

Whatcom County

2025 Comprehensive Plan Update and Draft Urban Growth Areas Preferred Alternative Review

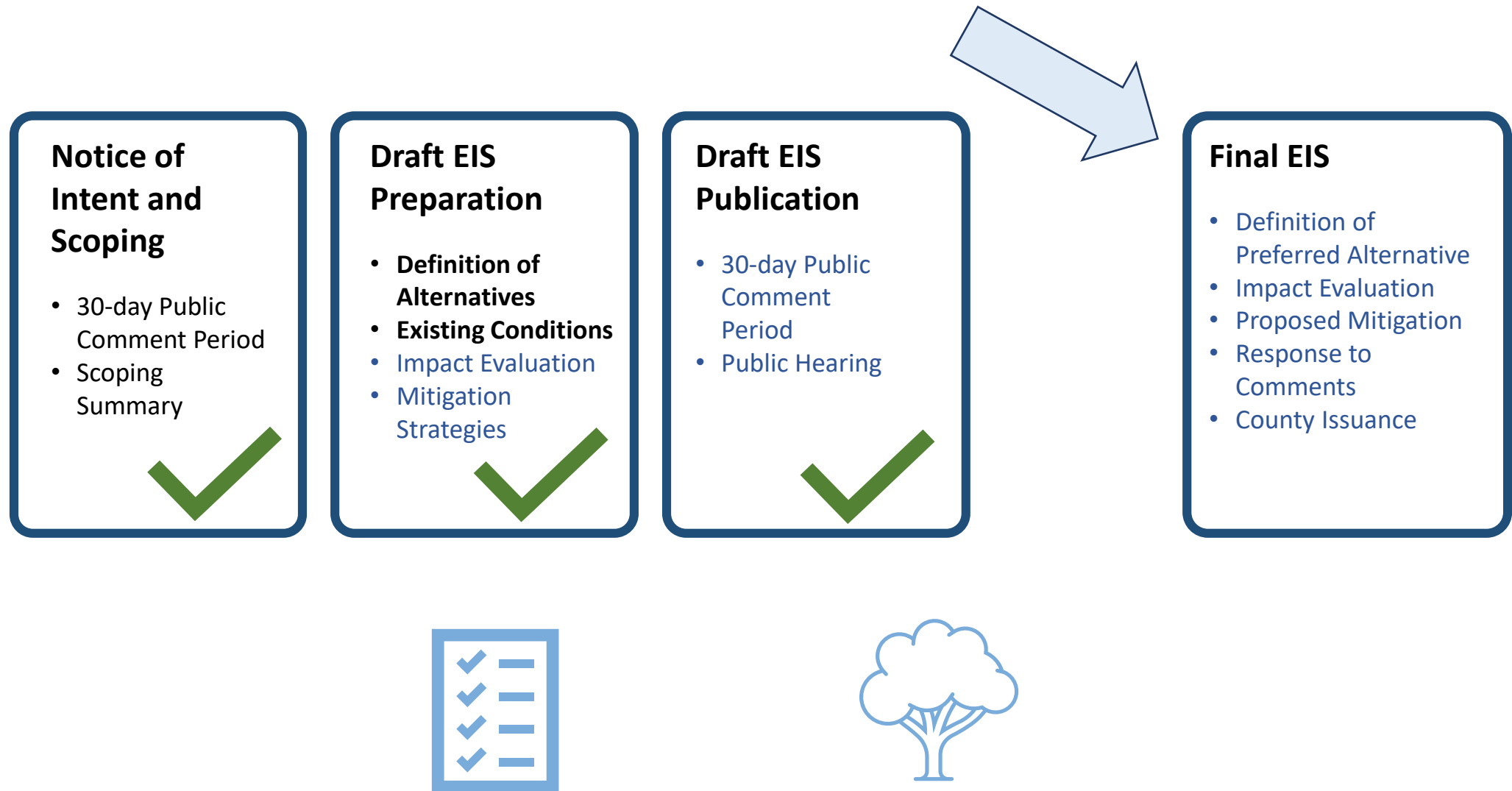
July 22, 2025



WHATCOM COUNTY
Washington



SEPA Process



Final EIS Preferred Alternative

- Based on Multi-jurisdictional Resolution Population and Employment Allocations
- Review with County Council and Planning Commission
- County Council has final decisions on UGA boundaries under the GMA
- Final UGA boundary decisions by the County Council must be within the range of alternatives studied in the Draft and Final EIS
- Anticipate September release of Final EIS

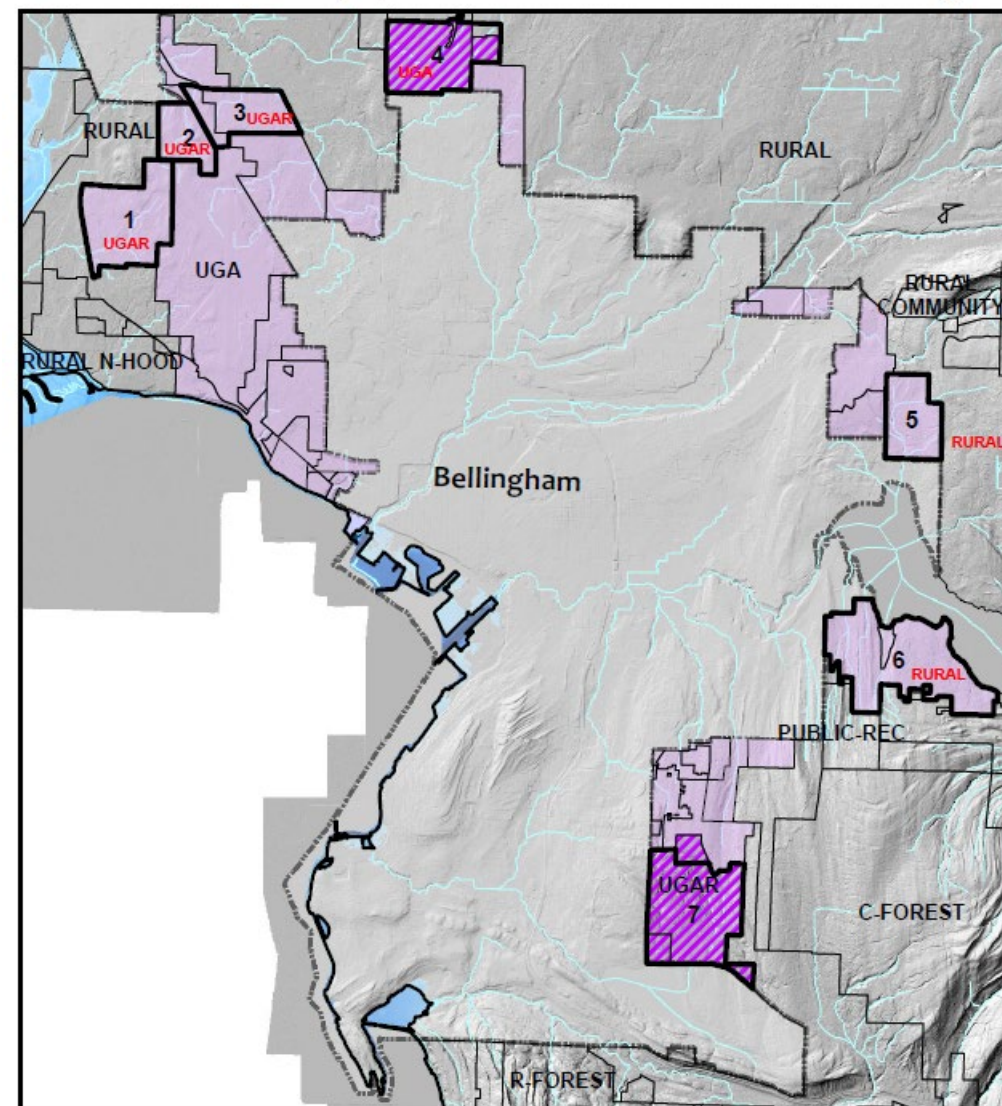
Bellingham

Bellingham City & UGA Growth, 2023 – 2045

Population	30,310 / 44.8%
Housing	18,390 / 51.1%
Employment	19,384 / 59.9%

No UGA changes in sea level rise (3.3 ft + 20-25 year storm) or effective floodplain

