

## 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, and 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	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026
2	2-2/3	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 County Advisory Groups 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	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026
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.</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 and forest land, economic development in rural areas, distinct boundaries between rural and urban areas, and predictability in land use plans.	Galloway	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026
5	2-5	Accommodating Growth	This allows for efficient provision of services, transportation, and infrastructure, 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	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026
6	2-6	NEW Policy 2A-8 Re-number subsequent policies	Policy 2A-8: <u>Where applicable,</u> 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.	Galloway	APPROVED SCOTW 3.3.2026

7	2-10	Goal 2C	Channel growth to areas where adequate services and infrastructure can be provided.	Galloway	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026
8	2-10	NEW Policy 2C-7	Policy 2C-7: To partially defray the costs of infrastructure and service improvements required by development in areas under county jurisdiction, Construction Impact Fees, <del>will</del> <u>may</u> be levied as per state law.	Galloway	Approved SCOTW 3.3.26 Amended COTW 3.10.26
9	2-11	Policy 2D-4	Coordinate permitting requirements among jurisdictions to improve consistency and minimize duplication and delays.	Galloway	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026
10	2-12	NEW Policy 2D-11 Re-number subsequent policies	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.	Galloway	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026
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 residents to take responsibility to protect those assets.  Policy 2F-2: Base incentive programs on suggestions from residents, government officials, and experts in the field.  Policy 2Q-4: Provide planning assistance to the residents 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 residents of Birch Bay and Columbia Valley Urban Growth Areas with incorporation when appropriate.  <i>Subsequently removed by amendment #36</i>  Goal 2ZZ: Provide for broad participation in the siting process by affected agencies, residents and any other interested parties.	Boyle	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026
12	2-13	Policy 2F-2	<i>Included in Amendment #11</i>	Galloway	N/A

			Base incentive programs on suggestions from residents, government officials, and experts in the field.		
<b>13</b>	2-13/14	Goal 2H	Preserve private property rights while recognizing the importance of the rights of the community and tribal treaty rights, including protecting the natural environment and conserving resources.	Galloway	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026
<b>14</b>	2-14/15	Diverse Cultural Composition and Environmental Justice	Whatcom County 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 is becoming more diverse and accepting this diversity is important.	Galloway	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026
<b>15</b>	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, 2021, and 2025. 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. 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.	Galloway	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026
<b>16</b>	2-17	Goal 2K	Discourage development in areas prone to flooding. 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.	Galloway	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026
<b>17</b>	2-17	Policy 2K-1	Limit lands in one-hundred year floodplains (using most current flood maps and projections) to low-intensity land uses such as open space corridors or agriculture.	Galloway	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026

<b>18</b>	2-19	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 in Whatcom County. <a href="#">Chapter 8: Natural Resource Lands and (#18)</a> 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.</p> <p><i>Subsequently edited by #95</i></p>	Galloway	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026
<b>19</b>	2-19	Goal 2M	<p>Protect and encourage restoration and enhancement of habitat for fish and wildlife populations including adequate instream flows.</p>	Galloway	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026
<b>20</b>	2-20	Policy 2M-3	<p>Develop educational tools, and incentives to encourage existing land uses to restore and enhance degraded habitat to properly functioning conditions, especially for threatened and endangered species.</p> <p><i>Subsequently amended by amendment #117</i></p>	Galloway	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026
<b>21</b>	2-20	NEW Policy 2M-11	<p>Policy 2M-<u>11</u>: Explore voluntary, incentive driven, non-regulatory frameworks to encourage net ecological gain and the restoration and enhancement of riparian areas.</p>	Galloway	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026
<b>22</b>	2-21	Purpose	<p>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, reduce unnecessary regulations, and reduce residents' risk of harm from climate impacted natural hazards like flooding, sea level rise, and wildfires.</p>	Galloway	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026
<b>23</b>	2-21	Process	<p>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 various committee presentations, discussions, public comments, and a public hearing before developing a response to city proposals and final action.</p>	Galloway	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026
<b>24</b>	2-21	Background Summary	<p>Such variables as average population per household, occupancy, residential and employment densities, infrastructure requirements, natural systems and critical areas constraints, flood impacted or adjacent areas, ownership and development trends, and appropriate market factors to assure adequate supply and affordable housing were considered.</p>	Galloway	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026

