
The Whatcom County Planning Commission recommends approval to:

1. Zone the subject pending De-Annexed area, approximately 573 as "Rural 1 dwelling unit/10-acres" (R-10A) after return to County land base; and
2. Maintain the current zoning in the East Blaine UGA as "Urban Residential-4" (UR-4) pending a high-level study of the critical areas and public outreach; and
3. The Planning Commission recommends County Council consider maintaining the Dakota Creek UGA designation, or if they do not, adopt the highest potential density available in the rural designation.

WHATCOM COUNTY PLANNING COMMISSION

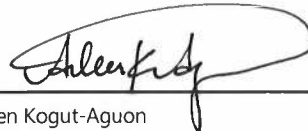
X

Daniel Dunne
Chair



X

Aileen Kogut-Aguon
Secretary



Commissioners voted to recommend approval on February 26, 2026 (vote was 5-1, with 0 members abstaining and 1 member absent). Members present at the meeting when the vote was taken: Matthew Berry, Rud Browne, Daniel Dunne, Jim Hansen, Dominic Mocerri, and Scott Van Dalen.

**WHATCOM COUNTY PLANNING COMMISSION
Findings of Fact, Reasons for Action, Conclusions &
Recommendations**

**Whatcom County Zoning Map Amendments under the 2025
Periodic Update of the Whatcom County Comprehensive
Plan in Urban Growth Areas and Rural Lands**

WHEREAS, under the Washington State Growth Management Act (GMA), Whatcom County is required to periodically review and update its Comprehensive Plan and development regulations to ensure compliance with the GMA, codified in Revised Code of Washington (RCW) section 36.70A.130(1); and

WHEREAS, the Washington Administrative Code (WAC) requires that development regulations be consistent with and implement the Comprehensive Plan pursuant to WAC 365-196-500; and

WHEREAS, Zoning Maps are an official control and therefore constitute a development regulation pursuant to RCW 36.70A.030; and

WHEREAS, the Whatcom County Planning Commission reviewed and considered GMA requirements, Whatcom County Planning and Development Services and City recommendations, and public comments; and

WHEREAS, the Planning Commission hereby adopts the following Findings of Fact and Reasons for Action:

FINDINGS OF FACT AND REASONS FOR ACTION

1. The County Council docketed PLN2023-00001 to implement development regulation updates associated with the 2025-26 periodic update of the Whatcom County Comprehensive Plan as required pursuant to RCW 36.70A.130; and
2. A "Notice of Intent to Adopt Development Regulations", requesting expedited review, was submitted for the proposed zoning map amendments to the Washington State Department of Commerce on April 14, 2026; and
3. The Planning Commission held a duly noticed public hearing on the proposed zoning map amendments on April 23, 2026; and

4. The recommended zoning map amendments associated with the 2025-2026 periodic update of the Whatcom County Comprehensive Plan were studied under the associated Environmental Impact Statement issued on August 22, 2025, under file number SEPA2024-00001; and
5. The proposed zoning map amendments are part of the 2025-2026 periodic update pursuant to RCW 36.70A.130, and are consistent with the goals and policies of the current Comprehensive Plan and those proposed for adoption under the update.
6. Adoption of the amendments implements applicable requirements under the GMA pursuant to RCW 36.70A.070 and 36.70A.130; and
7. The recommended zoning map amendments are consistent with the following GMA Planning Goals under RCW 36.70A.020:
 - Number 1: "Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner"; and
 - Number 2: "Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development"; and
 - Number 4: "Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock"; and
 - Number 5: "Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities"; and
 - Number 8: "Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses"; and
 - Number 9: "Retain open space and green space, enhance recreational opportunities, enhance fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities"; and
 - Number 10: "Protect and enhance the environment and enhance the state's high quality of life, including air and water quality, and the availability of water"; and
 - Number 11: "Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts".