Study Area (from Draft EIS)	Existing Designation	UGA Changes (Proposed in Red on Map)
1	UGA	UGA Reserve
2	UGA	UGA Reserve
3	UGA	UGA Reserve
4	UGA Reserve	UGA
5	UGA	Rural
6	UGA	Rural
7	UGA Reserve	UGA Reserve



Bellingham Urban Growth Area (Proposed)

- Comprehensive Plan Designation
- Current UGA Reserve
- Current UGA
- Incorporated Cities
- Suitability Study Areas- Bellingham

Sea Level Rise 3.3 ft. 20-Year Storm
44.6126 - 0.0503175



STATE OF WASHINGTON
2025
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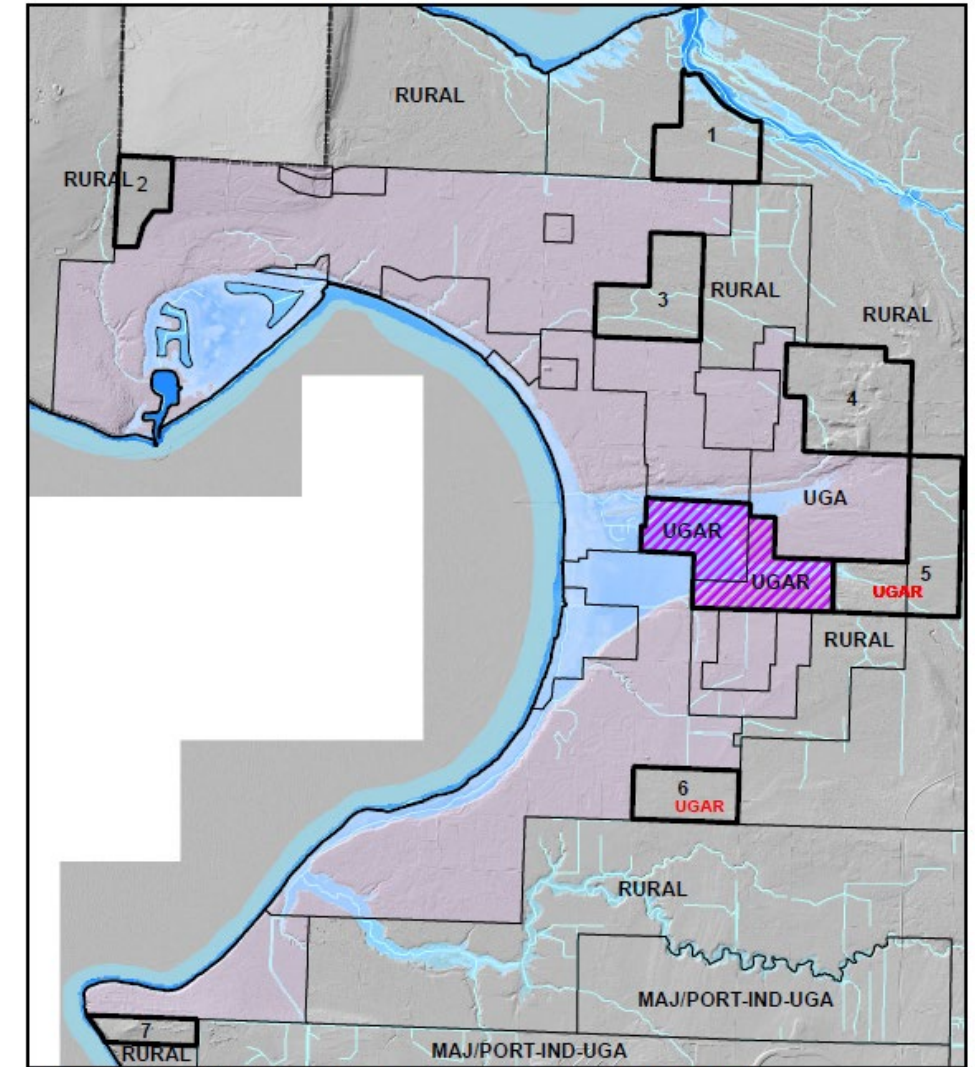
Birch Bay

Birch Bay UGA Growth, 2023 – 2045

Population	2,662 / 3.9%
Housing	1,051 / 2.9%
Employment	450 / 1.4%

**No UGA changes in sea level
rise (3.3 ft + 20-25 year storm)
or effective floodplain**

Study Area (from Draft EIS)	Existing Designation	UGA Changes (Proposed in Red on Map)
1	Rural	Rural
2	Rural	Rural
3	Rural	Rural
4	Rural	Rural
5	Rural	UGA Reserve
6	Rural	UGA Reserve
7	Rural	Rural
8	UGA Reserve	UGA Reserve



Birch Bay Urban Growth Area (Proposed)