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,</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),</li> <li>• Access to services and infrastructure, and</li> <li>• Floodplain or adjacent based on most current flood maps and future projections.</li> </ul>	Galloway	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026
26	2-22/23	Issues, Goals, and Policies Overall	<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 become viable economic centers.</li> <li>• The size of cities' UGAs shall be consistent with their ability to provide services, utilities, and infrastructure.</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 or be at risk of flooding or other natural hazards.</p>	Galloway	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026
27	2-23/24	Policy 2N-1	<p>Establish urban growth areas for cities, first, by determining the land and zoning capacity of the existing UGA to accommodate growth in the 20 year planning period. If it is determined that additional land or density 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</p>	Galloway	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026
28	2-24	Policy 2N-3	<p>Consider development incentives, such as expedited permitting or density bonuses, in UGAs in association with the density credit program. Work with the cities to coordinate permitting</p>	Galloway	APPROVED via 1 <sup>st</sup> SCOTW

			processes and encourage cities to consider development incentives in association with a cooperative City-County density credit program.		motion 3.3.2026
29	2-25	Policy <del>2N-8</del> 2N-12	Encourage provision of serviced industrial sites by cities. 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.  <i>Further amended by Amendment #91 (renumbered to 2N-12).</i>	Galloway	APPROVED SCOTW 3.3.2026
30	2-25	Policy <del>2N-9</del> 2N-13	Consider mixed-use zoning, where appropriate, to encourage walkability and reduced vehicle miles travelled.  <i>Renumbered by Amendment #119 to 2N-13.</i>	Galloway	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026
31	2- 25/26	Goal 2P	<p>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 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>	Galloway	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026

32	2-26	Policy 2P-1	Encourage cities to adopt and implement policies and development regulations that promote urban densities. Coordinate with cities on policies and development regulations in the city adjacent UGAs for consistency.	Galloway	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026
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, inclusionary zoning, permanent affordability covenants, and responsible reductions in infrastructure requirements for subdivisions.	Galloway	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026
34	2-27	Policy 2Q-3	Support the Birch Bay Community Advisory Committee and encourage the establishment of an advisory committee for the Columbia Valley Urban Growth Areas to provide a mechanism to interface with the County regarding their respective community development issues.	Galloway	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026
35	2-27	Policy 2Q-4	<i>Duplicate of Amendment #11</i> Provide planning assistance to the residents 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	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026
36	2-27	Policy 2Q-5	Consider incorporation of Birch Bay and Columbia Valley Urban Growth Areas when feasible and appropriate.	Galloway	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026
37	2-27	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 and two ADUs per parcel so long as the development meets all applicable building and construction, development and land use, and health codes. <i>Note: If passed, will need to change subsequent references.</i>	Galloway	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026
38	2-29	NEW Policy 2S-6	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.	Galloway	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026

39	2-31	Policy 2U-6	Whatcom County and Bellingham should continue to coordinate protection and development within its eight watersheds including Lake Whatcom, Whatcom Creek, Squalicum Creek, Padden Creek, Chuckanut Creek, Silver Creek, Little Squalicum Creek, and Bellingham Bay.	Galloway	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026
40	2-32	Policy 2U-9	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	APPROVED SCOTW 3.3.2026
41	2-32	Policy 2U-9		Stremler	Failed by #40 vote SCOTW 3.3.2026
42	2-41	Policy 2W-1	Work with Everson to adopt measures to limit development in floodplains. Development that does occur should take mitigative measures like <u>increasing building</u> elevation to reduce risk of harm and damage from flooding. <i>Subsequently revised by Amendment #103</i>	Galloway	APPROVED SCOTW 3.3.2026
43	2-57	Policy 2Z-1	Work with Nooksack to adopt measures to limit development in floodplains. Development that does occur should take mitigative measures like <u>increasing building</u> elevation to reduce risk of harm and damage from flooding. <i>Subsequently revised by Amendment #104</i>	Galloway	APPROVED SCOTW 3.3.2026
44	2-61	Sumas	The 2021 and 2025 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 relocate current residents and direct new population out of the path of the flood.	Galloway	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026
45	2-62	Policy 2AA-2	Work with Sumas to adopt measures to limit development in floodplains. Development that does occur should take mitigative measures like <u>increasing building</u> elevation to reduce risk of harm and damage from flooding. <i>Subsequently revised by Amendment #105</i>	Galloway	APPROVED SCOTW 3.3.2026
46	2-84	Policy 2CC-16	...The County Administration should provide the County Council, Lummi Nation, and Nooksack Indian Tribe 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	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026



