

## CHAPTER 2 – LAND USE

#	Page	Section/Policy	Proposed Amendment	Sponsor	Meeting
1	2-1	*** VISION ***	Whatcom County is a place where urban growth is concentrated in urban areas, where there is a distinct boundary between urban and rural uses, where agricultural use is encouraged, and where resource lands and water resources are protected. Rural areas are peaceful and quiet with less traffic and congestion than in urban areas, <u>and</u> there is low-density development with open spaces allowing for privacy. A sense of community is retained and local input is considered in land use decisions.	Boyle	
2	2-2	GMA Goals	The Citizen Participation goal of the Growth Management Act and the Public Involvement Countywide Planning Policies have been addressed in the development of this chapter through <u>citizen committee County Advisory Groups</u> participation, workshops, and public hearings. Also, specific goals and policies give direction for property owner notification and the establishment of on-going citizen committee input.	Galloway	
3	2-4	Background Summary	<p>The goal of growth management is to provide sufficient land area with adequate facilities and utilities either presently available or economically feasible to accommodate future growth. This means having an adequate distribution of land to provide housing, services, jobs, and resource land for the expected population <u>and housing</u>.</p> <p><b>Question</b></p> <p><i>“and housing” is noted to be added in red. What is the purpose of this addition? It seems like it’s either duplicative or needs to be better worded.</i></p>	Boyle	Strike amendment APPROVED SCOTW 3.3.2026
4	2-5	Background	All of this needs to be done in light of those aspects of the county which are most valued: water quality, productive agricultural <u>and forest</u> land, economic development in rural areas, distinct boundaries between rural and urban areas, and predictability in land use plans.	Galloway	
5	2-5	Accommodating Growth	This allows for efficient provision of services, <u>transportation, and infrastructure</u> , conservation of resource lands, and preservation of rural areas as quiet, open spaces where development pressures are not such that extraordinary regulations must be imposed.	Galloway	
6	2-6	NEW Policy 2A-8	<u>Policy 2A-8: Where applicable, Retain existing light and heavy industrial zoning and identify additional industrial sites as recommended by the July 2025 Whatcom County Industrial Lands Study to ensure the county can meet future demand.</u>	Galloway	APPROVED SCOTW 3.3.2026

		Re-number subsequent policies			
7	2-9	Goal 2C	Channel growth to areas where adequate services <u>and infrastructure</u> can be provided.	Galloway	
8	2-10	NEW Policy 2C-7	<u>Policy 2C-7: To partially defray the costs of infrastructure and service improvements required by development in areas under county jurisdiction, Construction Impact Fees, will be levied as per state law.</u>	Galloway	
9	2-11	Policy 2D-4	Coordinate permitting requirements among jurisdictions to <u>improve consistency and</u> minimize duplication and delays.	Galloway	
10	2-13	NEW Policy 2D-11. Re-number subsequent policies	<u>Policy 2D-11: Consider requiring disclosure of potential impacts from lawful maritime and industrial activity to people who are buying or obtaining a permit on property within one mile of industrial-zoned lands.</u>	Galloway	
11	2-13	Policy 2E-1 Policy 2F-2 Policy 2Q-4 Policy 2Q-5 Goal 2ZZ	Change citizen to resident:  Policy 2E-1: Provide education on the assets of the community and offer incentives for individual <u>residents</u> <del>citizens</del> to take responsibility to protect those assets.  Policy 2F-2: Base incentive programs on suggestions from <del>citizens</del> <u>residents</u> , government officials, and experts in the field.  Policy 2Q-4: Provide planning assistance to <u>the residents</u> <del>citizens</del> of the Birch Bay and Columbia Valley Urban Growth Areas for the purpose of developing and implementing Subarea or Community Plans to further define future uses and facilitate orderly urban development  Policy 2Q-5: Encourage and assist the <u>residents</u> <del>citizens</del> of Birch Bay and Columbia Valley Urban Growth Areas with incorporation when appropriate.  Goal 2ZZ: Provide for broad participation in the siting process by affected agencies, <u>residents</u> <del>citizens</del> and any other interested parties.	Boyle	
12	2-13	Policy 2F-2	Base incentive programs on suggestions from <del>citizens</del> <u>residents</u> , government officials, and experts in the field.	Galloway	
13	2-14	Goal 2H	Preserve private property rights while recognizing the importance of the rights of the community <u>and tribal treaty rights</u> , including protecting the natural environment and conserving resources.	Galloway	

14	2-13/14	Diverse Cultural Composition and Environmental Justice	Whatcom County <u>strives to cultivate a safe and inclusive community that respects the civil and human rights and dignity of all Whatcom County residents regardless of identity, citizenship status, or geography. Whatcom County is also committed to equal protection and provision of county services to all who call this place home. Whatcom County</u> is becoming more diverse and accepting this diversity is important.	Galloway	
15	2-16	Flooding	Flooding of rivers and streams in Whatcom County is a natural event due to the combination of climate, geology, and topography present in the region. The first measured flood by the USGS occurred on January 25, 1935. Additional major floods along the Nooksack River occurred in 1951, 1975, 1989, 1990, 1997, 1999, 2004, 2006, 2009, 2020, <del>and 2021</del> , <u>and 2025</u> . While the February 2020 “Super Bowl” flood was large and overtopped the Nooksack River’s north bank at Everson and caused flood damage northward to Sumas and into lower British Columbia, the subsequent November 2021 floods were larger and created more devastating damages in Whatcom County, including the displacement of thousands of families, damage to transportation infrastructure, and a tragic loss of life. Both the 2020 and 2021 floods were declared as presidential disasters. Damages in British Columbia were significantly higher, as floodwaters in the Sumas River in the West Sumas Prairie could not discharge during several days of elevated high Fraser River levels. <u>The December 2025 floods were similarly damaging. The County estimates nearly 1300 households were flooded in communities along the Nooksack River and damage to business and government infrastructure alone has surpassed \$23 million. Total damage may end up surpassing the estimated \$150 million in damage from the 2021 flood.</u>	Galloway	
16	2-17	Goal 2K	Discourage development in areas prone to flooding. <u>If development must occur in the flood plain, then the County should coordinate with adjacent cities to implement mitigation measures sufficient to keep people and their property out of harm’s way.</u>	Galloway	
17	2-17	Policy 2K-1	Limit lands in one-hundred year floodplains ( <u>using most current flood maps and projections</u> ) to low-intensity land uses such as open space corridors or agriculture.	Galloway	
18	2-19/20	Fish and Wildlife	<u>Chapter 8: Resource Lands and</u> Chapter 10: Environment, contains additional discussion of fish and wildlife issues, as well as goals and policies regarding fish and wildlife habitat protection and management.	Galloway	
19	2-20	Goal 2M	Protect and encourage restoration <u>and enhancement</u> of habitat for fish and wildlife populations including adequate instream flows.	Galloway	
20	2-20	Policy 2M-3	Develop educational tools and incentives to encourage existing land uses to restore <u>and enhance</u> degraded habitat to properly functioning conditions, especially for threatened and endangered species.	Galloway	

21	2-21	NEW Policy 2M-11	<u>Policy 2M-11: Explore voluntary, incentive driven, non-regulatory frameworks to encourage net ecological gain and the restoration and enhancement of riparian areas.</u>	Galloway	
22	2-21	Purpose	The purpose of this section is to establish areas within the County where growth will be directed. The boundaries, as defined, are an attempt to concentrate growth and provide urban areas in accordance with expected growth needs while ensuring the county's identified values to preserve private property rights, <del>and</del> reduce unnecessary regulations, <u>and reduce residents' risk of harm from climate impacted natural hazards like flooding, sea level rise, and wildfires.</u>	Galloway	
23	2-21	Process	Planning staff worked with representatives from each city to develop the methodologies, policies, forecasts and allocations for each urban area. Each city was asked to submit a proposed Urban Growth Area, along with growth allocation requests, for the County to consider. Following receipt of those requests, the County Council held <u>various committee presentations, discussions, public comments, and</u> a public hearing before developing a response to city proposals and final action.	Galloway	
24	2-22	Background	Such variables as average population per household, occupancy, residential and employment densities, infrastructure requirements, natural systems and critical areas constraints, <u>flood impacted or adjacent areas</u> , ownership and development trends, and appropriate market factors to assure adequate supply and affordable housing were considered.	Galloway	
25	2-22	Issues, Goals, and Policies Overall	<p>Modifications have been incorporated into this plan during the UGA review based upon several criteria:</p> <ul style="list-style-type: none"> <li>• The need to assure logical service boundaries,</li> <li>• The need to avoid isolated pockets or abnormally irregular boundaries,</li> <li>• Consideration of land capacity analysis of residential, commercial and industrial needs within urban areas, <del>and</del></li> <li>• Identification of special needs with respect to unique non-city industrial sites (Cherry Point), and County areas for which the County will actively support incorporation as appropriate (Birch Bay or Columbia Valley).<del>r</del></li> <li>• <u>Access to services and infrastructure, and</u></li> <li>• <u>Floodplain or adjacent based on most current flood maps and future projections.</u></li> </ul>	Galloway	
26	2-22/23	Issues, Goals, and Policies	Countywide Planning Policies set guidelines for designating city urban growth areas including:	Galloway	