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Blaine

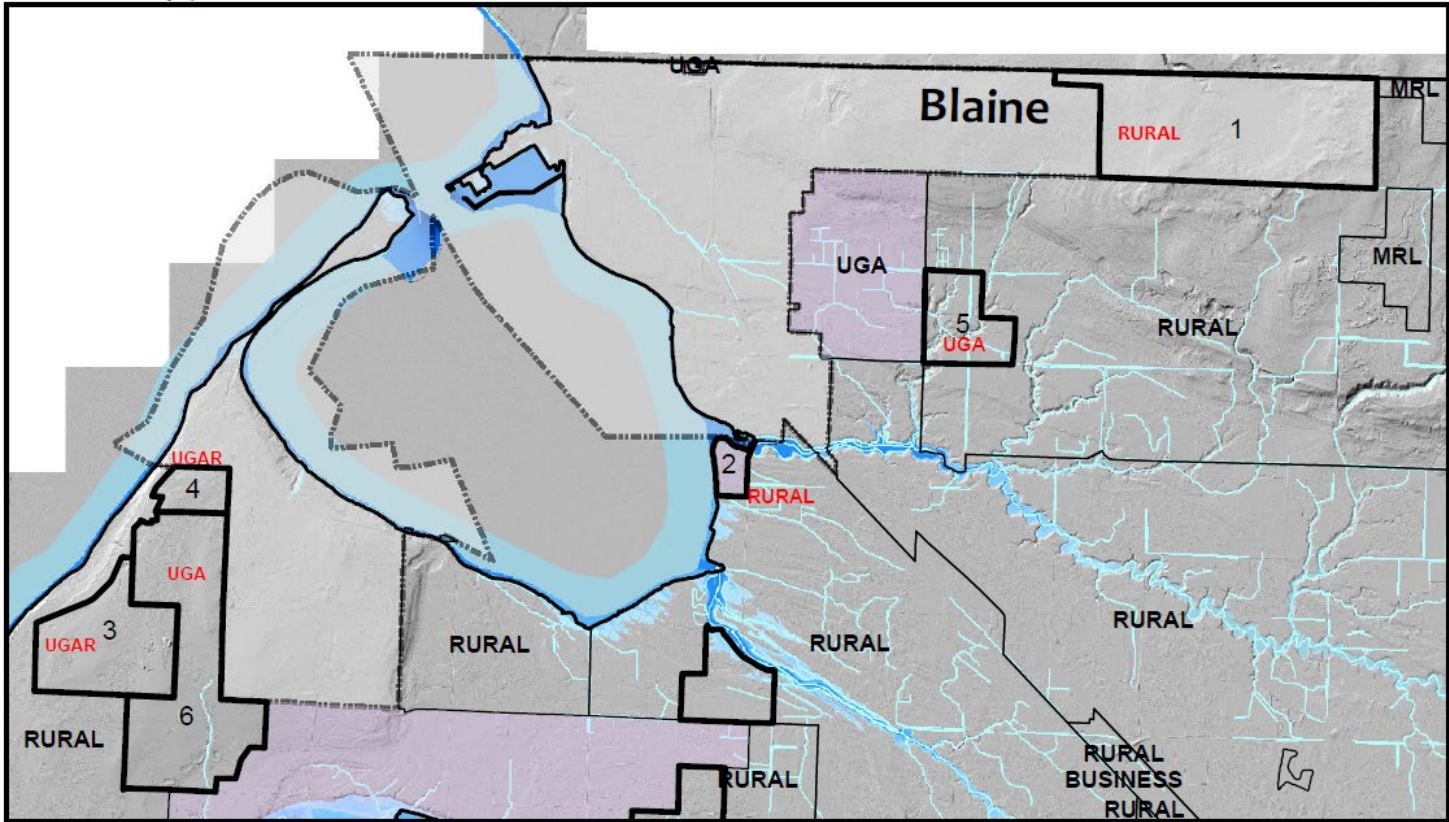
Whatcom County | Draft

Map 3

Blaine City & UGA Growth, 2023 – 2045

Population	3,500 / 5.2%
Housing	1,774 / 4.9%
Employment	1,092 / 3.4%

Study Area (from Draft EIS)	Existing Designation	UGA Changes (Proposed in Red on Map)
1	Incorporated	Rural
2	UGA	Rural
3	Rural	UGA Reserve
4	Rural	UGA Reserve
5	Rural	UGA
6	Rural	UGA



Blaine Urban Growth Area



Proposed change of UGA - area #2 to rural (portion in 3.3 ft sea level rise / effective floodplain)



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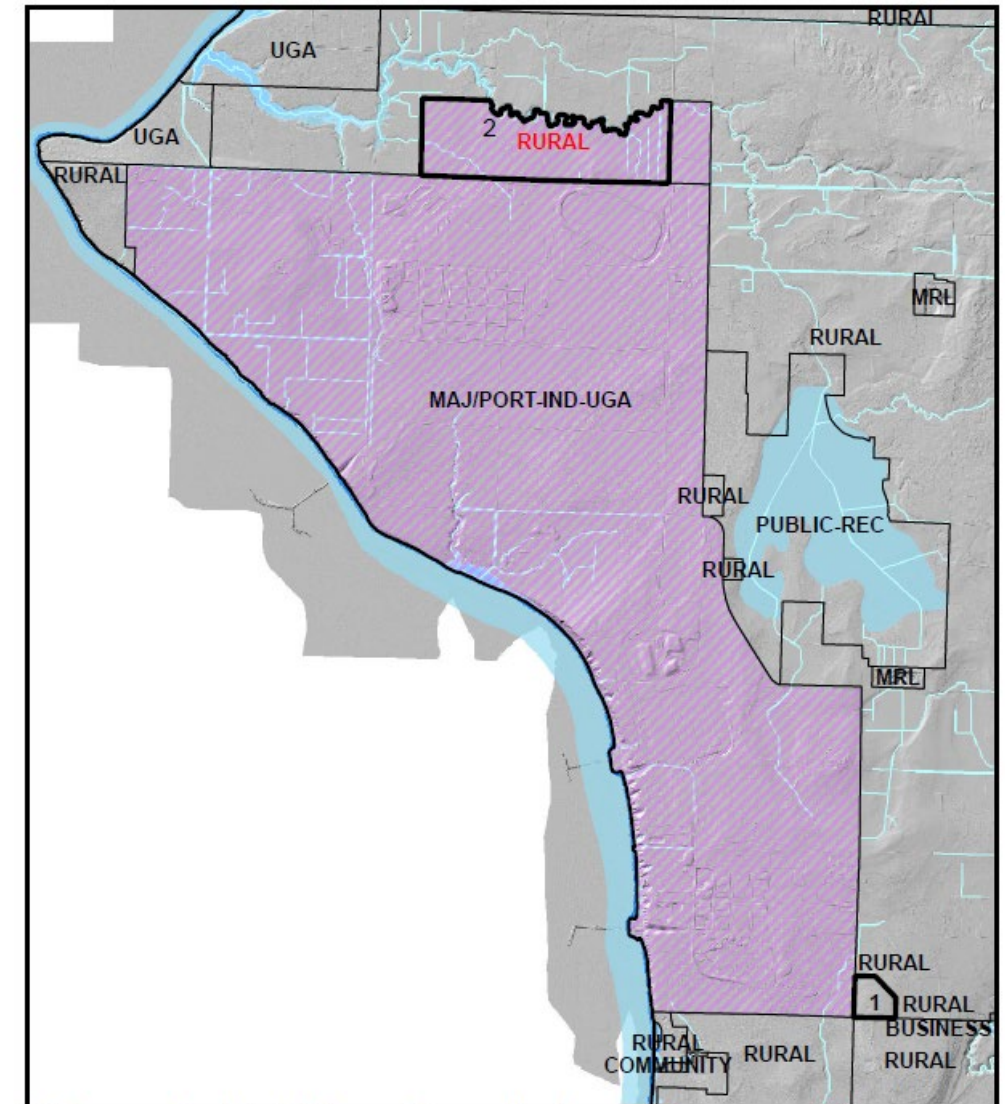
Cherry Point

Cherry Point UGA Growth, 2023 – 2045

Population	0 / 0%
Housing	0 / 0%
Employment	1,200 / 3.7%

**No UGA changes in sea level
rise (3.3 ft + 20-25 year storm)
or effective floodplain**

Study Area (from Draft EIS)	Existing Designation	UGA Changes (Proposed in Red on Map)
1	Rural	Rural
2	UGA	Rural/ UGA



Cherry Point Urban Growth Area (Proposed)

- Suitability Area- Cherry Point
- Comprehensive Plan Designation
- Current UGA Reserve
- Current UGA