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>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	<p>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:</p> <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>4. Consider pathways for code-compliant, sustainable, low-impact, off-grid housing in an effort to accommodate housing consistent with rural character and development.</p>	Galloway	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026
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 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</p>	Galloway	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026

			fertilizers to residential laws and public properties through WCC 16.32, adopted herein by reference. Implement the goals and objectives of the Lake Whatcom Management Program Work Plan.		
51	2-96	Policy 2DD-2 Add NEW (E)  Moved to 2FFF, pg. 145	<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>E. Measures to protect against climate impacted natural hazards.</p> <p>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.</p>	Galloway	APPROVED SCOTW 3.3.2026
52	2-100	LAMIRDS Type III	<p><b><u>Galloway Amendment- Scrivener</u></b></p> <p>Change reference to cottage industries to home-based businesses</p>	Galloway	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026
53	2-108	Policy 2LL-1	<p><b><u>Galloway Amendment- Scrivener</u></b></p> <p>Change reference to cottage industries to home-based businesses</p>	Galloway	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026
54	2-114	NEW Policy 2NN-5 Re-number subsequent policies	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.	Galloway	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026
55	2-114	Policy 2NN-6	If vacant lots in the Lake Whatcom watershed come available due to a tax foreclosure the County should acquire them, remove the developments rights and then place them back on the market through the public auction process to recover any residual value.	Galloway	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026
56	2-114	NEW Policy 2NN-8	Policy 2NN-8: Whatcom County should work with Sudden Valley landowners to help them inspect and maintain their private stormwater systems.	Galloway	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026

57	2-114	Policy 2NN-9	Work with all parties to maintain, and appropriately plan for infrastructure, public services, and stormwater retention so that Sudden Valley can develop and mitigate appropriately.	Galloway	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026
58	2-115	NEW Policy 2PP-2	Policy 2PP-2: Recognize and mitigate against the risk of wildfire for residences adjacent to or surrounded by federal forested lands.	Galloway	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026
59	2-115	NEW Policy 2QQ-3	Policy 2QQ-3: Consider land back opportunities in an effort to return land, stewardship, and sovereignty back to Indigenous <u>Peoples</u> , restoring ancestral lands to Lummi Nation and Nooksack Indian Tribe, strengthening tribal self-determination, and managing natural resources through traditional practices.	Galloway	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026
60	2-122	Open Space Areas	Whatcom County residents consider open space and the conservation of farm and forest land to be essential to the quality of life in Whatcom County. As urban growth pressures increase, 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 and local economy.	Galloway	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026
61	2-122	Policy 2RR-5	Promote conservation principles by example or by offering educational opportunities to residents and visitors.	Galloway	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026
62	2-122	Policy 2RR-7	Enhance responsible recreation opportunities that keep people safe and don't damage the environment.	Galloway	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026
63	2-122	Policy 2RR-8	Preserve scenic vistas, historic, cultural, and archaeological sites.	Galloway	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026
64	2-123	Open Space Corridors	<b><u>Galloway Amendment – Scrivener</u></b> Goal 2SS Policy 2SS-1	Galloway	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026

65	2-123	Policy 2SS-1	Identify marine, riverine, and other riparian corridors as essential elements of open space corridors and fish and wildlife habitat.	Galloway	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026
66	2-123	Policy 2SS-2	Identify contiguous agriculture and forested landscapes as essential elements of open space corridors. Utilize the Conservation Easement Program to protect working agriculture and forestlands to achieve numerous benefits, including the preservation of the working lands base, recreation opportunities, watershed health, and wildlife habitat.	Galloway	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026
67	2-123	Policy 2SS-7	Identify open space corridors in areas highly susceptible to climate change impacts. Recognize the benefits of restored and enhanced riparian habitats for flood risk reduction.	Galloway	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026
68	2-123	Goal 2TT	Promote coordination among the county, cities, Port of Bellingham, Tribes, and other appropriate jurisdictions in order to protect linked greenbelts, parks, and open spaces.	Galloway	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026
69	2-125	NEW Policy 2UU-13 Re-number subsequent policies	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.	Galloway	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026
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, forests, and shorelines. Consider benefits to climate resilience and ecosystem services. Updating policies, criteria, and rating system may require advocating for State legislation.	Galloway	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026
71	2-127/ 128	Essential Public Facilities	<b><u>Galloway Amendment – Scrivener / non-substantive</u></b>  <b>Process</b>  This section was prepared with consideration of information and procedures adopted by other jurisdictions. An Essential Public Facilities Advisory Committee composed of community members, 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.	Galloway	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026

