

# *Birch Bay UGA/UGA Reserve Proposal*



**WHATCOM COUNTY**  
WASHINGTON

Whatcom County Planning & Development Services  
Presentation at County Council Committee of the Whole  
February 3, 2026



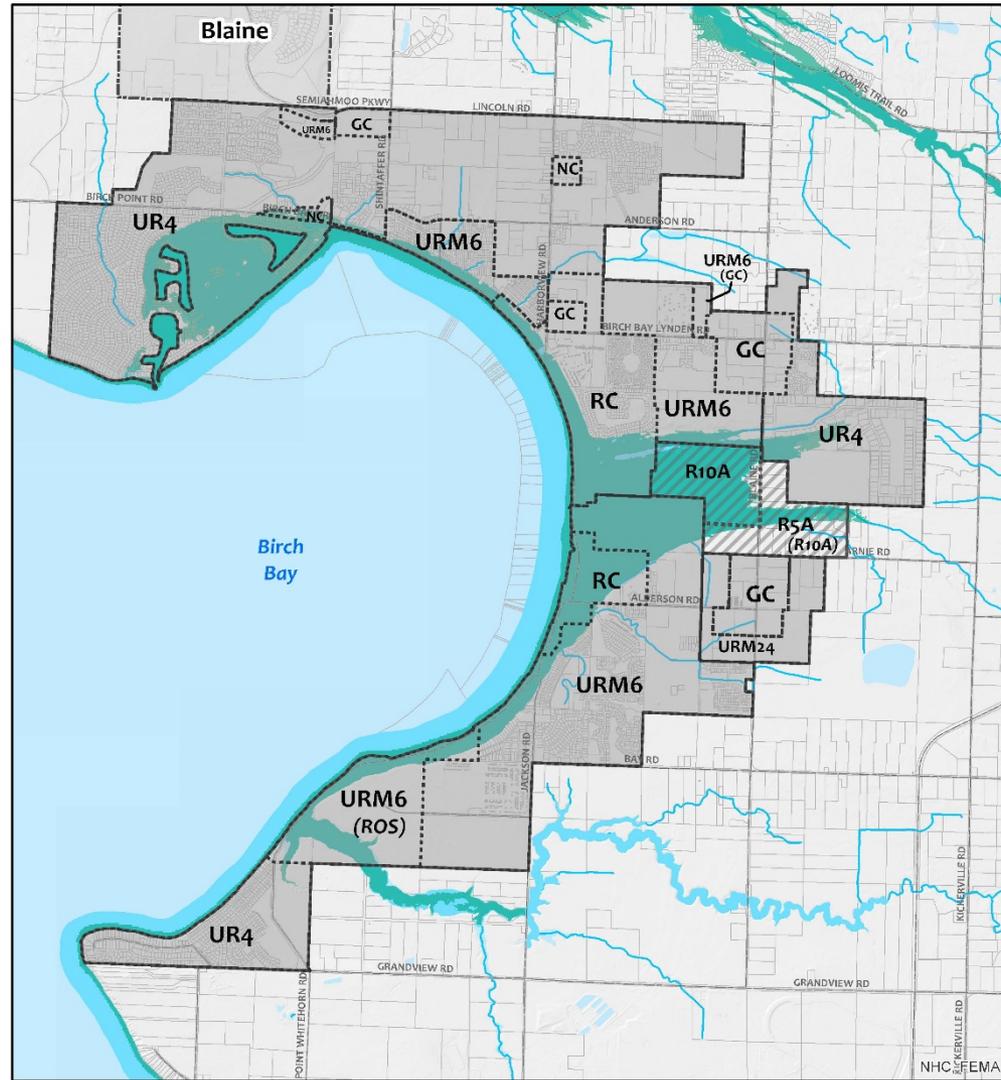
# Birch Bay UGA/UGA Reserve Comp Plan Amendments

1. UGA Boundary – Maintain the existing UGA boundary (no change).
2. UGA Reserve – Maintain the existing UGA Reserve boundary (no change).



# Related Zoning Changes

1. Zoning Text Amendments- The Urban Residential (UR) zoning text would be amended to allow duplex, triplex, and fourplex development (would apply countywide).
2. Commercial Rezoning – Rezone the go-cart-track parcel on Birch Bay-Lynden Rd. and strips of land immediately to the north and east in the existing UGA (approximately 13 acres total) from Urban Residential Medium Density (URM6) to General Commercial (GC).
3. State Park Rezoning – Rezone Birch Bay State Park, approximately 187 acres, from Urban Residential Medium Density (URM6) to Recreation and Open Space (ROS).
4. R5A to R10A Rezoning – Rezone approximately 100 acres in the existing UGA Reserve from Rural 1 dwelling/5 acres (R5A) to Rural 1 dwelling/10 acres (R10A).



### - Birch Bay Urban Growth Area

- Urban Growth Area - No change
- Effective Flood Zone
- Urban Growth Area Reserve
- 3.3 ft. Sea Level Rise 20 Year Storm
- Zoning Designations - Existing Zoning in BOLD  
Proposed Zoning in Parentheses ( )



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# Birch Bay UGA

## Land Capacity - Housing

<b>Income Band Area Median Income (AMI)</b>	<b>Aggregated Housing Needs (housing units)</b>	<b>Total Capacity of Proposed UGA (includes pending development)</b>	<b>Surplus (Deficit)</b>
<b>0-80% AMI (lower income)</b>	702	721	19
<b>80-120% AMI (moderate income)</b>	136	425	289
<b>120+% AMI (higher income)</b>	213	1,211	998
<b>Total</b>	1,051	2,357	1,306



# Birch Bay UGA

## Land Capacity - Employment

### Proposed UGA - Commercial Land Capacity Analysis Results

<sup>1</sup>	Employment Growth Capacity of Proposed UGA	<b>654</b>
<sup>2</sup>	Employment Growth Allocation Proposed	<b>450</b>
<sup>3</sup>	<b>Surplus (Deficit)</b>	<b>204</b>

# Questions