Sea Level Rise 3.3ft 20-yr Storm

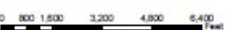


Current Flood Hazard Area

- FLOOD ZONE
- FLOODWAY



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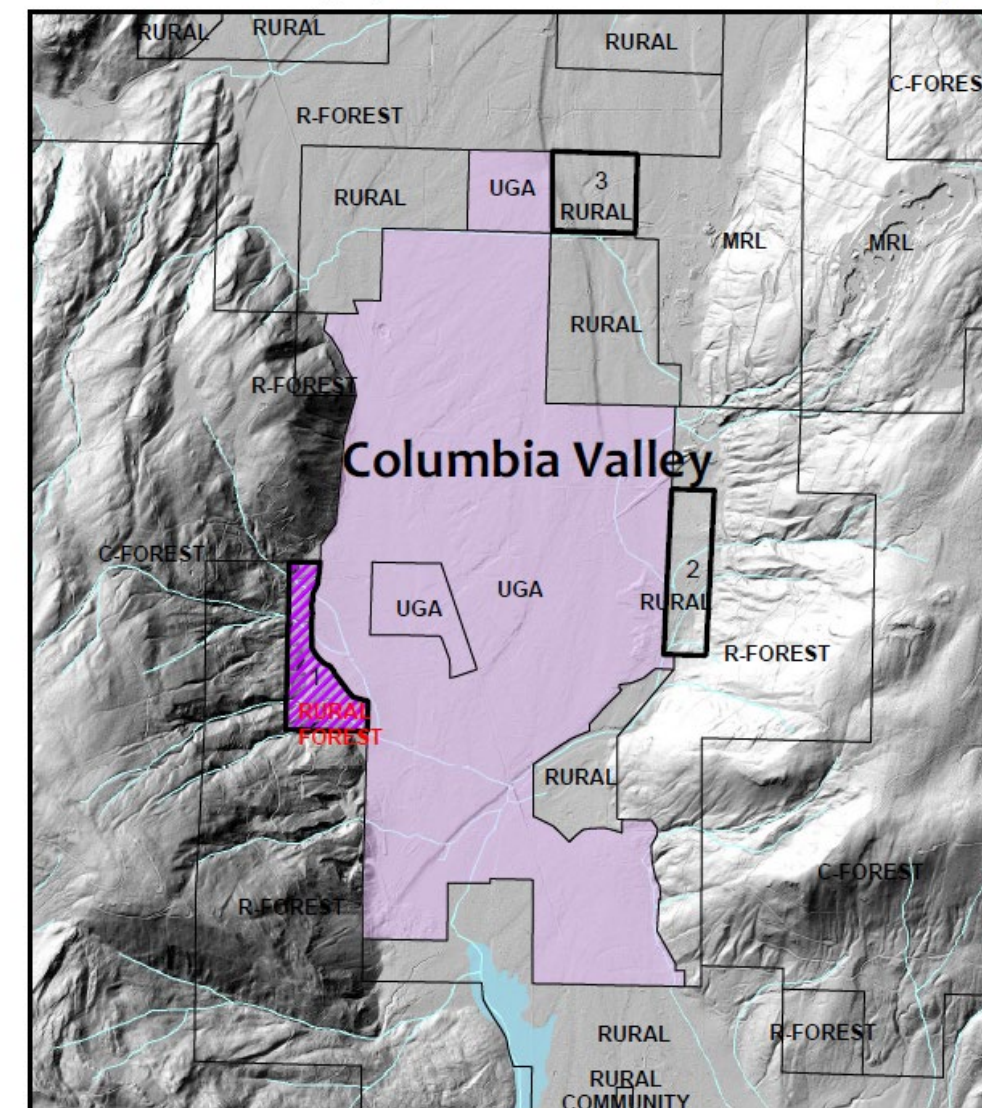
Columbia Valley

Columbia Valley UGA Growth, 2023 – 2045

Population	1,137 / 1.7%
Housing	502 / 1.4%
Employment	350 / 1.1%

No UGA changes in effective floodplain

Study Area (from Draft EIS)	Existing Designation	UGA Changes (Proposed in Red on Map)
1	UGA Reserve	Rural Forestry
2	Rural	Rural
3	Rural	Rural



Columbia Valley UGA (Proposed)

- Comprehensive Plan Designation
- Current UGA Reserve
- Current UGA
- Suitability Study Area- Columbia Valley
- Current Flood Hazard Area
- FLOOD ZONE
- FLOODWAY



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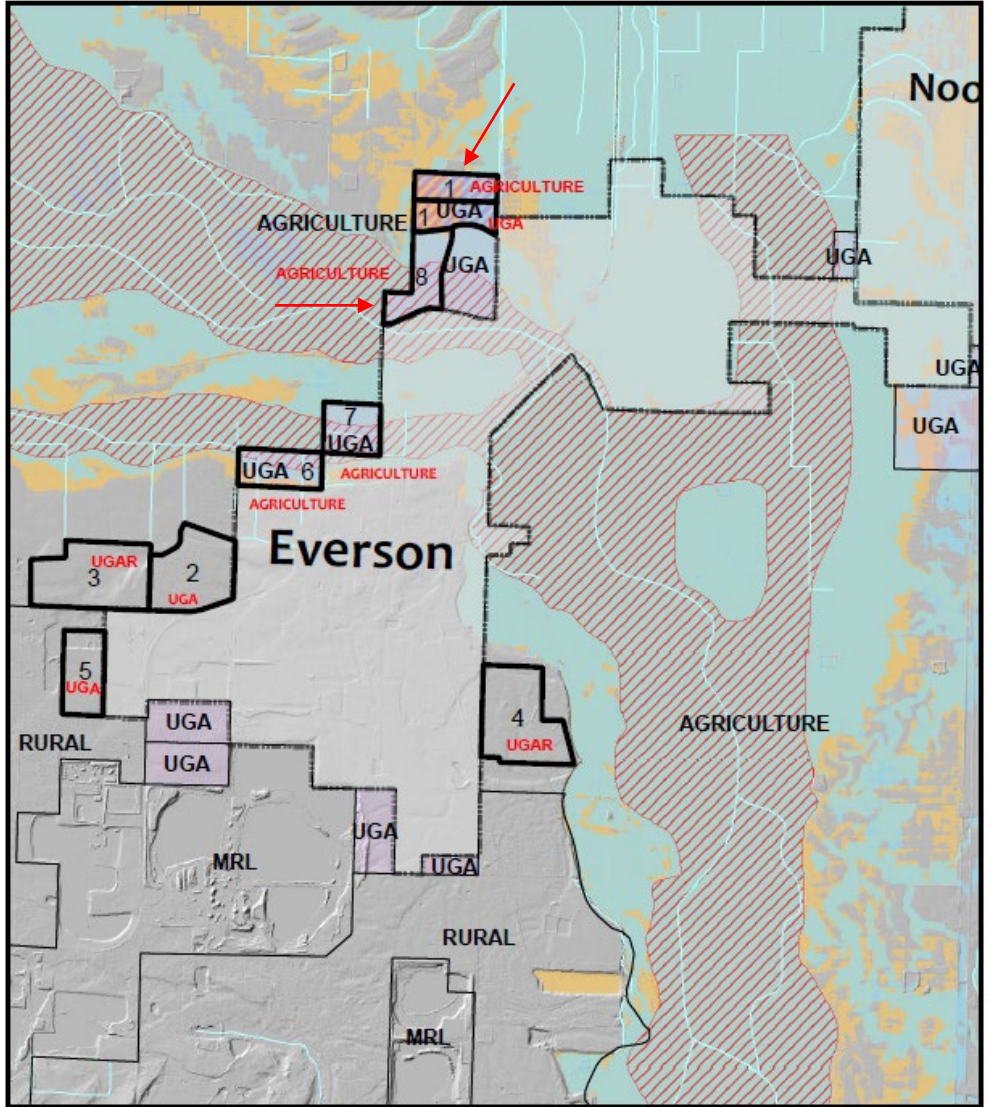
Everson

Everson City & UGA Growth, 2023 – 2045

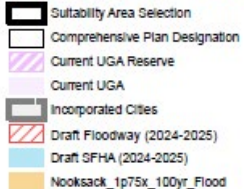
Population	1,408 / 2.1%
Housing	610 / 1.7%
Employment	602 / 1.9%

- **1 in effective floodplain; section to Ag**
- **Boundary of 4 removes effective floodplain**
- **6-8 in effective (and draft) floodplain/floodway proposed from UGA to Ag**

Study Area (from Draft EIS)	Existing Designation	UGA Changes (Proposed in Red on Map)
1a	UGAR	Agriculture
1b	UGAR	UGA
2	Agriculture	UGA
3	Agriculture	UGA Reserve
4	Agriculture	UGA Reserve
5	Rural	UGA
6	UGA	Agriculture
7	UGA	Agriculture
8	UGA	Agriculture



Everson Urban Growth Area (Proposed)