			<p><b>GMA Goals and Countywide Planning Policies</b></p> <p>The GMA goal of encouraging community 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 provides a list of such facilities.</p> <p><b>Background Summary</b></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 because of potential adverse effects related to size, bulk, hazardous characteristics, noise, or public health and safety;</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>		
72	2-129	Policy 2XX-3	<p>The Growth Management Act identifies certain essential public facilities and the County has taken action 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>	Galloway	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026
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 community members, business, health care, and government representatives, as appropriate, will be appointed by the County Executive, and confirmed by the County Council, to make recommendations relating to the proposed amendments.</p>	Galloway	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026

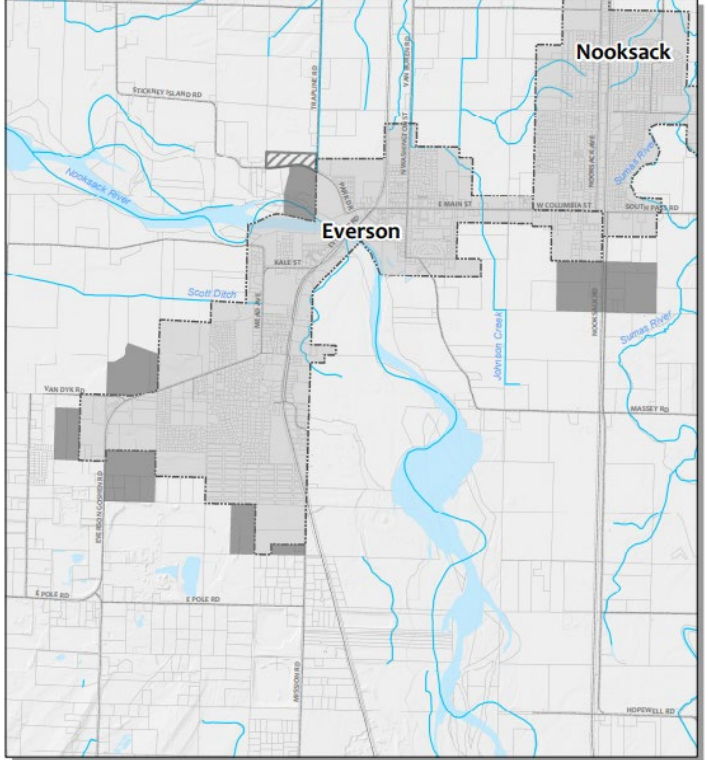
<b>74</b>	2-131	Policy 2YY-4	<p>... Highways and railroad tracks that qualify as essential public facilities should be sited in accordance with all of the following principles. These facilities should be located:</p> <ul style="list-style-type: none"> <li>In a manner that minimizes or mitigates noise and other impacts to surrounding residential areas.</li> </ul>	Galloway	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026
<b>75</b>	2-127	Policy 2YY-15	If significant amendments to the essential public facility siting criteria are proposed in the future, an essential public facilities committee consisting of community members, business, health care, and government representatives, as appropriate, will be appointed by the County Executive, and confirmed by the County Council, to make recommendations relating to the proposed amendments.	Galloway	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026
<b>76</b>	2-140	Goal 2ZZ	Provide for broad participation in the siting process by affected local, state, federal, and tribal agencies, community members, and any other interested parties.	Galloway	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026
<b>77</b>	2-142	Goal 2CCC	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. Ensure engagement and coordination with Lummi Nation and Nooksack Indian Tribe.	Galloway	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026
<b>78</b>	2-143/ 144	Policy 2CCC-12	The County shall continue to cooperate with the Tribes and cultural groups and representatives of the tourism industry to promote respectful and appropriate cultural tourism and ensure that cultural tourism projects remain eligible for funding from the lodging tax funds and grants program.	Galloway	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026
<b>79</b>	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. 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.	Galloway	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026
<b>80</b>	2-144	Policy 2DDD-4	Coordinate with cities and employers to plan for development of housing, services, alternative transportation, and infrastructure in proximity to employment to reduce vehicle miles traveled.	Galloway	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026
<b>81</b>	2-145	Goal 2EEE	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	Galloway	APPROVED via 1 <sup>st</sup> SCOTW