		Overall	<ul style="list-style-type: none"> <li>• Small cities' UGAs shall be of an adequate size to allow them to become viable economic centers.</li> <li>• The size of cities' UGAs shall be consistent with their ability to provide services, <u>utilities, and infrastructure</u>.</li> <li>• UGAs shall include contiguous areas that are suitable for urban growth as set forth in the GMA.</li> <li>• Sufficient land capacity shall be provided within UGAs to accommodate the 20-year urban growth projection, plus a reasonable land supply market factor.</li> </ul> <p>Setting of UGAs shall minimize impacts on agricultural land, forestry, mineral resources, watersheds, water resources, and critical areas. Cities should accommodate additional housing at appropriate urban densities before expanding into areas where growth would adversely impact critical areas or resource lands <u>or be at risk of flooding or other natural hazards</u>.</p>		
27	2-24	Policy 2N-1	Establish urban growth areas for cities, first, by determining the <u>land and zoning</u> capacity of the existing UGA to accommodate growth in the 20 year planning period. If it is determined that additional land <u>or density</u> is needed to accommodate the projected allocated growth, or to meet other goals of the GMA, then include contiguous areas which have urban characteristics; and, finally, by including other suitable areas that demonstrate the ability to provide adequate public facilities and services at urban levels of service to accommodate growth	Galloway	
28	2-24	Policy 2N-3	Consider development incentives, such as <u>expedited permitting or</u> density bonuses, in UGAs in association with the density credit program. <u>Work with the cities to coordinate permitting processes and</u> <del>E</del> ncourage cities to consider development incentives in association with a cooperative City-County density credit program.	Galloway	
29	2-25	Policy 2N-8	Encourage provision of serviced industrial sites by cities. <u>Where applicable, within urban growth areas, preserve existing zoning designations for properties with operating industries and protect existing industrial and maritime developments and industrially zoned areas from encroachment by incompatible uses and developments on adjacent lands. Protective measures should include but may not be limited to the adoption of notice of disclosure requirements.</u>	Galloway	APPROVED SCOTW 3.3.2026
30	2-25	Policy 2N-9	Consider mixed-use zoning, where appropriate, to encourage walkability <u>and reduced vehicle miles travelled</u> .	Galloway	
31	2-25/26	Goal 2P	Goal 2P: Whatcom County seeks to support and encourage the cities and unincorporated UGAs in efforts to increase residential densities within their jurisdictions throughout the planning period, as a way to increase vitality, reduce the cost of services, promote physical activities, manage outward growth, and protect the environment. The County encourages cities to achieve citywide	Galloway	

			<p>average net densities for new developments as shown below, while respecting unique characteristics of each city:</p> <ul style="list-style-type: none"> <li>• Bellingham – six to 43 units per net acre;</li> <li>• Ferndale – six to 10 units per net acre;</li> <li>• Lynden – six to 10 units per net acre;</li> <li>• Blaine – six to 10 units per net acre;</li> <li>• Everson – four to six units per net acre;</li> <li>• Nooksack – four to six units per net acre; and</li> <li>• Sumas – four to six units per net acre.</li> </ul> <p>The County should achieve overall average net densities for new developments as shown below, while respecting unique characteristics of each community:</p> <ul style="list-style-type: none"> <li>• Birch Bay – five to ten units per net acre; and</li> <li>• Columbia Valley – four to six units per net acre.</li> </ul> <p><b>Question:</b> <i>Are these sufficient densities? Do we have the option to allow for more density?</i></p>		
32	2-26	Policy 2P-1	Encourage cities to adopt and implement policies and development regulations that promote urban densities. <u>Coordinate with cities on policies and development regulations in the city adjacent UGAs for consistency.</u>	Galloway	
33	2-26	Policy 2P-4	Encourage housing to develop with the greatest possible mix of household incomes by utilizing such techniques as lot clustering, varied lot sizes, small scale multifamily dwellings, <u>inclusionary zoning, permanent affordability covenants</u> , and responsible reductions in infrastructure requirements for subdivisions.	Galloway	
34	2-27	Policy 2Q-3	<u>Support the Birch Bay Community Advisory Committee and E</u> ncourage the establishment of an advisory committee for the <del>Birch Bay and</del> Columbia Valley Urban Growth Areas to provide a mechanism to interface with the County regarding their respective community development issues.	Galloway	

35	2-27	Policy 2Q-4	Provide planning assistance to <del>citizens</del> <u>the residents</u> of the Birch Bay and Columbia Valley Urban Growth Areas for the purpose of developing and implementing Subarea or Community Plans to further define future uses and facilitate orderly urban development.	Galloway	
36	2-27	Policy 2Q-5	<del>Encourage and assist the citizens</del> <u>Consider incorporation</u> of Birch Bay and Columbia Valley Urban Growth Areas <del>with incorporation</del> when <u>feasible and</u> appropriate.	Galloway	
37	2-28	Policy 2R-4	Limit development within urban growth areas with no municipal sewer and water service through zoning at a density no greater than one unit <u>and two ADUs</u> per <del>parcel</del> <u>ten acres so long as the development meets all applicable building and construction, development and land use, and health codes.</u>  <i>Note: If passed, will need to change subsequent references.</i>	Galloway	
38	2-29	NEW Policy 2S-6	<u>Policy 2S-6: Coordinate with cities to plan for designated Urban Growth Area Reserve areas, including long-range capital facility, utility, and service needs and an evaluation of costs associated with potential future annexation. Where UGA Reserves are identified, the County and city shall establish a work program and schedule, through an interlocal agreement, to complete such planning prior to the next Buildable Lands Analysis. Coordination does not presume annexation, zoning changes, development approval, or capital funding commitments.</u>	Galloway	
39	2-31	Policy 2U-6	Whatcom County and Bellingham should continue to coordinate protection and development within <del>the its eight W</del> <u>watersheds including Lake Whatcom, Whatcom Creek, Squalicum Creek, Padden Creek, Chuckanut Creek, Silver Creek, Little Squalicum Creek, and Bellingham Bay.</u>	Galloway	
40	2-32	Policy 2U-9	<u>Prior to considering rezoning industrial lands within the Bellingham UGA, the County will first support the City of Bellingham's completion of an annexation plan that retains existing light and heavy industrial zoned areas and evaluates potential measures to mitigate for conflicts between existing, incompatible land uses.</u> Coordinate with the City of Bellingham in evaluating benefits and costs of existing or proposed industrial zoning in the Bellingham UGA and seek additional industrial zoning sites countywide in coordination with the <i>Whatcom County Industrial Lands Study</i> (July 2025).	Galloway	Strike Amendment APPROVED SCOTW 3.3.2026
41	2-32	Policy 2U-9	<del>Coordinate with the City of Bellingham in evaluating benefits and costs of existing or proposed industrial zoning in the Bellingham UGA and seek additional industrial zoning sites countywide in coordination with the Whatcom County Industrial Lands Study (July 2025).</del>	Stremler	Not approved by above vote SCOTW 3.3.2026

42	2-41	Policy 2W-1	Work with Everson to adopt measures to limit development in floodplains. <u>Development that does occur should take mitigative measures like increasing building elevation to reduce risk of harm and damage from flooding.</u>	Galloway	APPROVED SCOTW 3.3.2026
43	2-57	Policy 2Z-1	Work with Nooksack to adopt measures to limit development in floodplains. <u>Development that does occur should take mitigative measures like increasing building elevation to reduce risk of harm and damage from flooding.</u>	Galloway	APPROVED SCOTW 3.3.2026
44	2-61	Sumas	The 2021 <u>and 2025</u> Nooksack River flood events devastated Sumas, causing approximately 80% of structures to be damaged. Sumas emphasizes the new urban growth area as a means to <u>relocate current residents and</u> direct new population out of the path of the flood.	Galloway	
45	2-62	Policy 2AA-2	Work with Sumas to adopt measures to limit development in floodplains. <u>Development that does occur should take mitigative measures like increasing building elevation to reduce risk of harm and damage from flooding.</u>	Galloway	APPROVED SCOTW 3.3.2026
46	2-84	Policy 2CC-16	...The County Administration should provide the County Council, <u>Lummi Nation, and Nooksack Indian Tribe</u> written notice of all known preapplication correspondence or permit application submittals and notices, federal, state, or local that involve activity with the potential to expand “Fossil Fuel Refinery, Renewable Fuel Refinery, Fossil Fuel Transshipment Facility, or Renewable Fuel Transshipment Facility,” as defined in the Whatcom County Code (Chapter 20.97).	Galloway	
47	2-89	Rural Character and Lifestyle	<p>... While rural property owners do not expect to be provided with urban-level services, they enjoy a quality of life and sense of self-sufficiency not ordinarily found in the urban areas.</p> <p><u>It is also important to note that rural lifestyle is not sustainable for everyone in an ever-increasing population given land and resource scarcity and that it comes at a cost and inequity to residents. Rural areas lack sufficient services and infrastructure, often creating food, health care, child care, and employment deserts. The services that are provided are minimal and expensive. Furthermore, rural development is disproportionately vulnerable to climate impacts. Whatcom County should intentionally not drive growth to rural areas, especially housing intended for lower incomes that is more appropriate in areas with urban levels of services and infrastructure.</u></p> <p>In the rural element of this chapter, Whatcom County establishes policy consistent with the findings of the legislature and with the above vision of rural character and lifestyle that will...</p>	Galloway	APPROVED SCOTW 3.3.2026
48	2-91	Policy 2DD-2 (A) New #4	Policy 2DD-2(A)(4): Protect the character of the rural area through the County’s development regulations. In addition to the policies of this plan that provide measures governing rural development, the following County’s key development regulations are incorporated into this plan by reference to assure that the plan contains measures to protect rural character:	Galloway	



			<p>...</p> <p>A. Measures to contain or otherwise control rural development and reduce the inappropriate conversion of undeveloped land into sprawling, low-density development:</p> <p>...</p> <p><u>4. Consider pathways for code-compliant, sustainable, low-impact, off-grid housing in an effort to accommodate housing consistent with rural character and development.</u></p>		
49	2-94	Policy 2DD-2 (C)(8)	<p>Policy 2DD-2: Protect the character of the rural area through the County’s development regulations. In addition to the policies of this plan that provide measures governing rural development, the following County’s key development regulations are incorporated into this plan by reference to assure that the plan contains measures to protect rural character:</p> <p>...</p> <p>C. Measures to protect critical areas and surface and groundwater resources:</p> <p>...</p> <p>8. Require evidence of an adequate <b>and legal</b> water supply prior to issuance of any building permit, per WCC 24.11.060, adopted herein by reference.</p>	Galloway	APPROVED SCOTW 3.3.26
50	2-94	Policy 2DD-2 (C)(10)	<p>Policy 2DD-2: Protect the character of the rural area through the County’s development regulations. In addition to the policies of this plan that provide measures governing rural development, the following County’s key development regulations are incorporated into this plan by reference to assure that the plan contains measures to protect rural character:</p> <p>...</p> <p>C. Measures to protect critical areas and surface and groundwater resources:</p> <p>...</p> <p>10. Limit phosphorus entering Lake Whatcom through WCC 20.51 Lake Whatcom Watershed Overlay District and Lake Whatcom and Lake Samish due to the application of commercial fertilizers to residential laws and public properties through WCC 16.32, adopted herein by reference. <u>Implement the goals and objectives of the Lake Whatcom Management Program Work Plan.</u></p>	Galloway	
51	2-96	Policy 2DD-2 Add NEW (E)	<p>Policy 2DD-2: Protect the character of the rural area through the County’s development regulations. In addition to the policies of this plan that provide measures governing rural development, the following County’s key development regulations are incorporated into this plan by reference to assure that the plan contains measures to protect rural character:</p>	Galloway	Moved to 2FFF, pg. 133