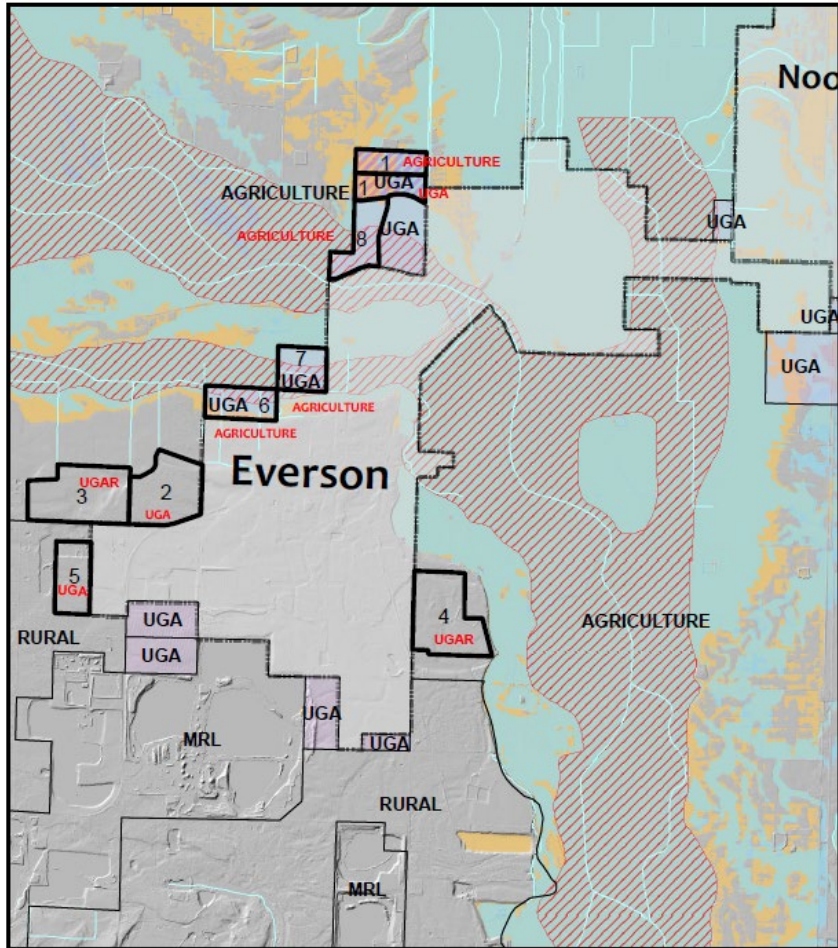
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Everson - Draft Floodplain Map (left) versus Effective Floodplain Map (right)

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Map 6



Everson Urban Growth Area (Proposed)

-  Suitability Area Selection
 Comprehensive Plan Designation
 Current UGA Reserve
 Current UGA
 Incorporated Cities
 Draft Floodway (2024-2025)
 Draft SFHA (2024-2025)
 Nooksack_1p75x_100yr_Flood



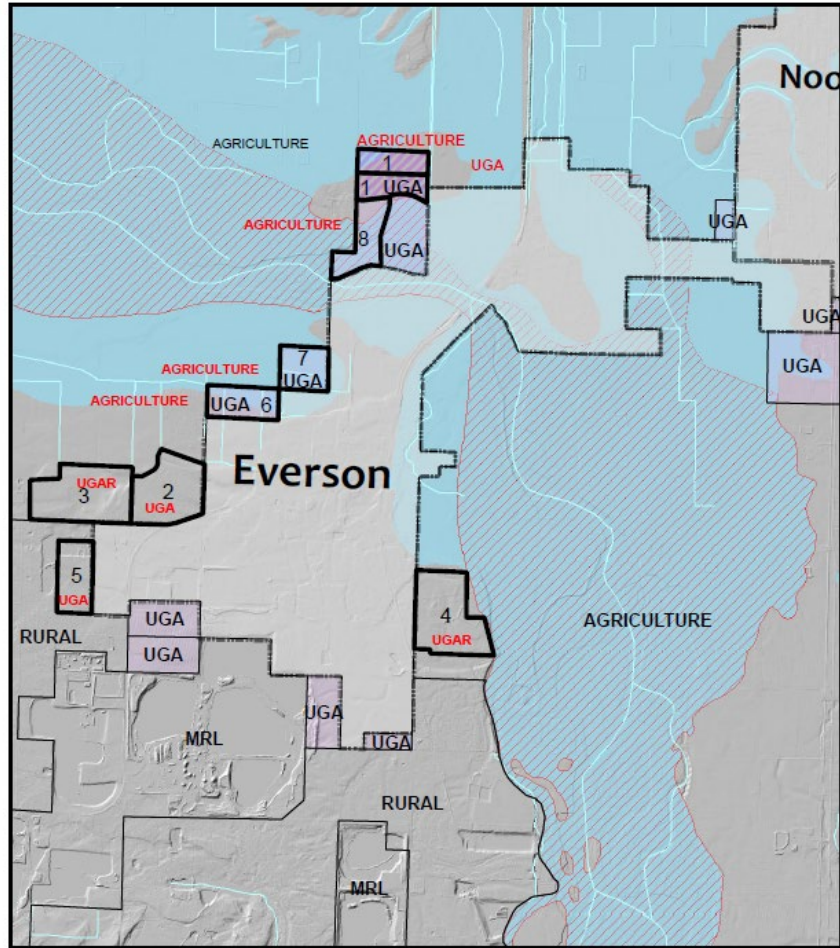
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Map 6a



Everson Urban Growth Area (Proposed)

-  Suitability Area Selection
 Comprehensive Plan Designation
 Current UGA Reserve
 Current UGA

Effective Flood Hazard Area

- FLOOD ZONE
 FLOODWAY



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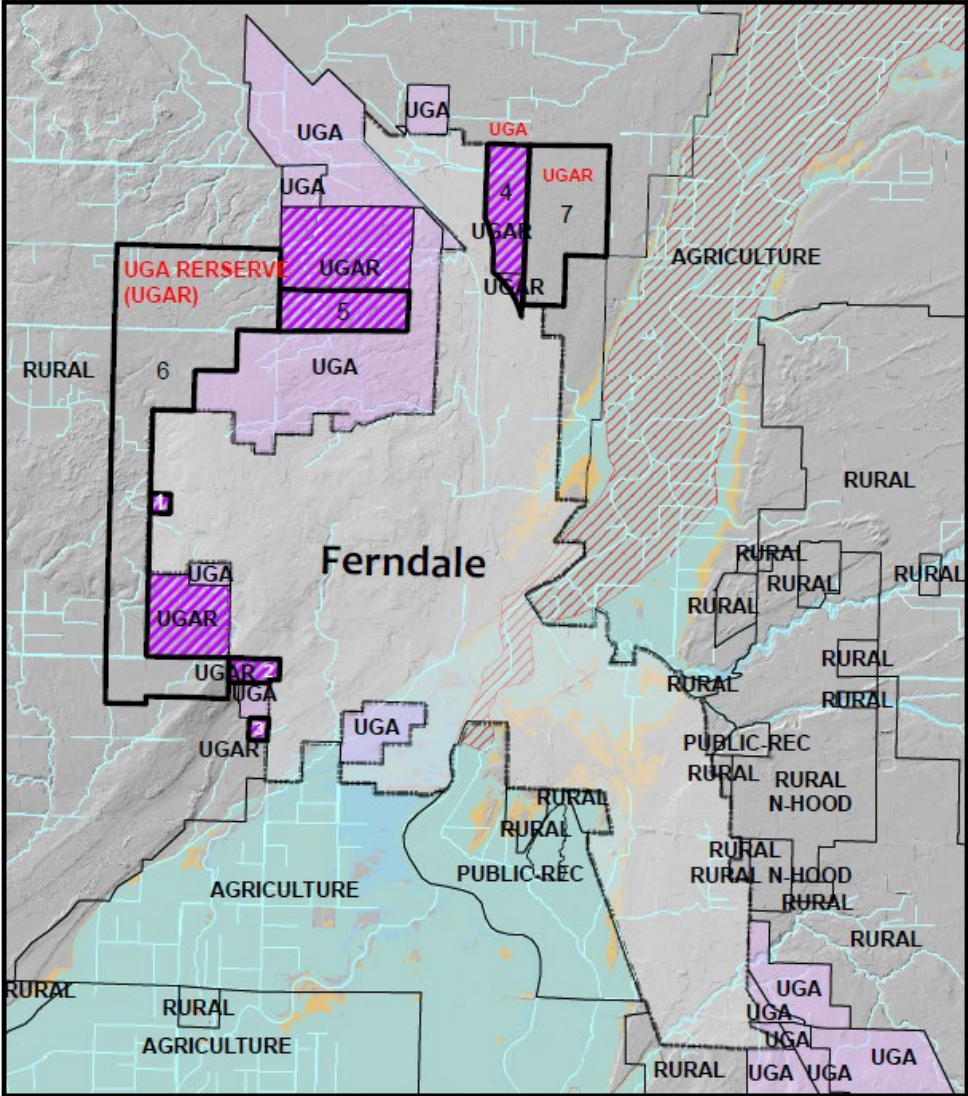