			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.		motion 3.3.2026
82	2-145	NEW Policy 2EEE-3	Policy 2EEE-3: Continue to invest County resources into wildfire resilience programs like FireWise and those administered by the Whatcom Conservation District.	Galloway	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026
83			<b><u>Overall note:</u></b> Will need to update Maps, UGAs and UGARs depending on Council's amendments	Galloway	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026

Everson UGA Proposal

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

Whatcom County Comprehensive Plan Map UGA-3



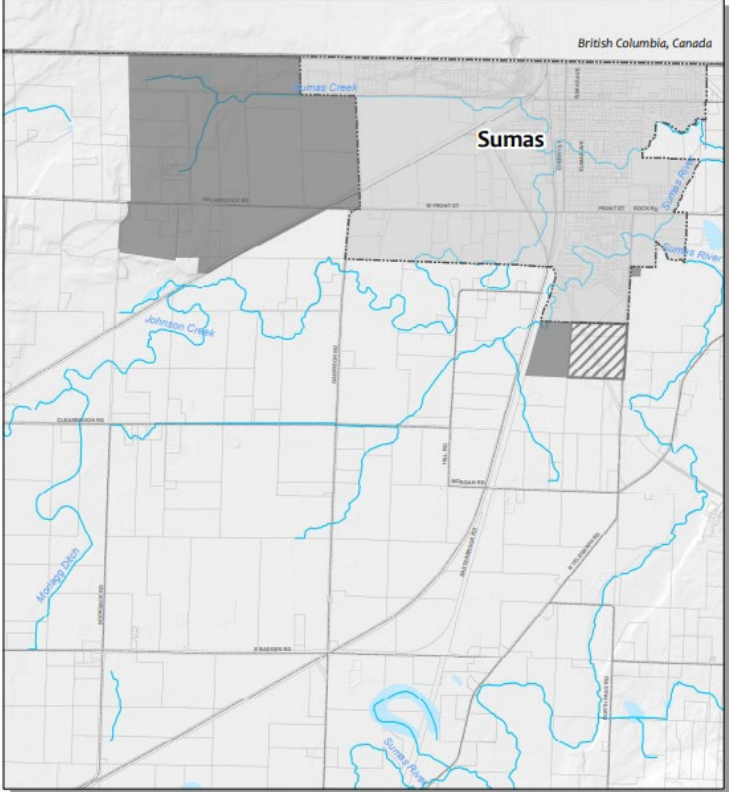



- Everson Urban Growth Area

-  City of Everson
-  Urban Growth Area
-  Urban Growth Area Reserve



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><b>Whatcom County</b>   Comprehensive Plan <span style="float: right;"><b>Map UGA-7</b></span></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>WHATCOM COUNTY</p>		APPROVED COTW 2.10.26
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: treaty natural and cultural resources, 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	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026
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 and protecting treaty natural resources in Whatcom County. 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.</p>	Galloway	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026

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 maintain viability as economic centers with a balance of jobs, housing, and quality of life.</li> </ul>	Galloway	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026
89	2-22	Policy 2N-5	<p>Policy 2N-5:</p> <p>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.</p> <p>Policy 2N-6: Urban growth shall maintain proper buffers from natural resource areas to minimize conflicts with natural resources and industries based on them.</p> <p>Policy 2N-7: Encourage increased densities within existing city boundaries before expanding into county resource lands.</p> <p><i>Note: new language from Countywide Planning Policies</i></p>	Galloway	APPROVED via 1 <sup>st</sup> SCOTW motion 3.3.2026
<b>ADDITIONAL AMENDMENTS FOR 3/10</b>					
90	Intentionally blank				
91	2-25	(Policy 2N-8) Renumbered as Policy 2N-12	Encourage provision of serviced industrial sites by cities. Where applicable, within urban growth areas, preserve the regulatory ability of existing industries to continue operating, if proposed for rezoning, and protect existing industrial and maritime zoned developments 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.	Galloway	Approved COTW 3.10.26
92	2-4	Background Summary	A key need for meeting land demands to generate living wage employment is land that is "ready to go" for industrial development.	Galloway	Approved COTW 3.10.26
93	2-56	Nooksack	The Community's expressed vision is to maintain an atmosphere of safe and friendly <b>family-living</b> in a small town rural setting, while protecting and enjoying the natural environment and agricultural lands of the surrounding area, and promoting development of new jobs and businesses.	Galloway	Approved COTW 3.10.26
94	2-5	Background Summary	<i>Duplication of Amendment #86</i>	Galloway	Approved COTW 3.10.26