			<p>...</p> <p><u>E. Measures to protect against climate impacted natural hazards.</u></p> <p><u>1. Explore establishing a Climate Overlay District that would consider special development regulations and mitigation measures to protect people, property, and infrastructure from natural hazards including flood, rising sea levels, and wildfires. Use best available science and most current maps and projections.</u></p>		APPROVED SCOTW 3.3.2026
52	2-101	LAMIRDS Type III	<p><b><u>Galloway Amendment- Scrivener</u></b></p> <p>Change reference to cottage industries to <u>home-based businesses</u></p>	Galloway	
53	2-108	Policy 2LL-1	<p><b><u>Galloway Amendment- Scrivener</u></b></p> <p>Change reference to cottage industries to <u>home-based businesses</u></p>	Galloway	
54	2-114	NEW Policy 2NN-5 Re-number subsequent policies	<p><u>Policy 2NN-5: Work with the City of Bellingham to acquire and preserve lands in the Lake Whatcom Watershed pursuant to the goals and objectives of the Lake Whatcom Management Program Work Plan.</u></p>	Galloway	
55	2-114	Policy 2NN-6	<p>If vacant lots in the Lake Whatcom watershed come available due to a tax foreclosure the County <del>may</del><u>should</u> acquire them, remove the developments rights and then place them back on the market through the public auction process to recover any residual value.</p>	Galloway	
56	2-114	NEW Policy 2NN-8	<p><u>Policy 2NN-8: Whatcom County should work with Sudden Valley landowners to help them inspect and maintain their private stormwater systems.</u></p>	Galloway	
57	2-114	Policy 2NN-9	<p>Work with all parties to maintain, and appropriately plan for infrastructure, public services, and stormwater retention so that Sudden Valley can develop <u>and mitigate</u> appropriately.</p>	Galloway	
58	2-115	NEW Policy 2PP-2	<p><u>Policy 2PP-2: Recognize and mitigate against the risk of wildfire for residences adjacent to or surrounded by federal forested lands.</u></p>	Galloway	
59	2-115	NEW Policy 2QQ-3	<p><u>Policy 2QQ-3: Consider land back opportunities in an effort to return land, stewardship, and sovereignty back to Indigenous peoples, restoring ancestral lands to Lummi Nation and Nooksack Indian Tribe, strengthening tribal self-determination, and managing natural resources through traditional practices.</u></p>	Galloway	
60	2-122	Open Space Areas	<p>Whatcom County residents consider open space and the conservation of farm and <del>timber forest</del> land to be essential to the quality of life in Whatcom County. As urban growth pressures increase,</p>	Galloway	

			open space, farms, forests, and shorelines are becoming more valuable to the residents of the county. Loss of open space is perceived by the people of Whatcom County as an adverse impact to the quality of life <u>and local economy</u> .		
61	2-122	Policy 2RR-5	Promote conservation principles by example or by offering educational opportunities <u>to residents and visitors</u> .	Galloway	
62	2-122	Policy 2RR-7	Enhance <u>responsible</u> recreation opportunities <u>that keep people safe and don't damage the environment</u> .	Galloway	
63	2-122	Policy 2RR-8	Preserve scenic vistas, historic, <u>cultural</u> , and archaeological sites.	Galloway	
64	2-123	Open Space Corridors	<b><u>Galloway Amendment – Scrivener</u></b> Goal <u>2SS</u> Policy <u>2SS-1</u>	Galloway	
65	2-123	Policy 2SS-1	Identify marine, riverine, and other riparian corridors as essential elements of open space corridors <u>and fish and wildlife habitat</u> .	Galloway	
66	2-123	Policy 2SS-2	Identify contiguous <u>agriculture and</u> forested landscapes as essential elements of open space corridors. Utilize the Conservation Easement Program to protect working <u>agriculture and</u> forestlands to achieve numerous benefits, including the preservation of the working <u>forestlands</u> base, recreation opportunities, watershed health, and wildlife habitat.	Galloway	
67	2-123	Policy 2SS-7	Identify open space corridors in areas highly susceptible to climate change impacts. <u>Recognize the benefits of restored and enhanced riparian habitats for flood risk reduction</u> .	Galloway	
68	2-123	Goal 2TT	Promote coordination among the county, cities, Port of Bellingham, <u>Tribes</u> , and other appropriate jurisdictions in order to protect linked greenbelts, parks, and open spaces.	Galloway	
69	2-125	NEW Policy 2UU-13 Re-number subsequent policies	<u>Policy 2UU-13 Support opportunities to do on- and off-site mitigation and mitigation banking as a way to support open and green space and habitat restoration and enhancement</u> .	Galloway	
70	2-125	Policy 2UU-14/15	Consider an update to <i>Whatcom County Open Space Policies and Criteria and Public Benefit Rating System</i> (as amended in 1995 under Ord. No. 1995-040) to further incentivize voluntary public access, fish and wildlife habitat enhancement and protection on privately owned lands, <u>forests</u> ,	Galloway	

			and shorelines. <u>Consider benefits to climate resilience and ecosystem services. Updating policies, criteria, and rating system may require advocating for State legislation.</u>		
71	2-127/128	Essential Public Facilities	<p><b><u>Galloway Amendment – Scrivener / non-substantive</u></b></p> <p><b>Process</b></p> <p>This section was prepared with consideration of information and procedures adopted by other jurisdictions. An Essential Public Facilities Advisory Committee composed of <del>citizen</del><u>community members</u>, business, health care and government representatives met in 2001-2002 and recommended modifications to this chapter to refine the process for siting essential public facilities. The original essential public facilities ordinance was adopted in 2004 and has since been amended.</p> <p><b>GMA Goals and Countywide Planning Policies</b></p> <p>The GMA goal of encouraging <del>citizen-community</del> participation and coordination is served by this section. This section has been prepared to satisfy that goal while also meeting the intent of the Countywide Planning Policies (CWPPs). The CWPPs require identification of appropriate land for public facilities, a cooperative and structured process to consider siting of essential public facilities of a regional or statewide nature. Adoption of this section and implementation of its goals and policies satisfies Growth Management goals and Countywide Planning Policies.</p> <p><b>GMA Requirements</b></p> <p>RCW 36.70A.200 requires that each county include a process for identifying and siting essential public facilities. The RCW <del>defines essential public facilities as those facilities that are typically difficult to site and</del> provides a list of such facilities.</p> <p><b>Background Summary</b></p> <p><del>Essential public facilities include those facilities considered difficult to site because of potential adverse effects related to size, bulk, hazardous characteristics, noise, or public health and safety.</del></p> <p>The Growth Management Act (RCW 36.70A.200) and the Washington Administrative Code (WAC 365-196-550) indicate that essential public facilities:</p> <ul style="list-style-type: none"> <li>• Are typically difficult to site <u>because of potential adverse effects related to size, bulk, hazardous characteristics, noise, or public health and safety;</u></li> <li>• Provides a public service, including a local service; and</li> <li>• Are provided, substantially funded or contracted for by government or subject to public service obligations.</li> </ul>	Galloway	
72	2-129	Policy 2XX-3	The Growth Management Act identifies certain essential public facilities and the County <del>Council</del> has taken <del>legislative action, with the assistance of an essential public facilities advisory</del>	Galloway	

			<p><del>committee</del>, to identify additional essential public facilities. A proponent or government agency shall apply for a comprehensive plan amendment to add a particular land use to the adopted list of essential public facilities. In order to be added to the list of essential public facilities, the applicant must demonstrate that the facility:</p> <ul style="list-style-type: none"> <li>• Is typically difficult to site;</li> <li>• Provides a public service, which may be a local service; and</li> <li>• Is provided, substantially funded or contracted for by government or subject to public service obligations.</li> </ul>		
73	2-130	Policy 2XX-4	<p>If significant amendments to the essential public facility siting process are proposed in the future, an essential public facilities committee consisting of <del>citizen</del><u>community members</u>, business, health care, and government representatives, as appropriate, will be appointed by the County Executive, <u>and confirmed by the County Council</u>, to make recommendations relating to the proposed amendments.</p>	Galloway	
74	2-131	Policy 2YY-4	<p>... Highways and railroad tracks that qualify as essential public facilities should be sited in accordance with all of the following principles. These facilities should be located:</p> <ul style="list-style-type: none"> <li>• In a manner that minimizes or mitigates noise <u>and other</u> impacts to surrounding residential areas.</li> </ul>	Galloway	
75	2-127	Policy 2YY-15	<p>If significant amendments to the essential public facility siting criteria are proposed in the future, an essential public facilities committee consisting of <del>citizen</del><u>community members</u>, business, health care, and government representatives, as appropriate, will be appointed by the County Executive, <u>and confirmed by the County Council</u>, to make recommendations relating to the proposed amendments.</p>	Galloway	
76	2-139	Goal 2ZZ	<p>Provide for broad participation in the siting process by affected <u>local, state, federal, and tribal</u> agencies, <del>citizens</del><u>community members</u>, and any other interested parties.</p>	Galloway	
77	2-142	Goal 2CCC	<p>Recognize Whatcom County's historical and archeological attributes and identify and encourage the preservation of lands, sites, and structures that have historic or archeological significance. <u>Ensure engagement and coordination with Lummi Nation and Nooksack Indian Tribe.</u></p>	Galloway	
78	2-143/ 144	Policy 2CCC-12	<p>The County shall continue to cooperate with <u>the Tribes and</u> cultural groups and <del>their organized</del> representatives of the tourism industry to promote <u>respectful and appropriate</u> cultural tourism and ensure that cultural tourism projects remain eligible for funding <del>assistance through its</del> <u>hotel/motel from the lodging tax funds and grants</u> program.</p>	Galloway	

