



Whatcom County

COUNTY COURTHOUSE
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Agenda Bill Master Report

File Number: AB2026-195

File ID:	AB2026-195	Version:	1	Status:	Approved
File Created:	02/26/2026	Entered by:	lclark@whatcomcounty.us		
Department:	Planning and Development Services Department	File Type:	Resolution		
Assigned to:	Council Planning and Development Committee	Final Action:	03/10/2026		
Agenda Date:	03/10/2026	Enactment #:	RES 2026-009		
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:
03/10/2026	Council Planning and Development Committee	FORWARDED TO COUNCIL WITHOUT A RECOMMENDATION	
03/10/2026	Council	APPROVED	
		Aye: 7	Boyle, Buchanan, Elenbaas, Galloway, Rienstra, Scanlon, and Stremler
		Nay: 0	

Attachments: Staff Memo, Proposed Resolution, Presentation

PROPOSED BY: Planning & Development Services
INTRODUCED: March 10th, 2025

RESOLUTION NO. 2026-009

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 the Whatcom County Council hereby docketes for formal review the amendments shown in Attachment A.

APPROVED this 10th day of March, 2026

ATTEST:


Cathy Halka
Cathy Halka, Clerk of the Council

WHATCOM COUNTY COUNCIL
WHATCOM COUNTY, WASHINGTON

Kaylee Galloway
Kaylee Galloway, Council Chair

APPROVED AS TO FORM:

Greg Greenan, per 2/26/2026 email
Civil Deputy Prosecutor

Attachment A – Docket

File #	File Name	Applicant	Description	Location	Fee Waiver Granted?
<u>PLN2026-000XX</u>	<u>2026-2032 Capital Improvement Program (CIP) Update</u>	<u>Whatcom County</u>	<u>Amend the Capital Facilities element of the Whatcom County Comprehensive Plan, including updating the list of special district plans adopted by reference (Chapter 4) and adopting a new Six-Year Capital Improvement Program (CIP) for 2026-2032 (Appendix F).</u>	<u>Countywide</u>	<u>Not Applicable</u>
<u>PLN2026-000XX</u>	<u>Meat Processing Code Amendment</u>	<u>Whatcom County Agricultural Advisory Committee</u>	<u>Updating meat processing (Slaughterhouse/Packinghouse) Code in the Agriculture Zone (WCC 20.40) per the request of the Ag Advisory Committee.</u>	<u>Agriculture (AG) Zoning District</u>	<u>Not Applicable</u>
<u>PLN2026-000XX</u>	<u>Marijuana Social Equity Retail Code Amendment</u>	<u>Whatcom County</u>	<u>Revisions to WCC 20.66.089 to allow Cannabis Retail Facilities in the Light Industrial Impact (LII) when associated with an Urban Growth Area (UGA) as a permitted use without co-location with a legally established cannabis producer or processor.</u>	<u>Light Impact Industrial (LII)</u>	<u>Not Applicable</u>
<u>PLN2026-000XX</u>	<u>Outdoor Music Festivals</u>	<u>Whatcom County Council</u>	<u>Updating the Outdoor Music Festival code in accordance with RCW 70.108.130</u>	<u>Countywide</u>	<u>Not Applicable</u>
<u>PLN2026-000XX</u>	<u>Review proposed City and County UGA Reserves and/or UGA Reserve study areas or overlays.</u>	<u>Whatcom County</u>	<u>Review proposed City and County Urban Growth Area Reserves and/or UGA Reserve study areas or overlays.</u>	<u>Countywide</u>	<u>Not Applicable</u>
<u>PLN2026-000XX</u>	<u>Wells Serving APO Clustered Lots</u>	<u>Whatcom County Council</u>	<u>Review, and potential revision, of well standards for "Cluster Lots" associated with "Agricultural Cluster Subdivisions"; see file AB2025-810.</u>	<u>Agricultural</u>	<u>Not Applicable</u>
<u>PLN2026-000XX</u>	<u>Review ADM Revision Standards for Surface Mines and Mineral Resource Land (MRL) Designation</u>	<u>Whatcom County Council</u>	<u>Review, and potential revision, of Administrative Use Permit (ADM) standards for "Surface Mines"; see file AB2025-810, and Mineral Resource Land (MRL) Designation.</u>	<u>Countywide</u>	<u>Not Applicable</u>
<u>PLN2026-000XX</u>	<u>2026 Critical Areas Ordinance (CAO) Update</u>	<u>Whatcom County</u>	<u>Amend WCC Chapter 16.16 Whatcom County's Critical Areas Ordinance to comply with required updates per RCW 36.70A.060 using best available science per RCW 36.70A.172.</u>	<u>Countywide</u>	<u>Not Applicable</u>