			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 and forest (#4) land, economic development in rural areas, distinct boundaries between rural and urban areas, and predictability in land use plans.		
95	2-19-20	Fish and Wildlife	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 8: Natural Resource Lands and 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.  <i>Also amended by Amendment #18</i>	Galloway	Approved COTW 3.10.26
96	2-22	Issues, Goals, and Policies	Countywide Planning Policies set guidelines for designating city urban growth areas including: <ul style="list-style-type: none"> <li>• Small cities' UGAs shall be of an adequate size to allow them to <del>become viable</del> maintain viability as economic centers with a balance of jobs, housing, and quality of life.</li> </ul>	Galloway	Amendment withdrawn COTW 3.10.26
97	2-24	Policy 2N-5	<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.	Galloway	Amendment withdrawn COTW 3.10.26
98	2-25	Policy 2N-6 Add new	<u>Maintain proper buffers between urban growth, including established residential neighborhoods and industrial sites, and natural resource areas.</u>	Galloway	Approved COTW 3.10.26
99	2-25	Policy 2N-7 Add new and renumber subsequent policies	Encourage increased densities within existing city boundaries before expanding into county resource lands.	Galloway	Approved COTW 3.10.26
100	2-15	Policies 2J-6-11 Add new policies and renumber Policy 2J-6	<u>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.</u>  <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>	Galloway	Approved COTW 3.10.26

			<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>C. Measures to protect critical areas and surface and groundwater resources:</p> <ol style="list-style-type: none"> <li>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.</li> <li>2. <u>Ensure compliance with Growth Management Act provisions to better protect of senior water rights, agricultural water rights, and fish and wildlife habitats.</u></li> <li>3. <u>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></li> </ol>	Galloway	Approved COTW 3.10.26
102	2-137	Policy 2YY-13	<ol style="list-style-type: none"> <li>1. In compliance with RCW 36.70A.410, Whatcom County will not treat a residential structure occupied by persons with <del>handicaps</del> disabilities differently than a similar residential structure occupied by a family or other unrelated individuals.</li> </ol>	Galloway	Approved COTW 3.10.26
103	2-41	Policy 2W-1	<p>Work with Everson to adopt measures to limit development in <u>current and future</u> floodplains and areas at increased risk due to climate change. <u>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 B, 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></p>	Scanlon	Approved COTW 3.10.26
104	2-57	Policy 2Z-1	<p>Work with Nooksack to adopt measures to limit development in <u>current and future</u> floodplains and areas at increased risk due to climate change. <u>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 B, using the report's</u></p>	Scanlon	Approved COTW 3.10.26

			<u>relocate, avoid, accommodate, protect model to build resilience to coastal and riverine flooding and erosion hazards.</u> like <u>increasing building elevation to reduce risk of harm and damage from flooding.</u>		
105	2-62	Policy 2AA-2	Work with Sumas to adopt measures to limit development in <u>current and future</u> floodplains and areas at increased risk due to climate change. <u>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 B, using the report's relocate, avoid, accommodate, protect model to build resilience to coastal and riverine flooding and erosion hazards.</u> like <u>increasing building elevation to reduce risk of harm and damage from flooding.</u>	Scanlon	Approved COTW 3.10.26
106	2-51	NEW Policy 2Y-3 Re-number subsequent policies	Work with Lynden to adopt measures to limit development in current and future floodplains <b>and areas at risk due to climate change.</b> Development that does occur should take mitigative measures outlined in the <u>Future Shorelines: Whatcom Climate Vulnerability Assessment and Shoreline Management Solutions Report</u> , found in Appendix B, using the report's relocate, avoid, accommodate, protect model to build resilience to coastal and riverine flooding and erosion hazards.	Scanlon	Approved COTW 3.10.26
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 and areas at risk due to climate change. 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 B, using the report's relocate, avoid, accommodate, protect model to build resilience to coastal and riverine flooding and erosion hazards</u>	Scanlon	Approved COTW 3.10.26
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 due to climate change. 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 B, using the report's relocate, avoid, accommodate, protect model to build resilience to coastal and riverine flooding and erosion hazards.</u>	Scanlon	Approved COTW 3.10.26
109	2-31	NEW Policy 2U-7 Re-number subsequent policies	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 due to climate change. 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 B, using the report's relocate, avoid, accommodate, protect model to build resilience to coastal and riverine flooding and erosion hazards.	Scanlon	Approved COTW 3.10.26