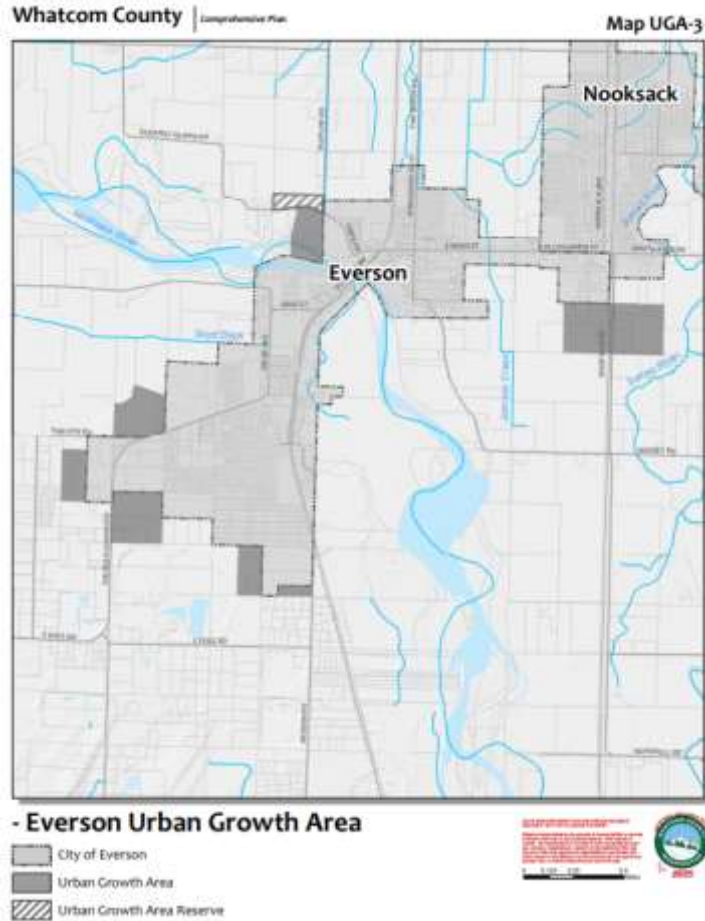
79	2-144	VMT per Capita	The GMA requires the County to address reductions in per capita vehicle miles traveled in the Land Use Chapter of the Comprehensive Plan. A variety of measures may be used, including encouraging more development in UGAs where adequate public facilities and services exist or can be provided in an efficient manner. <u>Achieving our vehicle miles travelled reduction goals will require strong coordination and collaboration with city, state, federal, and tribal governments, Whatcom Transportation Authority, and local businesses.</u>	Galloway	
80	2-144	Policy 2DDD-4	Coordinate with cities <u>and employers</u> to plan for <del>housing</del> <u>development of housing, services, alternative transportation, and infrastructure in proximity</u> to employment to reduce <del>employment-based</del> vehicle miles traveled.	Galloway	
81	2-145	Goal 2EEE	Reduce and mitigate the risk to lives and property posed by wildfires by using land use planning <u>and building code</u> tools to reduce wildfire risk. Reduce wildfire risks to residential development in high risk areas and the wildland urban interface area, separating human development from wildfire prone landscapes, and protecting existing residential development and infrastructure through community wildfire preparedness and fire adaptation measures.	Galloway	
82	2-145	NEW Policy 2EEE-3	<u>Policy 2EEE-3: Continue to invest County resources into wildfire resilience programs like FireWise and those administered by the Whatcom Conservation District.</u>	Galloway	
83			<b><u>Overall note:</u></b> Will need to update Maps, UGAs and UGARs depending on Council's amendments	Galloway	

84

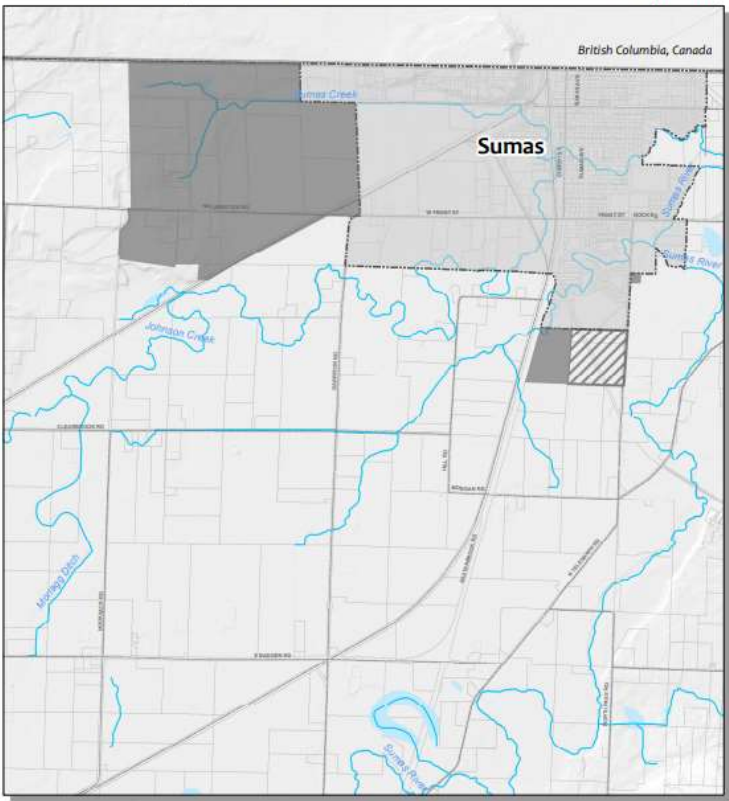
2-38

Everson UGA  
Proposal

Replace Everson UGA map with the below map reflecting Council's direction on 2/10/26



APPROVED  
COTW 2.10.26

85	2-56	Sumas UGA Proposal	<p>Replace Sumas UGA map with the below map reflecting Council's direction on 2/10/26</p> <p>Whatcom County   Comprehensive Plan   Map UGA-7</p>  <p><b>- Sumas Urban Growth Area</b></p> <ul style="list-style-type: none"> <li>City of Sumas</li> <li>Urban Growth Area</li> <li>Urban Growth Area Reserve</li> </ul> <p>0 0.125 0.25 0.5 Miles</p> <p>2025</p>		APPROVED COTW 2.10.26
----	------	--------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--------------------------

**ADDITIONAL AMENDMENTS AFTER 3/3**

86	2-5	Background Summary	<p>...All of this needs to be done in light of those aspects of the county which are most valued: <u>treaty natural and cultural resources</u>, water quality, productive agricultural land, economic development in rural areas, distinct boundaries between rural and urban areas, and predictability in land use plans.</p>	Galloway	
87	2-18	Fish and Wildlife	<p>Whatcom County has historically enjoyed abundant and diverse fish and wildlife populations. Maintaining healthy fish and wildlife populations is a vital goal in maintaining the quality of life <u>and protecting treaty natural resources</u> in Whatcom County. Chapter 10: Environment, contains</p>	Galloway	



			additional discussion of fish and wildlife issues, as well as goals and policies regarding fish and wildlife habitat protection and management.		
88	2-20	Issues, Goals, and Policies	<p>Countywide Planning Policies set guidelines for designating city urban growth areas including:</p> <ul style="list-style-type: none"> <li>Small cities' UGAs shall be of an adequate size to allow them to <del>become viable</del> <u>maintain viability as</u> economic centers <u>with a balance of jobs, housing, and quality of life.</u></li> </ul>	Galloway	
89	2-22	Policy 2N-5	<p><del>Policy 2N-5: Protect resource lands by controlling or buffering adjacent uses and encouraging increased densities within existing city boundaries before expanding into county resource lands.</del></p> <p><u>Policy 2N-5: Urban Growth Areas should be established in a way that preserves agricultural land, forestry, mineral resources, treaty natural resources (e.g. salmon, wildlife, traditional foods), tribal cultural resources, water resources, and critical areas.</u></p> <p><u>Policy 2N-6: Urban growth shall maintain proper buffers from natural resource areas to minimize conflicts with natural resources and industries based on them.</u></p> <p><u>Policy 2N-7: Encourage increased densities within existing city boundaries before expanding into county resource lands.</u></p> <p><i>Note: new language from Countywide Planning Policies</i></p>	Galloway	
<b>ADDITIONAL AMENDMENTS FOR 3/10</b>					
90	Intentionally blank				
91	2-25	Policy 2N-8	<p>Encourage provision of serviced industrial sites by cities. <u>Where applicable, within urban growth areas, preserve existing zoning designations for the regulatory ability of existing properties with operating industries to continue operating, if proposed for rezoning, and protect existing industrial and maritime zoned developments and industrially zoned areas</u> from encroachment by incompatible uses and developments on adjacent lands. Protective measures should include but may not be limited to the adoption of notice of disclosure requirements.</p>	Galloway	
92	2-4	Background Summary	<p><u>A key need for meeting land demands to generate family living wage employment is land that is "ready to go" for industrial development.</u></p>	Galloway	
93	2-56	Nooksack	<p><u>The Community's expressed vision is to maintain an atmosphere of safe and friendly family living in a small town rural setting, while protecting and enjoying the natural environment and</u></p>	Galloway	

			<u>agricultural lands of the surrounding area, and promoting development of new jobs and businesses.</u>		
94	2-5	Background Summary	<u>All of this needs to be done in light of those aspects of the county which are most valued: <b>treaty natural and cultural resources</b>, water quality, productive agricultural <b>and forest (#4) land</b>, economic development in rural areas, distinct boundaries between rural and urban areas, and predictability in land use plans.</u>	Galloway	
95	2-20/25	Fish and Wildlife	<u>Whatcom County has historically enjoyed abundant and diverse fish and wildlife populations. Maintaining healthy fish and wildlife populations is a vital goal in maintaining the quality of life and protecting <b>treaty natural resources</b> in Whatcom County. <b>Chapter 8: Natural Resource Lands and (#18)</b> Chapter 10: Environment, contains additional discussion of fish and wildlife issues, as well as goals and policies regarding fish and wildlife habitat protection and management.</u>	Galloway	
96	2-22	Issues, Goals, and Policies	<u>Countywide Planning Policies set guidelines for designating city urban growth areas including:</u> <ul style="list-style-type: none"> <li><u>• Small cities' UGAs shall be of an adequate size to allow them to <b>become viable maintain viability</b> as economic centers with a balance of jobs, housing, and quality of life.</u></li> </ul>	Galloway	
97	2-24	Policy 2N-5	<u><del>Protect resource lands by controlling or buffering adjacent uses and encouraging increased densities within existing city boundaries before expanding into county resource lands.</del> Urban Growth Areas should be established in a way that preserves agricultural land, forestry, mineral resources, treaty natural resources (e.g. salmon, wildlife, traditional foods), tribal cultural resources, water resources, and critical areas. ___</u>	Galloway	
98	2-25	Policy 2N-6 Add new	<u><b>Maintain proper buffers between urban growth, including established residential neighborhoods and industrial sites, and natural resource areas.</b></u>	Galloway	
99	2-25	Policy 2N-7 Add new and renumber subsequent policies	<u><b>Encourage increased densities within existing city boundaries before expanding into county resource lands.</b></u>	Galloway	
100	2-15	Policies 2J-6-11 Add new policies and renumber Policy 2J-6	<u><b>Policy 2J-6: When planning for and siting uses with adverse environmental impacts, direct those uses away from areas with significant health disparities and existing uses that adversely impact the community and equitably distribute the new uses.</b></u>	Galloway	