Ferndale

Ferndale City & UGA Growth, 2023 – 2045	
Population	10,961 / 16.2%
Housing	4,659 / 12.9%
Employment	3,337 / 10.3%

No UGA changes in effective or draft floodplain

Study Area (from Draft EIS)	Existing Designation	UGA Changes (Proposed in Red on Map)
1	UGA Reserve	UGA Reserve
2	UGA Reserve	UGA Reserve
3	UGA Reserve	UGA Reserve
4	UGA Reserve	UGA
5	UGA Reserve	UGA Reserve
6	Rural	UGA Reserve
7	Rural	UGA Reserve



Ferndale Urban Growth Area (Proposed)



Lynden

Lynden City & UGA Growth, 2023 – 2045

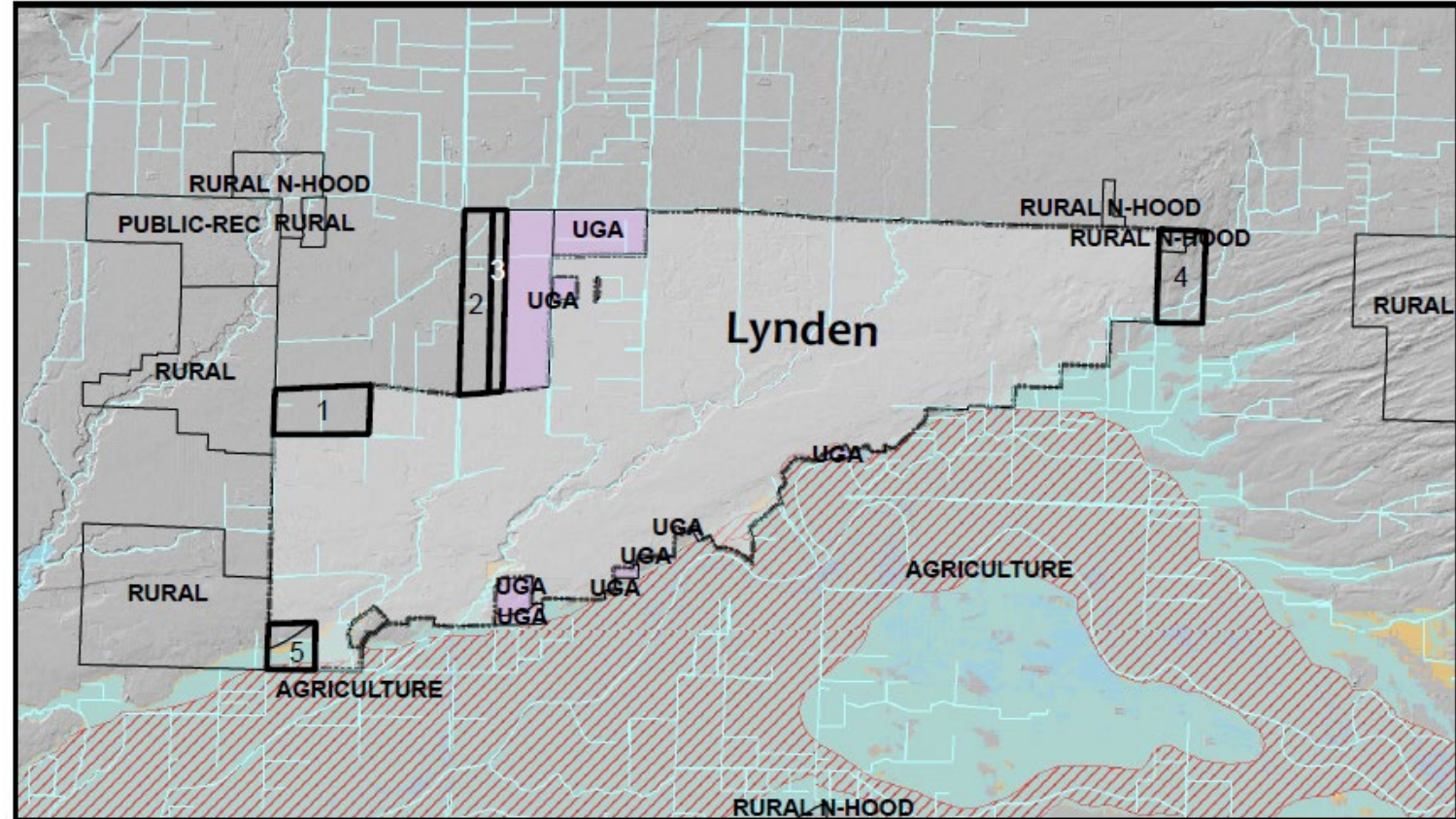
Population	6,665 / 9.9%
Housing	3,535 / 9.8%
Employment	1,799 / 5.6%

No UGA Changes

Study Area (from Draft EIS)	Existing Designation (No Changes)
1	Agricultural
2	Agricultural
3	Agricultural
4	Agricultural/ Rural Neighborhood
5	Agricultural/ Rural

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Map 8



Lynden Urban Growth Area

- Comprehensive Plan Designation
- Current UGA Reserve
- Current UGA
- Incorporated Cities
- Suitability Study Areas- Lynden
- Draft Floodway (2024-2025) Draft
- SFHA (2024-2025)
- Nooksack_1p75x_100yr_Flood



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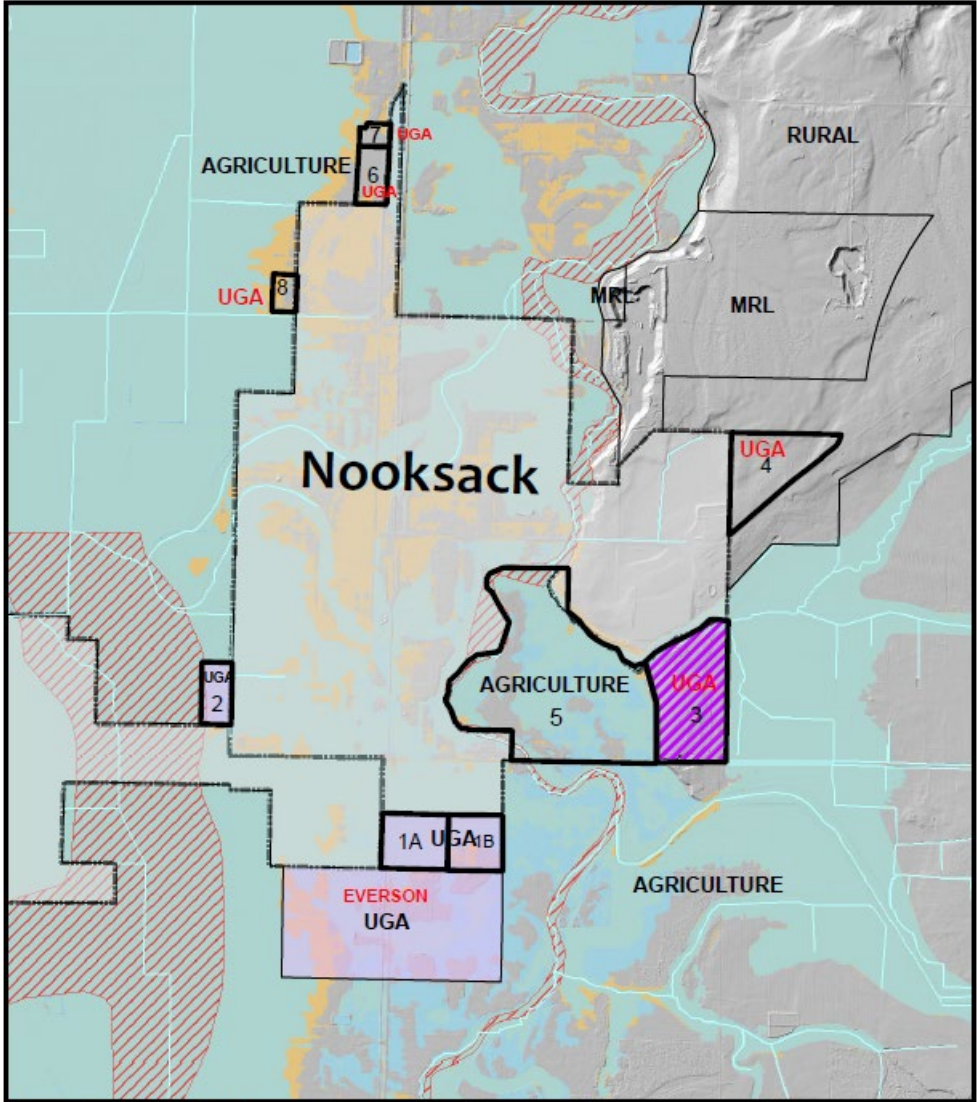
Nooksack