110	2-69	NEW Policy 2BB-3 Re-number subsequent policies	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 due to climate change. 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 B, 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.	Scanlon	Approved COTW 3.10.26
111	2-96	NEW Policy 2DD-2(E) and 2DD-2(E1)	E. Measures to protect against climate impacted natural hazards  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 due to climate change. 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 B, using the report's relocate, avoid, accommodate, protect model to build resilience to coastal and riverine flooding and erosion hazards.	Scanlon	Approved COTW 3.10.26
112	2-10	Policy 2C-7 STRIKE		Stremler	Failed COTW 3.10.26
113	2-100	NEW Policy 2GG-4 Re-number subsequent policies	Land in the R10A district may not be rezoned to a rural zone that allows a higher density if it is located in the <u>current or future flood</u> plain or a sea level rise inundation zone.	Galloway	Approved COTW 3.10.26
114	2-145	Goal 2EEE	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 <u>through enforcing wildfire building codes and education</u> , separating human development from wildfire prone landscapes, and protecting existing residential development and infrastructure through community wildfire preparedness and fire adaptation measures.	Galloway	Approved COTW 3.10.26

115	2-6/7	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</u>	Galloway	
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		Re-number subsequent policies	<p><u>date of adoption, require review during the next periodic update to evaluate continued industrial designation based on:</u></p> <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.</u></p>		
116	2-10	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	Approved COTW 3.10.26
117	2-20	Policy 2M-3	<p>Develop educational tools, <u>technical assistance</u>, and incentive-<u>based programs</u> to encourage <u>and support</u> existing land uses to restore and enhance degraded habitat to properly functioning <u>ecological</u> conditions, <u>with measurable outcomes</u>, especially for threatened and endangered species.</p> <p><i>Also amended by Amendment #20</i></p>	Galloway	Approved COTW 3.10.26
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>	Galloway	Approved COTW 3.10.26



			<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>		
119	2-24/25	Add New Policies 2N-8 to 2N-11 Re-number subsequent policies	<p>Policy 2N-8: 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>Policy 2N-9: 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>Policy 2N-10: 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>Policy 2N-11: 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	2-32/33	Add New Policies 2U-10 to 2U13	<p><u>Policy 2U-10: 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:</u></p> <ul style="list-style-type: none"> <li>• <u>Proximity to established and planned residential neighborhoods;</u></li> <li>• <u>Cumulative environmental health impacts;</u></li> <li>• <u>Infrastructure capacity and fiscal sustainability;</u></li> <li>• <u>Urban development patterns consistent with walkability and reduced vehicle miles traveled.</u></li> </ul>	Galloway	



			<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> <p><u>Policy 2U-12:</u> 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><u>Policy 2U-13:</u> 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	Add New Policies 2W-2 to 2W-4 Re-number subsequent policies	<p><u>Policy 2W-2:</u> 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><u>Policy 2W-3:</u> 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><u>Policy 3W-4:</u> Coordinate regionally to ensure flood mitigation efforts align with watershed-scale planning and long-term climate resilience goals.</p>	Galloway	
122	2-57/58	Add New Policies 2Z-2 to 2Z-4 Re-number subsequent policies	<p><u>Policy 2Z-2:</u> 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><u>Policy 2Z-3:</u> 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>See note in text from Lauren Clemens</b></p> <p><u>Policy 3Z-4:</u> Coordinate regionally to ensure flood mitigation efforts align with watershed-scale planning and long-term climate resilience goals.</p>	Galloway	
123	2-62	Add New Policies 2AA-3 to 2AA-5 Re-number subsequent policies	<p><u>Policy 2AA-3:</u> 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>	Galloway	