			<p><u>Policy 2J-7: For uses that cannot be located in a different location, such as highway expansions, mitigate adverse impacts including in those areas with significant health disparities.</u></p> <p><u>Policy 2J-8: Equitably site beneficial uses such as trails, parks, and schools and prioritize new investments in underserved areas.</u></p> <p><u>Policy 2J-9 Equitably plan for capital facilities and invest in underserved or overburdened areas.</u></p> <p>Policy 2J-610: Public participation plans for future Comprehensive Plan updates should include reaching vulnerable populations in overburdened communities.</p> <p><u>Policy 2J-11: Meaningfully involve all affected people in planning decisions, not just comprehensive plan updates.</u></p>		
101	2-92/ 93	Policy 2DD-2C	<p>Add new numbers 2 and 3:</p> <p><u>C. Measures to protect critical areas and surface and groundwater resources:</u></p> <p><u>1. Protect the functions and values of critical areas (geologically hazardous areas, frequently flooded areas, critical aquifer recharge areas, wetlands, and habitat conservation areas) and the ecological processes that sustain them, through WCC 16.16 Critical Areas provisions, adopted herein by reference.</u></p> <p><u>2. Ensure compliance with Growth Management Act provisions to better protect of senior water rights, agricultural water rights, and fish and wildlife habitats.</u></p> <p><u>3. RCW 36.70A.070(1)Adopt policies and regulations to ensure development complies with RCW 90.44.050, the applicable instream flow rules, the watershed plan updated under RCW 90.94.020, and the watershed restoration and enhancement plans required by RCW 90.94.030.</u></p>	Galloway	
102	2-137	Policy 2YY-13	<p>1. <u>In compliance with RCW 36.70A.410, Whatcom County will not treat a residential structure occupied by persons with handicaps/disabilities differently than a similar residential structure occupied by a family or other unrelated individuals. "Persons with disabilities" are as defined in the federal Fair Housing Amendments Act of 1988 under the term "handicaps," which the U.S. Supreme Court found to be synonymous with "disabilities" in <i>Bragdon v. Abbott</i>, 524 U.S. 624, 631 (1998).</u></p>	Galloway	
103	2-41	Policy 2W-1	<p>Work with Everson to adopt measures to limit development in <u>current and future</u> floodplains. Development that does occur should take mitigative measures <u>outlined in the Future Shorelines: Whatcom Climate Vulnerability Assessment and Shoreline Management Solutions Report, found in Appendix D, using the report's relocate, avoid, accommodate, protect model to build resilience</u></p>	Scanlon	

			<u>to coastal and riverine flooding and erosion hazards, like increasing building elevation to reduce risk of harm and damage from flooding.</u>		
104	2-57	Policy 2Z-1	Work with Nooksack to adopt measures to limit development in <u>current and future</u> floodplains. Development that does occur should take mitigative measures <u>outlined in the Future Shorelines: Whatcom Climate Vulnerability Assessment and Shoreline Management Solutions Report, found in Appendix D, using the report's relocate, avoid, accommodate, protect model to build resilience to coastal and riverine flooding and erosion hazards, like increasing building elevation to reduce risk of harm and damage from flooding.</u>	Scanlon	
105	2-62	Policy 2AA-2	Work with Nooksack to adopt measures to limit development in <u>current and future</u> floodplains. Development that does occur should take mitigative measures <u>outlined in the Future Shorelines: Whatcom Climate Vulnerability Assessment and Shoreline Management Solutions Report, found in Appendix D, using the report's relocate, avoid, accommodate, protect model to build resilience to coastal and riverine flooding and erosion hazards, like increasing building elevation to reduce risk of harm and damage from flooding.</u>	Scanlon	
106	2-51	NEW Policy 2Y-3 Re-number subsequent policies	<u>Work with Lynden to adopt measures to limit development in current and future floodplains. Development that does occur should take mitigative measures outlined in the Future Shorelines: Whatcom Climate Vulnerability Assessment and Shoreline Management Solutions Report, found in Appendix D, using the report's relocate, avoid, accommodate, protect model to build resilience to coastal and riverine flooding and erosion hazards.</u>	Scanlon	
107	2-47	NEW Policy 2X-4 Re-number subsequent policies	<u>Work with Ferndale to adopt measures to limit development in current and future floodplains. Development that does occur should take mitigative measures outlined in the Future Shorelines: Whatcom Climate Vulnerability Assessment and Shoreline Management Solutions Report, found in Appendix D, using the report's relocate, avoid, accommodate, protect model to build resilience to coastal and riverine flooding and erosion hazards.</u>	Scanlon	
108	2-37	NEW Policy 2V-1 Re-number subsequent policies	<u>Work with Blaine to adopt measures to limit development in current and future floodplains and areas at risk of sea level rise and coastal erosion. Development that does occur should take mitigative measures outlined in the Future Shorelines: Whatcom Climate Vulnerability Assessment and Shoreline Management Solutions Report, found in Appendix D, using the report's relocate, avoid, accommodate, protect model to build resilience to coastal and riverine flooding and erosion hazards.</u>	Scanlon	
109	2-32	NEW Policy 2U-7	<u>Work with Bellingham to adopt measures to limit development in current and future floodplains and areas at risk of sea level rise and coastal erosion. Development that does occur should take mitigative measures outlined in the Future Shorelines: Whatcom Climate Vulnerability Assessment and Shoreline Management Solutions Report, found in Appendix D, using the report's</u>	Scanlon	

		Re-number subsequent policies	<u>relocate, avoid, accommodate, protect model to build resilience to coastal and riverine flooding and erosion hazards.</u>		
110	2-69	NEW Policy 2BB-3 Re-number subsequent policies	<u>Work with the Birch Bay Community Advisory Committee and local partners to adopt measures to limit development in current and future floodplains and areas at risk of sea level rise and coastal erosion. Development that does occur should take mitigative measures outlined in the Future Shorelines: Whatcom Climate Vulnerability Assessment and Shoreline Management Solutions Report, found in Appendix D, using the report's relocate, avoid, accommodate, protect model to build resilience to coastal and riverine flooding and erosion hazards. Continue the pilot adaptation plan for Birch Bay.</u>	Scanlon	
111	2-96	NEW Policy 2DD-2(E) and 2DD-2(E1)	<u>E. Measures to protect against climate impacted natural hazards</u> <u>1. Work with partners to adopt measures to limit development in current and future floodplains and areas at risk of sea level rise and coastal erosion. Development that does occur should take mitigative measures outlined in the Future Shorelines: Whatcom Climate Vulnerability Assessment and Shoreline Management Solutions Report, found in Appendix D, using the report's relocate, avoid, accommodate, protect model to build resilience to coastal and riverine flooding and erosion hazards.</u>	Scanlon	
112	2-10	Policy 2C-7 STRIKE	<u>To partially defray the costs of infrastructure and service improvements required by development in areas under county jurisdiction, Construction Impact Fees, will be levied as per state law. (#8)</u>	Stremler	
113	2-100	NEW Policy 2GG-4 Re-number subsequent policies	<u>Land in the R10A district may not be rezoned to a rural zone that allows a higher density if it is located in the current flood plain, a likely future flood plain, or a sea level rise inundation zone.</u>	Galloway	
114	2-145	Goal 2EEE	<u>Reduce and mitigate the risk to lives and property posed by wildfires by using land use planning and building code tools to reduce wildfire risk. Reduce wildfire risks to residential development in high risk areas and the wildland urban interface area through enforcing wildfire building codes and education, separating human development from wildfire prone landscapes, and protecting existing residential development and infrastructure through community wildfire preparedness and fire adaptation measures.</u>	Galloway	
115	2-6	Add New Policies 2A-9, 2A-10, 2A-11	<u>Policy 2A-9 : Where applicable, retain light and heavy industrial zoning for parcels with active and lawfully established industrial operations as of the date of Comprehensive Plan adoption. For industrially zoned parcels without an active industrial use as of the date of adoption, require review during the next periodic update to evaluate continued industrial designation based on:</u>	Galloway	

		Re-number subsequent policies	<ul style="list-style-type: none"> <li>• <u>Compatibility with surrounding and planned residential land uses.</u></li> <li>• <u>Environmental health and cumulative pollution impacts.</u></li> <li>• <u>Infrastructure availability and fiscal sustainability.</u></li> <li>• <u>Consistency with Urban Growth Area development patterns and Countywide Planning Policies.</u></li> </ul> <p><u>Policy 2A-10: Prioritize redevelopment and intensification of previously disturbed, underutilized, or remediated industrial lands before expansion or activation of dormant heavy industrial zoning, particularly in areas adjacent to existing or planned residential neighborhoods.</u></p> <p><u>Policy 2A-11: Where heavy industrial zoning is located within Urban Growth Areas planned for residential growth, land use designations should support urban residential development patterns that minimize exposure to industrial pollution and advance public health, environmental justice, and long-term fiscal resilience.(115)</u></p>		
116	2-11	Add New Policies 2C-8, 2C-9	<p><u>Policy 2C-8: Implement transparent and accountable systems to ensure timely assessment, collection, tracking, and reporting of impact fees, permit fees, and development-related charges consistent with state law.</u></p> <p><u>Policy 2C-9: Periodically review fee schedules and collection practices to ensure alignment with actual infrastructure and service costs and to prevent unintended cost shifting to existing residents.</u></p>	Galloway	
117	2-20	Policy 2M-3	<p><u>Develop educational tools, technical assistance, and incentive-based programs to encourage and support existing land uses to restore and enhance (#20) degraded habitat to properly functioning ecological conditions, with measurable outcomes, especially for threatened and endangered species.</u></p>	Galloway	
118	2-20	Add New Policies 2M-4, 2M-5, 2M-6	<p><u>Policy 2M-4: Prioritize restoration efforts for areas with cumulative environmental impacts, including previously disturbed or industrial lands, riparian corridors, and habitats supporting threatened and endangered species.</u></p> <p><u>Policy 2M-5: Encourage the use of nature-based solutions for stormwater management, erosion control, soil stabilization, carbon sequestration, and phytoremediation. This may include evaluation and pilot use of emerging sustainable agricultural crops, such as industrial hemp where appropriate, as a tool for runoff mitigation, soil improvement, and ecological restoration.</u></p> <p><u>Policy 2M-6: Coordinate with local, state, federal, and tribal partners to align habitat restoration efforts with regional recovery strategies and improve ecological resilience within both rural and Urban Growth Areas.</u></p>	Galloway	