Nooksack City & UGA Growth,
2023 – 2045

Population	995 / 1.5%
Housing	433 / 1.2%
Employment	232 / 0.7%

1A and 1B in draft floodplain,
portions of 8 (1.75 x 100 year
flood)

Study Area (from Draft EIS)	Existing Designation	Proposed Designation
1A	UGA	UGA
1B	UGA	UGA
2	UGA	UGA
3	UGA Reserve	UGA
4	Rural	UGA
5	Agriculture	Agriculture
6	Agriculture	UGA
7	Agriculture	UGA
8	Agriculture	UGA



Nooksack Urban Growth Area (Proposed)

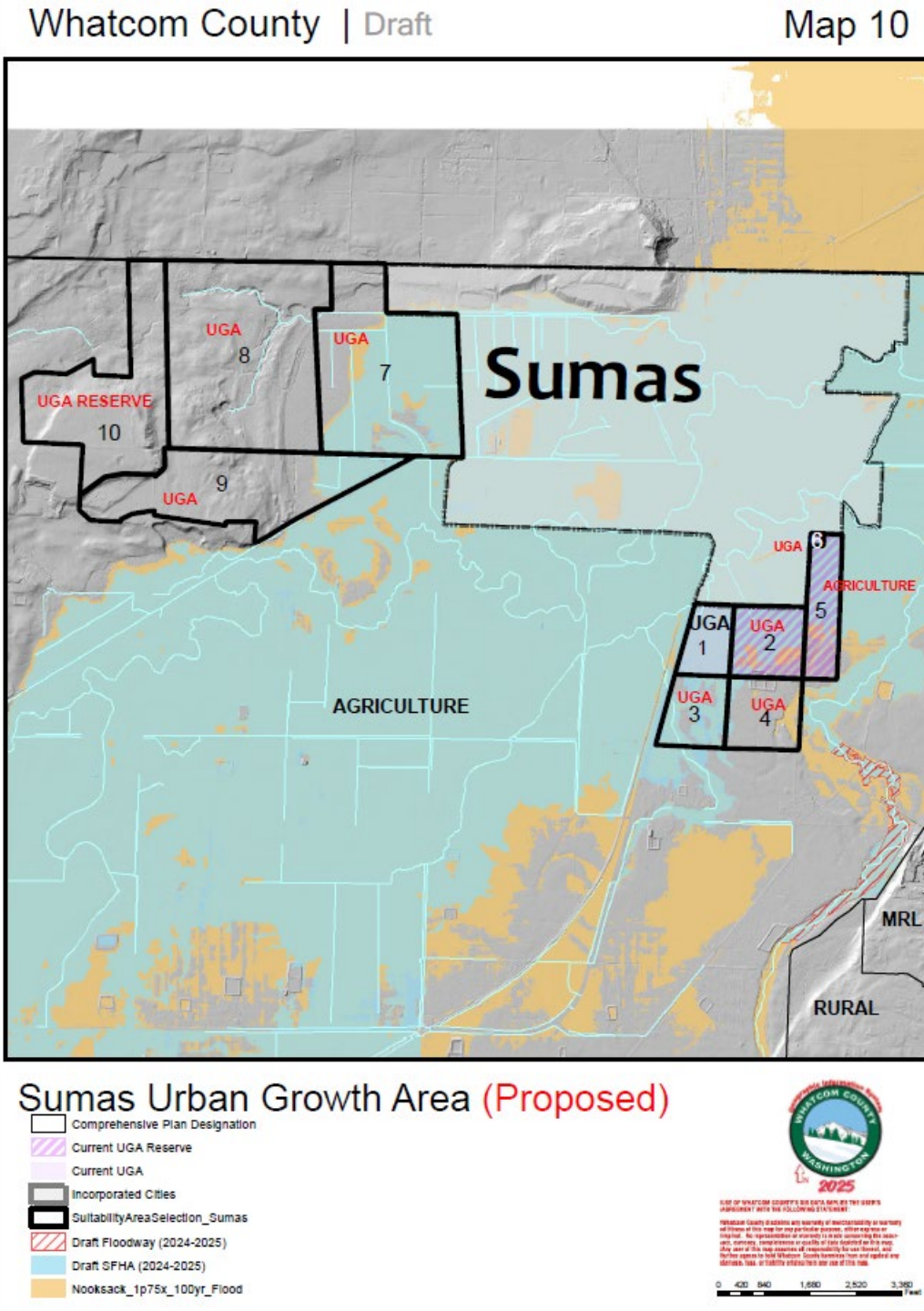


Sumas City & UGA Growth, 2023 – 2045

Population	1,000 / 1.5%
Housing	643 / 1.8%
Employment	500 / 1.5%

- Study Area 1, portion of 3, and 5 in effective floodplain
- Portions of 4 are in 500 year floodplain
- Portions of 3 and 7 in draft floodplain
- 9 has some floodplain in draft (sections in effective are proposed zoned agriculture/ open space)

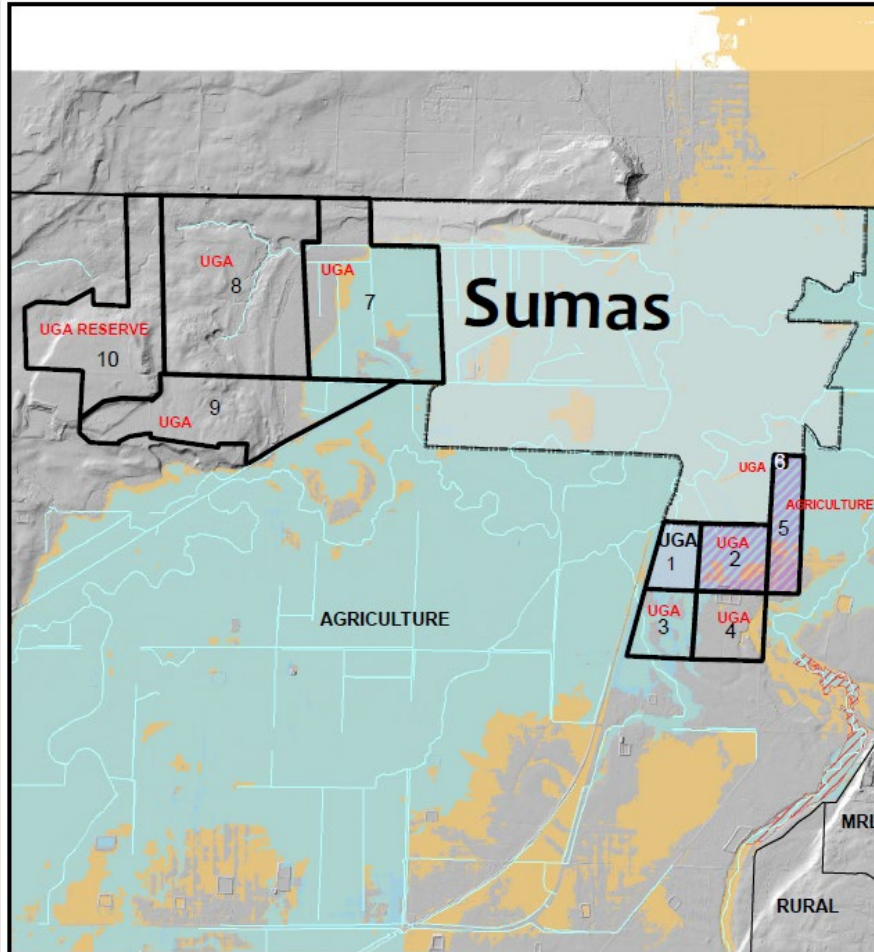
Study Area (from Draft EIS)	Existing Designation	Proposed Designation
1	UGA	UGA
2	UGA Reserve	UGA
3	Agriculture	UGA
4	Agriculture	UGA
5	UGA Reserve	Agriculture
6	UGA Reserve	UGA
7	Agriculture	UGA
8	Agriculture	UGA
9	Agriculture	UGA
10	Agriculture	UGA Reserve