			<p><u>Policy 2AA-4: 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.</u></p> <p><u>Policy 2AA-5: Coordinate regionally to ensure flood mitigation efforts align with watershed-scale planning and long-term climate resilience goals.</u></p>		
124	2-145/146	Add New Policies 2FFF-1 to 2FFF-5	<p><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></p> <p><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></p> <p><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></p> <p><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></p> <p><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></p>	Galloway	Approved COTW 3.10.26
125	2-78	<p>New Goal and policies 1-3 under Cherry Point/Environmental</p> <p>(Not numbered – this change will change all subsequent lettering/numbering so we will edit when</p>	<p><b><u>New Goal: Recognize the ecological significance of the Cherry Point Aquatic Reserve and the documented environmental sensitivity of adjacent shorelines and marine habitat.</u></b></p> <p><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></p> <p><u>Policy 2 Prior to approval of new or expanded heavy industrial uses within or adjacent to the Cherry Point UGA, require:</u></p> <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	Approved COTW 3.10.26

		everything is approved.)	<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><b>Policy 2QQ-4:</b> 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.</p> <p><b>Policy 2QQ-5:</b> 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.</p>	Galloway	Approved COTW 3.10.26
127	2-18	Policy 2L-2	<b>Policy 2L-2(c):</b> Public Participation. Each subarea plan update process will be based on a public participation program that addresses <del>public citizen</del> (PC change) input on <u>the identification and discussion of</u> key issues associated with the subarea plan update.	Galloway	Approved COTW 3.10.26
128	2-122	Policy 2RR-8	<i>Repeat of Amendment #63:</i> Policy 2RR-8: Preserve scenic vistas, historic, <u>cultural</u> , and archaeological sites.	Galloway	N/A
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	Approved COTW 3.10.26
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	Approved COTW 3.10.26

132	2-69	Policy 2BB-3 Add bullets	<ul style="list-style-type: none"> <li>• <u>Recognize opportunities for affordable housing sites for property included in the Birch Bay UGA.</u></li> <li>• <u>Approve land use entitlements and permit decisions that implement Housing Policy 3C-9 to produce affordable housing.</u></li> </ul>	Galloway	Approved COTW 3.10.26
133	Maps	Replace Maps 2-1 and 2-3 (Maps section – end of document)	<p>Replace Map 2-1, <u>Comprehensive Plan Designations</u>, and Map 2-3, <u>Open Space Areas and Corridors</u>, with new versions from PDS.</p> <p><i>PDS note: County GIS staff updated Map 2-1 (Comprehensive Plan Designations) and Map 2-3 (Open Space Areas &amp; Corridors) to reflect changes to the Everson and Sumas UGA boundaries made at the February 10 Council Committee of the Whole meeting. The language relating to the buffer where the Cherry Point UGA abuts the Birch Bay UGA was also shortened.</i></p> <p><i>PDS subsequent note: Because the City of Bellingham proposed re-designating land from UGA to UGA Reserve south of Ferndale, there is now an opportunity to identify open space between the Bellingham and Ferndale UGAs. Modified Map 2-3 identifies certain streams with a buffer as open space between these UGAs.</i></p>	PDS	
134		Amendment #105 in this chart	<p>Work with <del>Nooksak</del> Sumas to adopt measures to limit development in <u>current and future</u> floodplains and areas at increased risk due to climate change. ...</p> <p><i>Note: On March 11, 2026, a correction was made to Amendment #105 in this chart to correct an error. The word Nooksack was replaced with Sumas. Council did not approve this change and thus we are flagging it here. The name was listed correctly in the chapter text.</i></p>	Scanlon	

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	Approved COTW 3.10.26
2		Appendix - Glossary	<p>Add definition of “future floodplain” to the Glossary section of appendix:</p>	Scanlon	Approved COTW 3.10.26

		<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 projection for peak Nooksack River flows may change.</p>		
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<b>DISCUSSION ITEMS ON UGAs</b>		
<b>1</b>	Bellingham UGA	<ul style="list-style-type: none"> <li>• South Yew Street UGA Reserve area to UGA</li> <li>• Futurewise comments</li> </ul>
<b>2</b>	Birch Bay UGA	<ul style="list-style-type: none"> <li>• Add affordable housing parcel – 4610 Lincoln Rd. – UGAR?</li> <li>• 8231 &amp; 8233 Blaine Rd.</li> </ul>
<b>3</b>	Blaine UGA	Planning Commission did not approve – city zoning impact
<b>4</b>	Cherry Point UGA	Buffer
<b>5</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>6</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>7</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>8</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.