119	2-25	<p>Add New Policies 2N-8 to 2N-11</p> <p>Re-number subsequent policies</p>	<p><u>Policy 2N-8:</u> Within Urban Growth Areas, preserve zoning designations for properties with operating and lawfully established heavy industrial uses as of the date of Comprehensive Plan adoption.</p> <p><u>Policy 2N-9:</u> Where Heavy Impact Industrial zoning exists in areas that are substantially surrounded by established residential development:</p> <ul style="list-style-type: none"> <li>• Regulate expansion of Heavy Impact Industrial zoning boundaries.</li> <li>• Evaluate dormant or undeveloped Heavy Impact Industrial -zoned parcels during periodic review for transition to compatible urban residential or mixed-use designations.</li> <li>• Minimize further encroachment of heavy industrial uses into residential neighborhoods.</li> </ul> <p><u>Policy 2N-10:</u> Recognize existing lawful industrial operations as legal nonconforming or vested uses where applicable, and support opportunities to relocate industries to more suitable areas. Explore voluntary incentive programs, land swaps, phased transition tools, and relocation assistance mechanisms to encourage the long-term consolidation of heavy industrial uses into appropriately planned industrial districts.</p> <p><u>Policy 2N-11:</u> Consider mitigative measures such as buffering, performance standards, environmental mitigation requirements, and transition zones designed to reduce exposure to noise, emissions, freight traffic, and other industrial impacts.</p>	Galloway	
120	2-33	<p>Add New Policies 2U-10 to 2U13</p>	<p><u>Policy 2U-10:</u> Prior to considering rezoning or reaffirmation of industrial lands within the Bellingham Urban Growth Area, coordinate with the City of Bellingham to complete an annexation and land use compatibility plan that evaluates the long-term suitability of existing light and heavy industrial zoning. Such evaluation may include analysis of:</p> <ul style="list-style-type: none"> <li>• Proximity to established and planned residential neighborhoods;</li> <li>• Cumulative environmental health impacts;</li> <li>• Infrastructure capacity and fiscal sustainability;</li> <li>• Urban development patterns consistent with walkability and reduced vehicle miles traveled.</li> </ul> <p><u>Policy 2U-11:</u> Consider land uses more compatible with urban residential or mixed-use designations, where appropriate, on parcels that are undeveloped, dormant, or substantially surrounded by residential uses.</p>	Galloway	



			<p><b>Policy 2U-12:</b> Coordinate with Bellingham to consider consolidation of industrial zoned areas into appropriately planned industrial districts and prioritize redevelopment of already disturbed or remediated industrial lands before designating new industrial sites countywide.</p> <p><b>Policy 2U-13:</b> Consider additional industrial zoning based on demonstrated need, infrastructure availability, and compatibility with surrounding land uses, and work to reduce cumulative pollution exposure in residential neighborhoods.</p>		
121	2-41	<p>Add New Policies 2W-2 to 2W-4</p> <p>Re-number subsequent policies</p>	<p><b>Policy 2W-2:</b> Elevation strategies should prioritize structural elevation methods such as pier-supported construction, pile foundations, elevated platforms, amphibious or floating design, and other innovative flood-adaptive techniques rather than reliance on imported fill that reduces flood storage capacity.</p> <p><b>Policy 2W-3:</b> Require no net loss of flood storage in floodplain development regulations; use best available science and updated flood mapping, and consider cumulative impacts on downstream communities.</p> <p><b>Policy 3W-4:</b> Coordinate regionally to ensure flood mitigation efforts align with watershed-scale planning and long-term climate resilience goals.</p>	Galloway	
122	2-57/58	<p>Add New Policies 2Z-2 to 2Z-4</p> <p>Re-number subsequent policies</p>	<p><b>Policy 2Z-2:</b> Elevation strategies should prioritize structural elevation methods such as pier-supported construction, pile foundations, elevated platforms, amphibious or floating design, and other innovative flood-adaptive techniques rather than reliance on imported fill that reduces flood storage capacity.</p> <p><b>Policy 2Z-3:</b> Require no net loss of flood storage in floodplain development regulations; use best available science and updated flood mapping, and consider cumulative impacts on downstream communities.</p> <p><b>Policy 3Z-4:</b> Coordinate regionally to ensure flood mitigation efforts align with watershed-scale planning and long-term climate resilience goals.</p>		
123	2-62	<p>Add New Policies 2AA-3 to 2AA-5</p> <p>Re-number subsequent policies</p>	<p><b>Policy 2AA-3:</b> Elevation strategies should prioritize structural elevation methods such as pier-supported construction, pile foundations, elevated platforms, amphibious or floating design, and other innovative flood-adaptive techniques rather than reliance on imported fill that reduces flood storage capacity.</p> <p><b>Policy 2AA-4:</b> Require no net loss of flood storage in floodplain development regulations; use best available science and updated flood mapping, and consider cumulative impacts on downstream communities.</p>	Galloway	



			<u>Policy 2AA-5: Coordinate regionally to ensure flood mitigation efforts align with watershed-scale planning and long-term climate resilience goals.</u>		
124	2-145/146	Add New Policies 2FFF-1 to 2FFF-5	<u>Policy 2FFF-1: Establish and periodically update a Climate Resilience Overlay District that applies special development standards and mitigation measures to protect people, property, ecological systems, and infrastructure from climate-impacted natural hazards, including flooding, sea level rise, extreme precipitation, wildfire, heat events, and erosion.</u> <u>Policy 2FFF-2: Use best available science and the most current hazard maps and projections within the overlay; use and incorporate adaptive design standards appropriate to the risk level.</u> <u>Policy 2FFF-3: Prioritize nature-based solutions in the overlay, including green infrastructure, habitat restoration, soil stabilization, and other low-impact development techniques that enhance stormwater management, carbon sequestration, and ecological resilience.</u> <u>Policy 2FFF-4: Subject high-intensity or heavy industrial uses proposed within areas of elevated climate hazard to heightened review to prevent increased public safety risk, infrastructure strain, or environmental contamination during hazard events.</u> <u>Policy 2FFF-5: Coordinate with cities, Tribes, and regional partners to ensure hazard mitigation planning aligns with land use, capital facilities planning, and long-term fiscal sustainability.</u>	Galloway	
125	2-78	New Goal and policies 1-3 under Cherry Point/Environmental (Not numbered)	<u><b>New Goal: Recognize the ecological the ecological significance of the Cherry Point Aquatic Reserve and the documented environmental sensitivity of adjacent shorelines and marine habitat.</b></u> <u>Policy 1 Strengthen oversight, monitoring, and enforcement mechanisms associated with industrial development in the Cherry Point UGA to ensure that reserve protection goals are achieved and that cumulative impacts do not result in further degradation of critical habitat.</u> <u>Policy 2 Prior to approval of new or expanded heavy industrial uses within or adjacent to the Cherry Point UGA, require:</u> <ul style="list-style-type: none"> <li>• <u>Cumulative impact analysis incorporating marine, shoreline, and upland effects.</u></li> <li>• <u>Independent environmental review where appropriate.</u></li> </ul>	Galloway	

			<ul style="list-style-type: none"> <li>• <u>Clear mitigation standards with measurable performance benchmarks.</u></li> <li>• <u>Periodic compliance reporting and public transparency.</u></li> </ul> <p><u>Policy 3: Coordinate with state agencies, Tribes, and regional partners to align land use decisions with the long-term ecological protection intent of the Reserve.</u></p>		
126	2-115/116	Add new Policies 2QQ-4 & 2AA-5	<p><u>Policy 2QQ-4: Prioritize evaluation of surplus public lands, conservation properties, and ecologically significant areas for potential partnership, land transfer, cooperative management, conservation easements or stewardship opportunities with tribal governments.</u></p> <p><u>Policy 2QQ-5: Coordinate with local, state, and federal and tribal governments on the implementation of initiatives that respect existing property rights while advancing long-term ecological restoration and cultural preservation.</u></p>	Galloway	
127	2-19	Add new item under Policy 2L-2	<u>Policy 2L-2(c): Public Participation. Each subarea plan update process will be based on a public participation program that addresses public input on the identification and discussion of key issues associated with the subarea plan update.</u>	Galloway	
128	2-122	Add new Policy 2RR-8	<u>Policy 2RR-8: Preserve public scenic vistas, historic, cultural, and archaeological sites.</u>	Galloway	
129	2-14	New Policy 2H-4	<u>Policy 2H-4: Maintain agricultural designations for land where agriculture is designated the highest and best use regardless of whether the land is being utilized in active agricultural use.</u>	Elenbaas	
130	2-67	Birch Bay UGA	<u>Birch Bay UGA</u> Birch Bay is a resort community which has historically been a second-home resort area with a trend toward permanent, often retirement homes. A high proportion are still second homes. However, the trend is shifting to more permanent residents because of the attractiveness of the Birch Bay area and the cost of housing in other areas of the county. <u>Affordable housing sites should be encouraged in the Birch Bay UGA.</u>	Galloway	
131	2-67	Birch Bay UGA	Water and sewer are provided by Birch Bay Water and Sewer District which has a network of water lines throughout most of the district. Birch Bay Water and Sewer District has the capability of providing sewer service to the entire urban growth area, but the present urban growth area covers a much smaller geographic area than the water distribution system. The sewer service area also includes land which was removed from the Birch Bay Urban Growth Area. <u>Designated affordable housing sites should be included in the water/sewer service area, as amended if needed.</u>	Galloway	

132	2-69	Policy 2BB-3 Add bullets	<ul style="list-style-type: none"> <li>Recognize opportunities for affordable housing sites for property included in the Birch Bay UGA.</li> <li>Approve land use entitlements and permit decisions that implement Housing Policy 3C-9 to produce affordable housing.</li> </ul>	Galloway	
-----	------	-----------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------	--