Sumas - Draft Floodplain Map (left) versus Effective Floodplain Map (right)

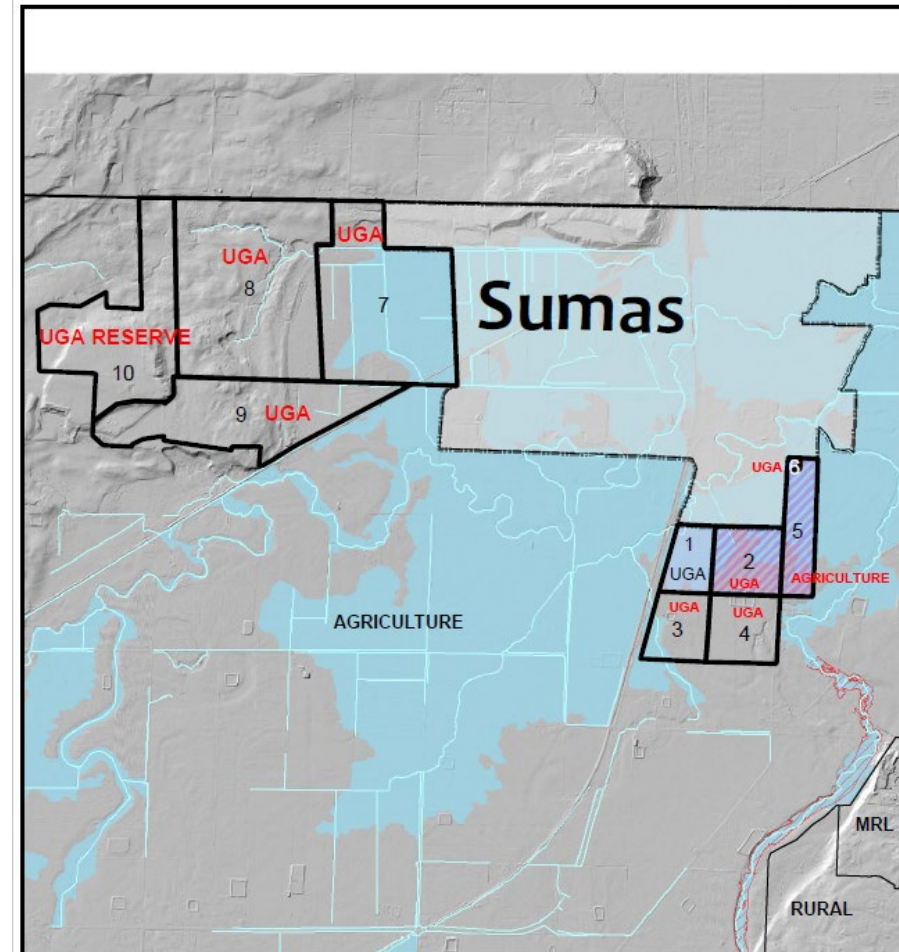
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Map 10



Whatcom County | Draft

Map 10a



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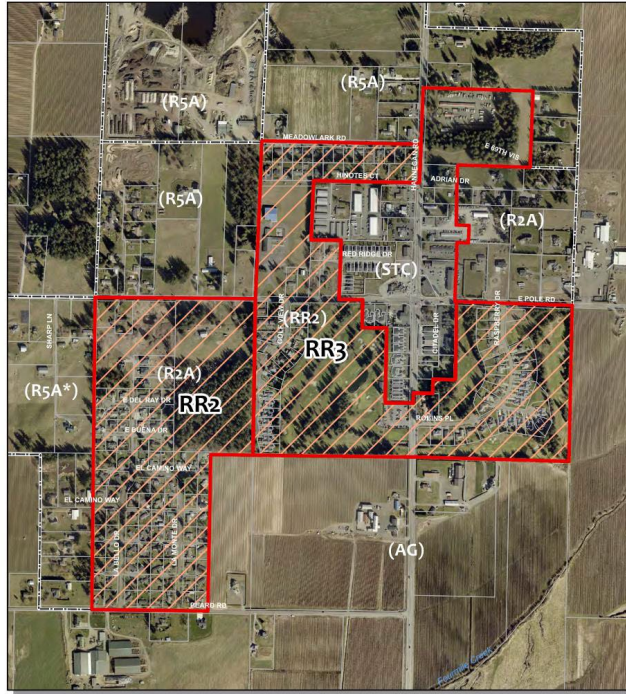
Cluster

-  Custer LAMIRD
 Proposed Rezone (new zoning designation in bold)
 Existing Zoning Designations (in parentheses)


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Hinotes Corner

-  Hinotes Corner LAMIRD
 Proposed Rezone (new zoning designation in bold)
 Existing Zoning Designations (in parentheses)

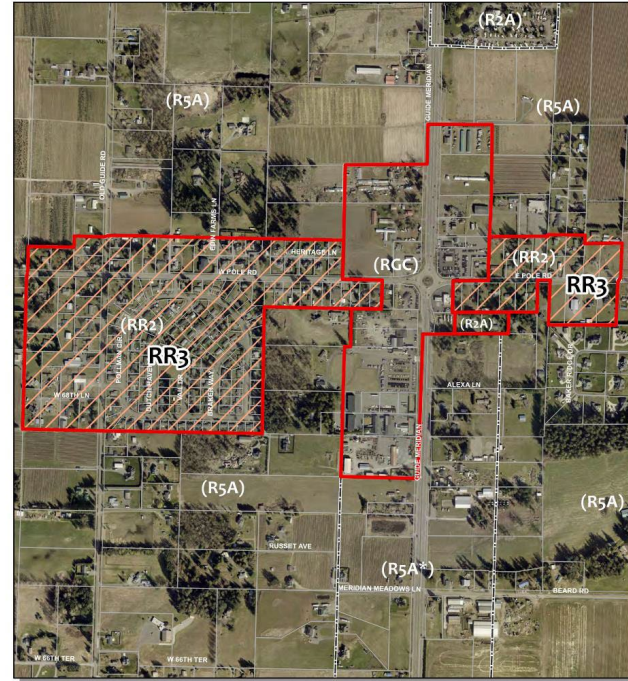
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0 1000 2000 3000 4000 Feet

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Pole & Guide Meridian

-  Pole & Guide Meridian LAMIRD
 Proposed Rezone (new zoning designation in bold)
 Existing Zoning Designations (in parentheses)

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Rural & Resource Lands Growth, 2023 – 2045

Population	9,000 / 13.3%
Housing	4,416 / 12.3%
Employment	3,403 / 10.5%