



Whatcom County

COUNTY COURTHOUSE
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Agenda Bill Master Report

File Number: AB2025-194

File ID:	AB2025-194	Version:	1	Status:	Substitute Approved
File Created:	02/26/2025	Entered by:	lclark@whatcomcounty.us		
Department:	Planning and Development Services Department	File Type:	Resolution		
Assigned to:	Council Planning and Development Committee			Final Action:	03/25/2025
Agenda Date:	03/25/2025			Enactment #:	RES 2025-013
Related Files:					

Primary Contact Email: lclark@whatcomcounty.us

TITLE FOR AGENDA ITEM:

Resolution docketing Comprehensive Plan and Development Regulation amendments

SUMMARY STATEMENT OR LEGAL NOTICE LANGUAGE:

Each year the Council adopts a docket wherein anticipated comprehensive plan and development regulation amendments are listed, which becomes the work plan for Planning and Development Services.

HISTORY OF LEGISLATIVE FILE

Date:	Acting Body:	Action:	Sent To:
03/11/2025	Council Planning and Development Committee	RECOMMENDED FOR APPROVAL Aye: 2 Elenbaas, and Scanlon Nay: 1 Donovan	
03/11/2025	Council	REFERRED TO COMMITTEE Aye: 7 Buchanan, Byrd, Donovan, Elenbaas, Galloway, Scanlon, and Stremier Nay: 0	Council Planning and Development Committee
03/25/2025	Council Planning and Development Committee	SUBSTITUTE RECOMMENDED FOR APPROVAL Aye: 2 Elenbaas, and Scanlon Nay: 0	

Abstain: 1 Donovan

03/25/2025 Council

SUBSTITUTE APPROVED

Aye: 6 Buchanan, Byrd, Elenbaas, Galloway, Scanlon, and Stremler

Nay: 0

Abstain: 1 Donovan

Attachments: Staff Memo, Proposed Resolution, Substitute Resolution for 3.25.2025, Application-Birch Bay UGA Expansion 7850 Blaine Road, Application-Birch Bay UGA Expansion Koehn Road Area, Application-Impervious Surface Code Amendments-Wade King Elementary, Application Maps, Presentation on 3.11.2025

Proposed by: Planning & Development
Services

Introduction date: March 12th, 2025

RESOLUTION NO. 2025-013

DOCKETING COMPREHENSIVE PLAN
AND DEVELOPMENT REGULATION AMENDMENTS

WHEREAS, the Growth Management Act (RCW 36.70A.470) requires the County to consider the proposed docket of comprehensive plan and development regulation amendments on at least an annual basis; and

WHEREAS, the provisions of WCC 22.10.020 indicate that Comprehensive Plan and development regulation amendments are to be docketed for review by approval of a resolution by the County Council; and

WHEREAS, the Whatcom County Planning and Development Services Department has forwarded a docket of proposed Comprehensive Plan and development regulation amendments to the County Council for consideration.

NOW, THEREFORE, BE IT RESOLVED that the Whatcom County Council hereby docket for formal review the amendments shown on attached Exhibit A.


APPROVED this 25th day of March 2025.

ATTEST



Cathy Halka, Clerk of the Council

WHATCOM COUNTY COUNCIL
WHATCOM COUNTY,
WASHINGTON



Kaylee Galloway, Council Chair

APPROVED AS TO FORM:

approved via email by Kellen Kooistra/LB
Kellen Kooistra, Civil Deputy Prosecutor