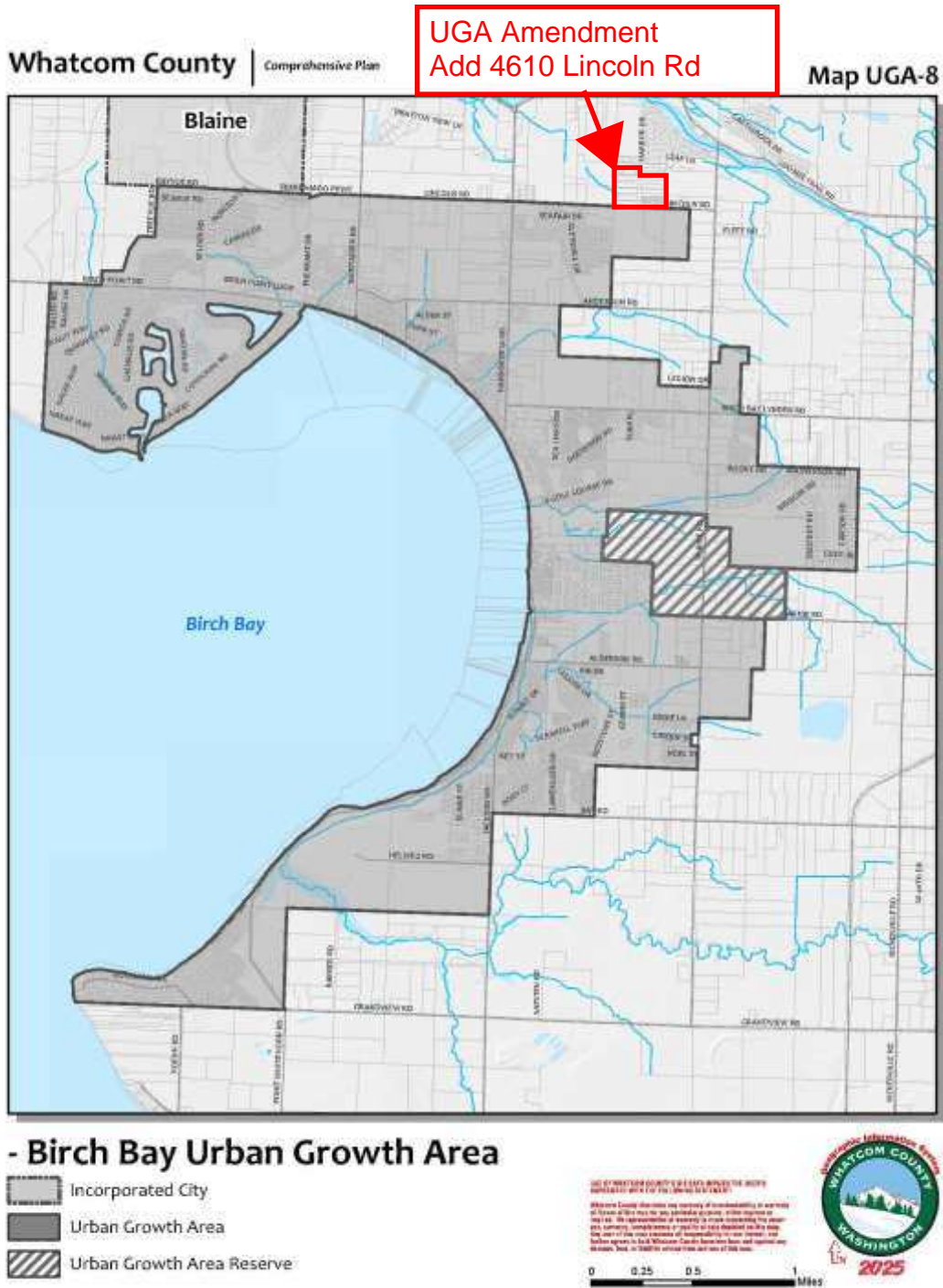
### INSERTIONS IN OTHER LOCATIONS

1		Appendix - Glossary	<p>Add the definition of "enhancement" to the Glossary section of appendix:</p> <p>"Enhancement" means actions performed within an existing degraded shoreline, critical area, and/or buffer to intentionally increase or augment one or more functions or values of the existing area. Enhancement actions include, but are not limited to, increasing plant diversity and cover, increasing wildlife habitat and structural complexity (snags, woody debris), installing environmentally compatible erosion controls, or removing nonindigenous plant or animal species.</p> <p>This comes from WCC 23.60.050(F)</p>	Galloway	
2		Appendix - Glossary	<p>Add definition of "future floodplain" to the Glossary section of appendix:</p> <p>The future floodplain is the 2080s scenario in the <a href="#">Future Shorelines: Whatcom Climate Vulnerability Assessment and Shoreline Management Solutions Report</a>, which projects a potential 75 percent increase in peak Nooksack River flows ("1.75x" the current 100-year flood event). As Whatcom County continues to update this work, the project for peak Nooksack River flows may change.</p>	Scanlon	

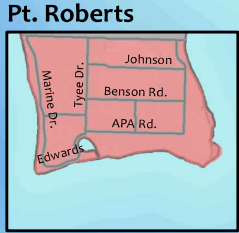
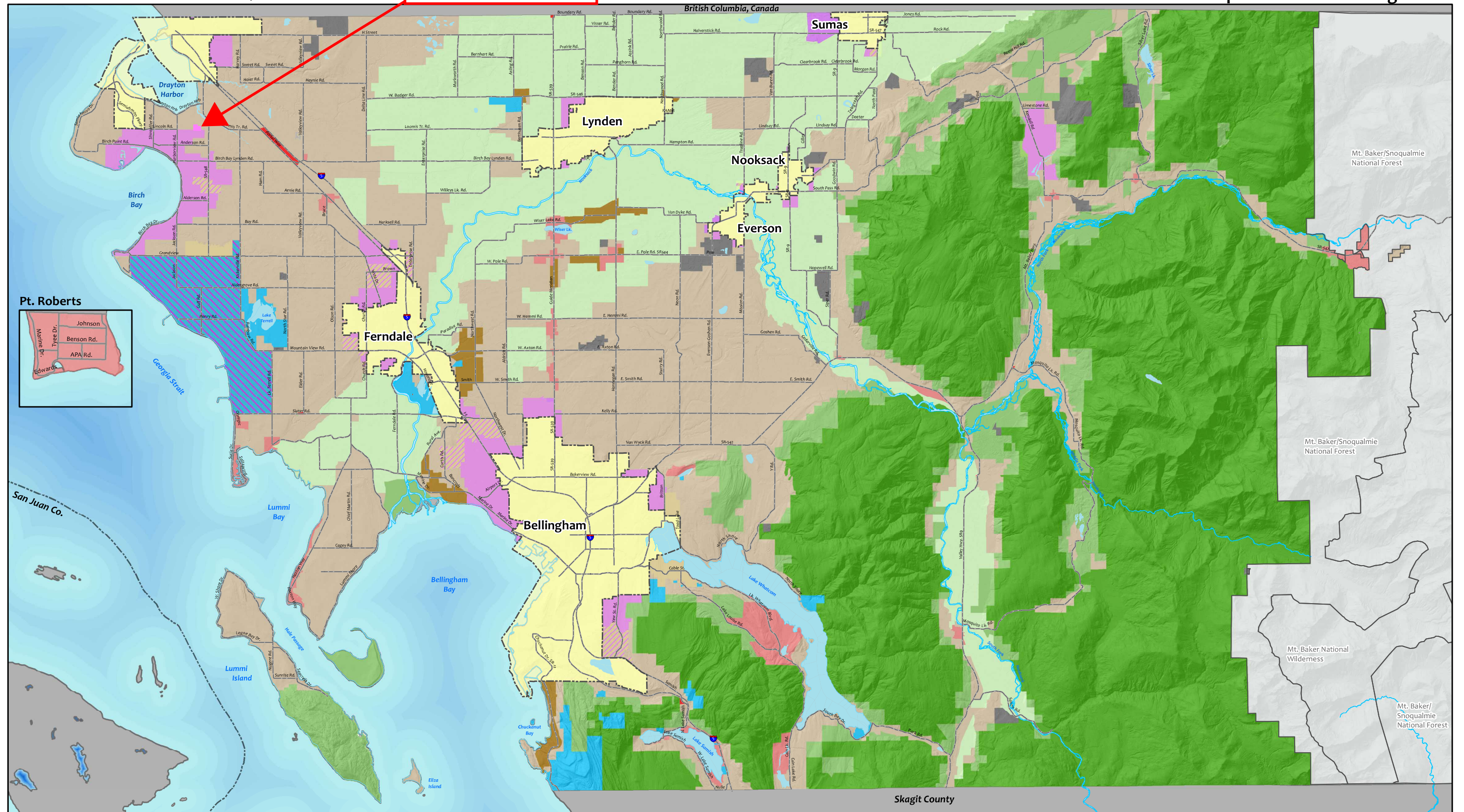
### DISCUSSION ITEMS ON UGAs

1	Bellingham UGA	<ul style="list-style-type: none"> <li>South Yew Street UGA Reserve area to UGA</li> <li>Futurewise comments</li> </ul>
2	Birch Bay UGA	Add affordable housing parcel – 4610 Lincoln Rd.

		<i>*See maps next pages</i>
<b>3</b>	Blaine UGA	Planning Council did not approve?
<b>4</b>	Everson UGA	Futurewise: we recommend denial of the Everson UGA expansions because they are not needed and will expand onto agricultural lands of long-term commercial significance.
<b>5</b>	Ferndale UGA	Futurewise: The UGA reserve expansion violates the County Comprehensive Plan and is not needed to accommodate growth during the next 20 years.
<b>6</b>	Nooksack UGA	Futurewise: we recommend denial of the Nooksack UGA expansions because they are not needed and will expand onto agricultural lands of long-term commercial significance.
<b>7</b>	Sumas UGA	Futurewise: we recommend denial of the Sumas urban growth area expansions because they will add flood plains to the urban growth area and will expand onto agricultural lands of long-term commercial significance.