CONCLUSIONS

1. The recommended amendments are in the public interest; and
2. The recommended amendments do not include or facilitate spot zoning; and
3. The recommended amendments are consistent with applicable approval requirements for zoning map amendments under WCC [22.10.060](#); and
4. The recommended amendments are consistent with the Planning Goals of the Growth Management Act under RCW [36.70A.020](#).

RECOMMENDATIONS

The Planning Commission makes the following recommendations to the County Council:

1. Consider the Planning Commission's discussion of the proposed zoning map amendments, as shown in Exhibit 1 within the Bellingham UGA, as documented in the April 23, 2026 minutes, as the Commission was unable to agree on a recommendation for the zoning map amendments related to Bellingham's UGA; and
2. Approval of the proposed zoning map amendments within the Everson UGA, as shown in Exhibit 2:
 - a. Vote was 7 (Ayes) – 0 (Nays); and
3. Approval of the proposed zoning map amendments within the Nooksack UGA, shown in Exhibit 3:
 - a. Vote was 7 (Ayes) – 0 (Nays); and
4. Approval of the proposed zoning map amendments within the Cherry Point UGA, as shown in Exhibit 4:
 - a. Vote was 6 (Ayes) – 0 (Nays) -1 (Absent); and
5. Approval of the proposed zoning map amendments within the Birch Bay UGA, as shown in Exhibit 5:
 - a. Vote was 5 (Ayes) – 1 (Nays) -1 (Abstain); and
6. Consider the attached letter from the Birch Bay Advisory Committee, supported by the Planning Commission, public comment received in relation to this meeting on the Birch Bay UGA, and the Planning Commission's interest in reconsideration of the Birch Bay UGA boundaries and land capacity analysis:
 - a. Vote was 5 (Ayes) – 1 (Nays) -1 (Abstain); and

7. Approval of the proposed zoning map amendments within the Columbia Valley UGA, as shown in the attached corrected Exhibit 6:
 - a. Vote was 5 (Ayes) – 2 (Nays); and

8. Approval of the proposed zoning map amendments within the Hinote’s Corner LAMIRD, as shown in Exhibit 7:
 - a. Vote was 7 (Ayes) – 0 (Nays); and

9. Approval of the proposed zoning map amendments within the Pole & Guide Meridian LAMIRD, as shown in Exhibit 8:
 - a. Vote was 7 (Ayes) – 0 (Nays); and

10. Approval of the proposed zoning map amendments within the Custer LAMIRD, as shown in Exhibit 9:
 - a. Vote was 7 (Ayes) – 0 (Nays); and

WHATCOM COUNTY PLANNING COMMISSION

Signed by:

9520F8EF9A854B4...

Daniel Dunne, Chair

Signed by:

2698EFC1750444F...

Aileen Kogut-Aguon, Coordinator

Members present at the meeting when the votes were taken, as documented above: Matthew Berry, Rud Browne, Daniel Dunne, Dominic Mocerri, Scott Van Dalen, Jeremy Thompson, and Jim Hansen.

WHATCOM COUNTY PLANNING COMMISSION
Findings of Fact, Reasons for Action, Conclusions &
Recommendations

**Whatcom County Zoning Map & Code Amendments under
the 2025-2026 Periodic Update of the Whatcom County
Comprehensive Plan Under the Growth Management Act**

WHEREAS, every ten years as part of the periodic update, RCW [36.70A.130\(1\)\(a\)](#) requires Whatcom County to take legislative action to review and, if needed, revise its comprehensive plan and development regulations to comply with the requirements of Chapter [36.70A](#) RCW (the Growth Management Act); and

WHEREAS, Zoning Code and Maps are an official control and therefore constitute development regulations pursuant to RCW [36.70A.030](#); and

WHEREAS, the Washington Administrative Code (WAC) requires that development regulations be consistent with and implement the Comprehensive Plan pursuant to WAC [365-196-500](#); and

WHEREAS, the Whatcom County Planning Commission reviewed and considered GMA requirements, Whatcom County Planning and Development Services (PDS) recommendations, and public comments; and

WHEREAS, the Planning Commission hereby adopts the following Findings of Fact and Reasons for Action:

FINDINGS OF FACT AND REASONS FOR ACTION

1. The County Council docketed PLN2023-00001 to implement development regulation updates associated with the 2025-26 periodic update of the Whatcom County Comprehensive Plan as required pursuant to RCW [36.70A.130](#); and
2. A "Notice of Intent to Adopt Development Regulations" requesting expedited review was submitted to the Washington State Department of Commerce on May 6, 2026, for the proposed amendments. It was assigned Submittal ID Number 2026-S-12796 and granted expedited review on May 21, 2026; and
3. The Planning Commission held a duly noticed public hearing on the proposed zoning code and map amendments on May 14, 2026; and

4. The recommended amendments associated with the 2025-2026 periodic update of the Whatcom County Comprehensive Plan were studied under the associated [Environmental Impact Statement](#) issued on August 22, 2025, under file number SEPA2024-00001; and
5. The proposed amendments are part of the 2025-2026 periodic update pursuant to RCW [36.70A.130](#), and are consistent with the goals and policies of the current Comprehensive Plan and those proposed for adoption under the update.
6. The State legislature found that order to meet the goal of 1,000,000 new homes statewide by 2044, and enhanced quality of life and environmental protection, innovative housing policies will need to be adopted and that increasing housing options that are more affordable to various income levels is critical to achieving the state's housing goals, including those established by the legislature in Engrossed Second Substitute House Bill No. 1220 (chapter 254, Laws of 2021); and
7. Adoption of the Zoning Code amendments implements the Growth Management Act's mandatory housing element for Comprehensive Plans, pursuant to RCW [36.70A.070](#) and RCW [36.70A.130](#); and
8. The proposed amendments are consistent with the following GMA Planning Goals under RCW [36.70.020](#):
 - a. Number 1: "*Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner*"; and
 - b. Number 2: "*Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development*"; and
 - c. Number 4: "*Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.*"
 - d. Number 5: "*Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities*"; and
 - e. Number 9: "*Retain open space and green space, enhance recreational opportunities, enhance fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.*"; and

- f. Number 10: "Protect and enhance the environment and enhance the state's high quality of life, including air and water quality, and the availability of water."; and
- g. Number 11: "Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts".

CONCLUSIONS OF LAW

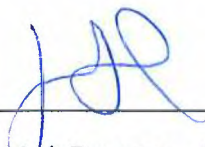
1. The recommended code and map amendments are in the public interest.
2. The recommended amendments do not include or facilitate spot zoning.
3. The recommended map amendments are consistent with applicable approval requirements for zoning map amendments under WCC [22.10.060](#).
4. The recommended code amendments implement and are internally consistent with the updated associated goals and policies of the 2025-2026 Comprehensive Plan pursuant to RCW [36.70A.070](#), RCW [36.70A.130](#), and WAC [365-196-500](#).
5. The recommended amendments are consistent with the Washington State Growth Management Act (RCW [36.70A](#)) and its Planning Goals (RCW [36.70A.020](#)).

RECOMMENDATIONS

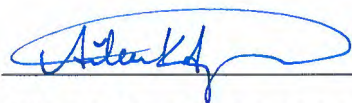
The Planning Commission makes the following recommendations to the County Council:

1. Approval of the proposed Zoning Code Amendments, relating to additional adequate provisions for housing availability, as shown in Exhibit 1:
 - a. Vote was 8 (Ayes) – 0 (Nays); and
2. Approval of the proposed Lummi Island Zoning Map Amendment, to remove a 25-acre area of the "Mineral Resource Special District Overlay" as shown in Exhibit 2:
 - a. Vote was 8 (Ayes) – 0 (Nays); and

WHATCOM COUNTY PLANNING COMMISSION



Daniel Dunne, Chair



Aileen Kogut-Aguon, Coordinator

Members present at the meeting when the votes were taken, as documented above: Selena Knoblauch, Matthew Berry, Rud Browne, Daniel Dunne, Dominic Mocerri, Scott Van Dalen, Jeremy Thompson, and Jim Hansen.