Exhibit A – Docket

File #	File Name	Applicant	Description	Location	Fee Waiver Granted?
PLN2025-00001	Birch Bay UGA Expansion (7850 Blaine Road)	Arnie Properties LP	To designate a 4.77-acre parcel as Birch Bay Urban Growth Area. The parcel is currently designated Birch Bay Urban Growth Area-Reserve.	7850 Blaine Road	No
PLN2025-00002	Birch Bay UGA Expansion (Koehn Road Area)	Calluna Properties LLP	To designate six parcels in total 37.66 acre, as Birch Bay Urban Growth Area. The parcels are currently designated R5A.	3951111285570000, 3951111285340000, 3951111285470000, 3951111415220000, 3951111415100000, 3951111455010000	No
PLN2025-00003	Impervious Surface Code Amendments (Bellingham School District Application)	Bellingham School District #501	The Bellingham School District (District) is requesting a Development Regulation Amendment that exempts public schools from the limitation of impervious surfaces in the Water Resource Protection Overlay District.	Countywide	Yes
PLN2025-00004	Whatcom County Code Amendments	Whatcom County	Review and revise the Whatcom County Zoning Code and other sections of the County Code to implement Comprehensive Plan policies and/or address issues identified in the administration of the codes. Revisions needed to achieve consistency with the Growth Management Act may also be considered.	Countywide	N/A
PLN2025-00005	CIP Capital Facilities Planning	Whatcom County	Amend the capital facilities element of the Whatcom County Comprehensive Plan, including the Seven Year Capital Facilities Program Appendix F.	Countywide	N/A
PLN2024-00005	Clean Energy Code Amendments	Whatcom County Council	Amendments to the Whatcom County Code to support solar energy, geothermal energy, and hydrogen energy in accordance with Resolution 2023-044.	Countywide	N/A
PLN2023-00001	2025 Comprehensive Plan, Development Regulation, and UGA Update	Whatcom County	Review and revise the Whatcom County Comprehensive Plan and development regulations ensure compliance with the requirements of RCW 36.70A. Review urban growth areas and densities permitted within urban growth areas in conjunction with the Cities. If necessary, revise urban growth areas and/or associated development regulations to accommodate the urban growth projected for the succeeding twenty-year period.	Countywide	N/A

File #	File Name	Applicant	Description	Location	Fee Waiver Granted?
PLN2019-00002	MRL Expansion – Breckenridge Rd.	Concrete Nor'West	Amend the comprehensive plan designation from Rural to Mineral Resource Lands (MRL) and amend the zoning map to expand a MRL overlay zone on approximately 22.8 acres off Breckenridge Rd., east of Nooksack. The underlying zoning is Rural one dwelling/five acres (R5A).	Parcel # 400428 165430 and a portion of parcel #400428 254460; Within the NW ¼ and NE ¼ of section 28, T40N, R4E, W.M.	No
PLN2017-00004	MRL County-wide Designation Process	Whatcom County	Through a county-led countywide assessment, seek to identify and designate potential commercially significant mineral resource lands, to meet future demand, compatible with water resources, agricultural lands, forest lands and other GMA goals pursuant to Comprehensive Plan Policy 8R-1.	Countywide	N/A
PLN2015-00003	Code Enforcement Amendments	Whatcom County	Create a new Whatcom County Code (WCC) Chapter 22.15, called "Code Compliance Procedures" to establish an efficient system to address enforcement of building, critical areas and zoning codes. The proposal would consolidate the existing code enforcement provisions from WCC 15, 16.16, and 20 into a new WCC 22.15.	N/A	N/A
PLN2012-00007	Agricultural Strategic Plan Implementation	Whatcom County	Resolution 2018-027 was approved by the County Council on 8/8/2018 declaring support for the updated Whatcom County Agricultural Strategic Plan. Immediate priorities in this plan include reviewing designation of Agricultural Lands of Long-term Commercial Significance and the agricultural zoning code. Reviewing the Rural Study Areas as listed in the 2007 Rural Land Study and making recommendations for possible changes in accordance with Resolution 2009-040 (100,000 acre target), Resolution 2018-027 (Updated Agricultural Strategic Plan) and RCW 36.70A.170 and .177 will be included. Other short-term and medium-term priorities in this plan include development of policies and regulations that provide for protection of the best agricultural areas while supporting development at zoned densities and continued work on development of	Proposal relates to Agricultural and Rural lands	N/A

File #	File Name	Applicant	Description	Location	Fee Waiver Granted?
			the Natural Resource Marketplace. These activities may lead to proposed changes to the agricultural portions of the Comprehensive Plan and zoning regulations.		
PLN2012-00009	MRL Expansion – North Star Rd.	Ferndale Ready Mix & Gravel	Amend the comprehensive plan designation from Rural to Mineral Resource Lands (MRL) and amend the zoning map to expand a MRL overlay zone on approximately 19.7 acres on the west side of North Star Rd., south of Brown Rd. The underlying zoning is Rural one dwelling/five acres (R5A).	Parcel #390110 212100; Within the SW ¼ of section 10, T39N, R1E, W.M.	N/A