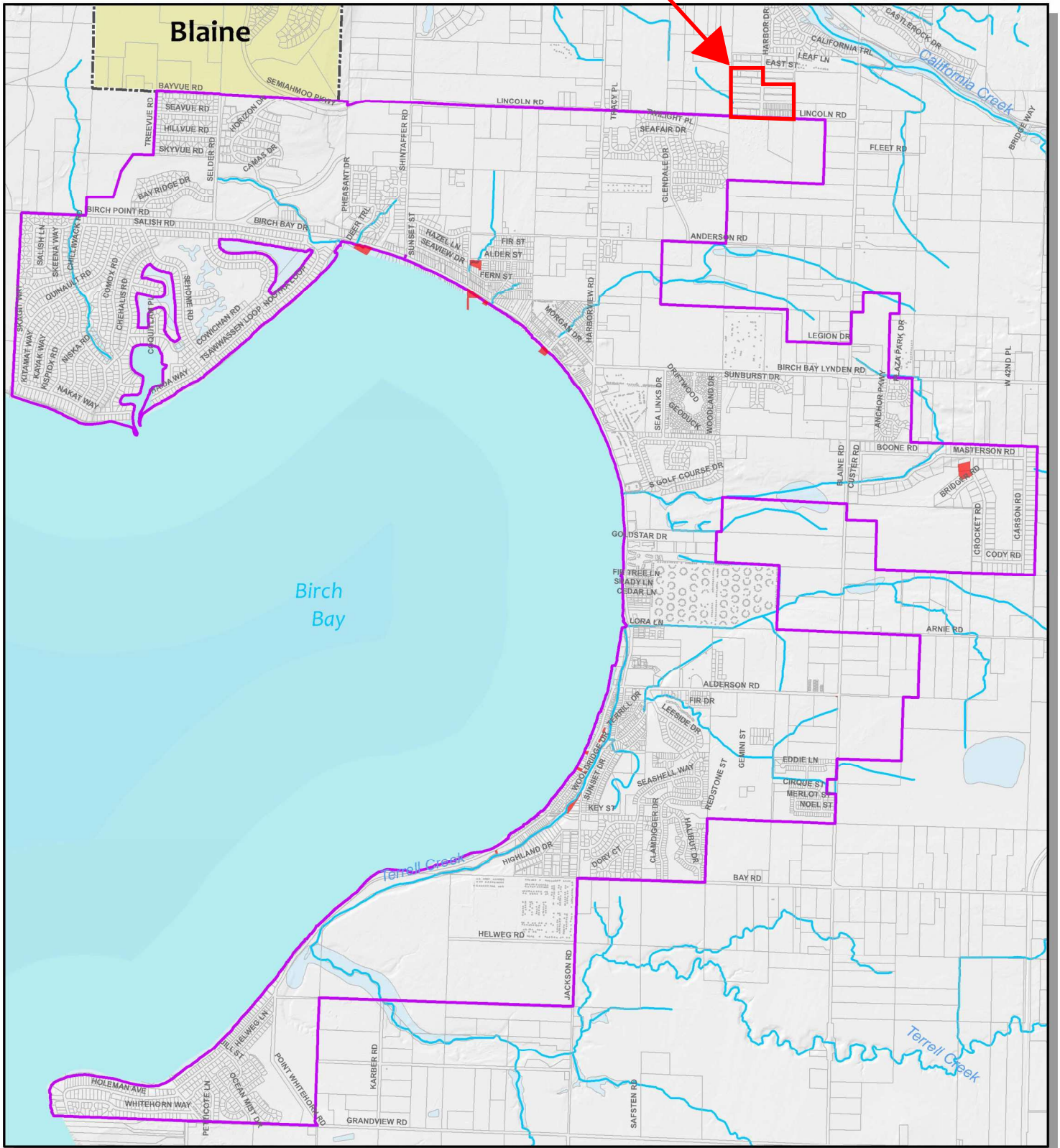
- |                                                                                     |                           |                                                                                       |                    |                                                                                       |                        |                                                                                       |                   |
|-------------------------------------------------------------------------------------|---------------------------|---------------------------------------------------------------------------------------|--------------------|---------------------------------------------------------------------------------------|------------------------|---------------------------------------------------------------------------------------|-------------------|
|  | Incorporated City         |  | Rural              |  | Agriculture            |  | Public Recreation |
|  | Urban Growth Area (UGA)   |  | Rural Neighborhood |  | Rural Forestry         |                                                                                       |                   |
|  | Urban Growth Area Reserve |  | Rural Community    |  | Commercial Forestry    |                                                                                       |                   |
|  | Major/Port Industrial UGA |  | Rural Business     |  | Mineral Resource Lands |                                                                                       |                   |

Source - Whatcom County Assessor 2024

**USE OF WHATCOM COUNTY'S GIS DATA IMPLIES THE USER'S AGREEMENT WITH THE FOLLOWING STATEMENT:**  
 Whatcom County disclaims any warranty of merchantability or warranty of fitness of this map for any particular purpose, either express or implied. No representation or warranty is made concerning the accuracy, currency, completeness or quality of data depicted on this map. Any user of this map assumes all responsibility for use thereof, and further agrees to hold Whatcom County harmless from and against any damage, loss, or liability arising from any use of this map.

0 0.75 1.5 3 4.5 6 Miles





**Birch Bay**

- Public; <= 1.0 ac.; Vegetated
- Unincorporated UGA
- Incorporated Growth Area

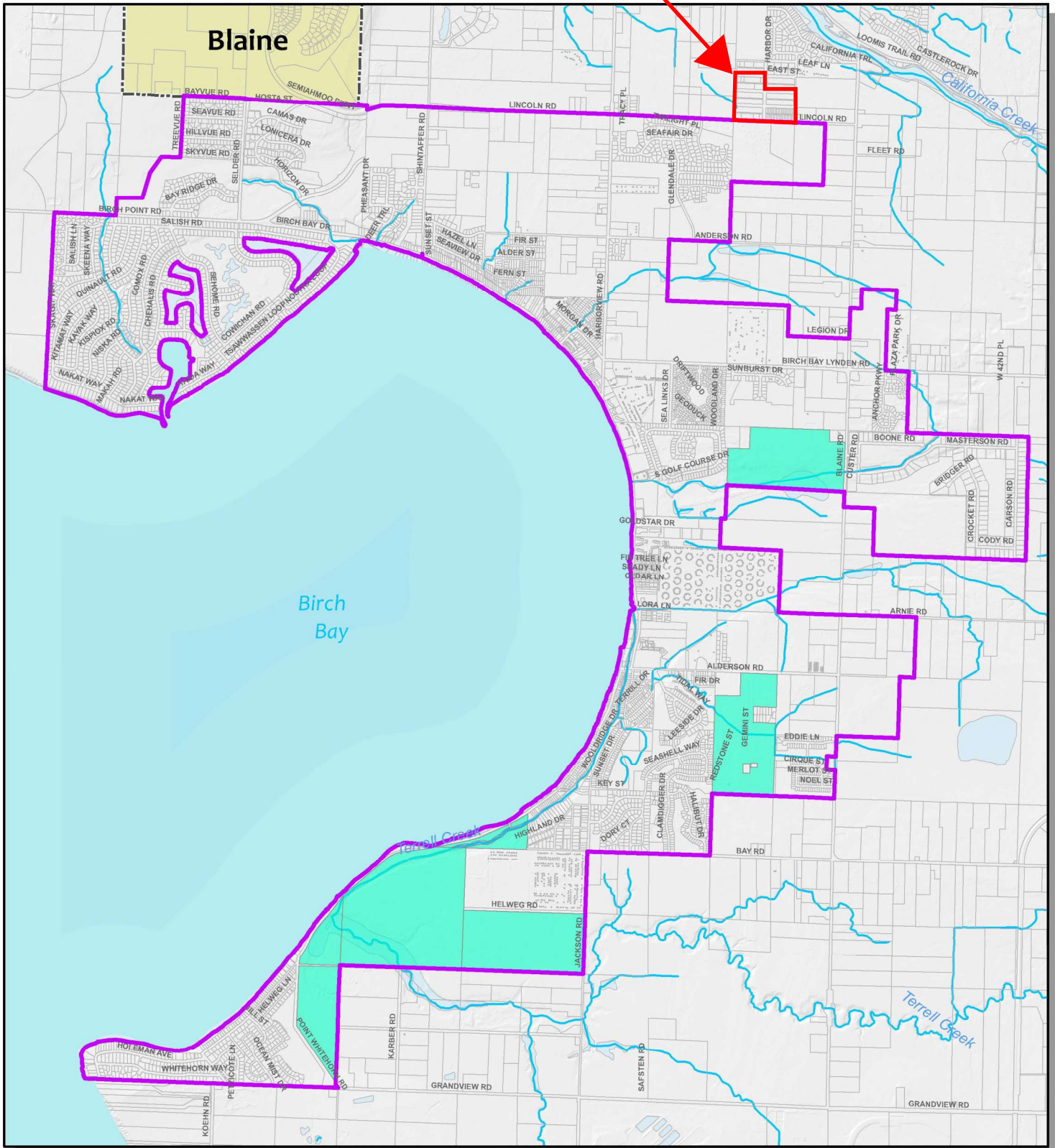
Source:  
-Whatcom County Assessor  
-Whatcom County 2024 Aerial Photo

**USE OF WHATCOM COUNTY'S GIS DATA IMPLIES THE USER'S AGREEMENT WITH THE FOLLOWING STATEMENT:**

Whatcom County disclaims any warranty of merchantability or warranty of fitness of this map for any particular purpose, either express or implied. No representation or warranty is made concerning the accuracy, currency, completeness or quality of data depicted on this map. Any user of this map assumes all responsibility for use thereof, and further agrees to hold Whatcom County harmless from and against any damage, loss, or liability arising from any use of this map.



UGA Amendment  
Add 4610 Lincoln Rd



**Birch Bay**

- Public;  $\geq 5.0$  ac.; 75% Tree Canopy
- Unincorporated UGA
- Incorporated Growth Area

Source:  
-Whatcom County Assessor  
-Whatcom County 2024 Aerial Photo

**USE OF WHATCOM COUNTY'S GIS DATA IMPLIES THE USER'S AGREEMENT WITH THE FOLLOWING STATEMENT:**

Whatcom County disclaims any warranty of merchantability or warranty of fitness of this map for any particular purpose, either express or implied. No representation or warranty is made concerning the accuracy, currency, completeness or quality of data depicted on this map. Any user of this map assumes all responsibility for use thereof, and further agrees to hold Whatcom County harmless from and against any damage, loss, or liability arising from any use of this map.