File #	File Name	Applicant	Description	Location	Fee Waiver Granted?
<u>PLN2026-000XX</u>	<u>Whatcom County Code Amendments</u>	<u>Whatcom County</u>	<u>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.</u>	<u>Countywide</u>	<u>Not Applicable</u>
<u>PLN2026-000XX</u>	<u>Lynden School District Impact Fees</u>	<u>Whatcom County</u>	<u>Consideration of the Lynden School District's request that the County approve the collection of school impact fees. This includes: (1) Amending the Whatcom County Comprehensive Plan to adopt the Lynden School District Capital Facilities Plan by reference, (2) reviewing and, if necessary, modifying WCC 20.75 to comply with the current impact fee requirements in State law (RCW 36.70A and RCW 82.02), and (3) developing an interlocal agreement between the Lynden School District and the County to address the requirements identified in WCC 20.75.</u>	<u>Lynden School District Boundaries</u>	<u>Not Applicable</u>
<u>PLN2026-000XX</u>	<u>Ferndale School District Impact Fees</u>	<u>Whatcom County</u>	<u>Consideration of the Ferndale School District's request that the County approve the collection of school impact fees. This includes: (1) Amending the Whatcom County Comprehensive Plan to adopt the Ferndale School District Capital Facilities Plan by reference, (2) reviewing and, if necessary, modifying WCC 20.75 to comply with the current impact fee requirements in State law (RCW 36.70A and RCW 82.02), and (3) developing an interlocal agreement between the Ferndale School District and the County to address the requirements identified in WCC 20.75.</u>	<u>Ferndale School District Boundaries</u>	<u>Not Applicable</u>
<u>PLN2026-0000XX</u>	<u>2025-2026 Comprehensive Plan, Development Regulation, UGA Update, and Zoning Map Amendments – Including Chapter 3 (Housing) Related Zoning Code Text Amendments</u>	<u>Whatcom County</u>	<u>UGA Update, and Zoning Map Amendments – Including Chapter 3 (Housing) Related Zoning Code Text Amendments. Required updates per GMA: Siting of Manufactured Homes (RCW 36.01.225), No. of Unrelated Persons in Household (RCW 36.01.227), Religious Orgs-Hosting of the Homeless (RCW 36.01.290), Density Bonus for Affordable Housing on Religious Properties (RCW 36.70A.545), Affordable Housing Development Restrictions (RCW 36.130.020), Residential Off-Street Parking Standards (RCW 36.70A.622). UGA Update, and Zoning Map Amendments – Including Chapter 3 (Housing) Related Zoning Code Text Amendments.</u>	<u>Countywide</u>	<u>Not Applicable</u>

File #	File Name	Applicant	Description	Location	Fee Waiver Granted?
PLN2026-000XX	Review Public Benefit Rating System	Whatcom County	Review and revise Whatcom County's Public Benefit Rating System Program. WCC Chapter 3.28 Open Space Land Classification	Countywide	Not Applicable
PLN2026-00002	Lake Whatcom Watershed Phosphorus Neutral Development Code	Whatcom County Council	Amend WCC Chapter 20.51 Lake Whatcom Watershed Overlay District to require phosphorus neutral development and evaluate the feasibility of expanded homeowner outreach and inspection of private stormwater systems. Council Docketed 12/09/2025 AB2025-813 & RES 2025-027	Lake Whatcom watershed	Not Applicable
PLN2026-00001	Agricultural Storage Use Code Amendment	Whatcom County	Amend WCC Chapter 20.40 Agriculture (AG) District to include agriculture storage as a primary permitted use. Docketed in 2025 via RES 2025-027	Agriculture (AG) Zoning District	Not Applicable
PLN2025-00007	Puget Sound Energy (PSE) Code Amendment	PSE	Proposed revision of WCC 20.68.060 to read as follows: "Stationary Thermal Power plants with generating capacity of less than 250,000-350,000 kilowatts, floating thermal power plants with generating capacity of less than 50,000 100,000 kilowatts, and other power plants utilizing renewable resources from solar, wind or water sources, except that coal-fired power plants are prohibited."	HII	No
PLN2025-00006	4656 Bay Road Urban Growth Area (UGA) Expansion	August Holdings, LLC	Proposal expand the Birch Bay Urban Growth Area to incorporate a 36.40-acre parcel, and rezone as Urban Residential-Medium 6. The parcel is currently outside of the UGA, and within the Rural-10A zoning district.	Rural	No
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.	APNs: 395111128557, 395111128534, 395111128547, 395111141522, 395111141510, 395111145501.	No
PLN2025-00003	Impervious Surface Code Amendments	Bellingham School District #501	The Bellingham School District (District) is requesting a Development Regulation Amendment that	Countywide	Yes

File #	File Name	Applicant	Description	Location	Fee Waiver Granted?
	(Bellingham School District Application)		exempts public schools from the limitation of impervious surfaces in the Water Resource Protection Overlay District.		
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	2025-2031 CIP Capital Facilities Plan	Whatcom County	Amend the Capital Facilities element of the Whatcom County Comprehensive Plan, including the Seven (7) Year Capital Improvements Program (CIP) (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	Not Applicable
PLN2023-00001	2025 Comprehensive Plan, Development Regulation, & 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
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).	APNs: 400428165430, & 400428254460; Within the NW ¼ and NE ¼ of section 28, T40N, R4E, W.M.	No
PLN2017-00004	MRL Countywide 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	Not Applicable

File #	File Name	Applicant	Description	Location	Fee Waiver Granted?
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.	Countywide	Not Applicable
PLN2012-00009	MRL Expansion – North Star Rd.	Ferndale Ready Mix & Gravel	Amend the comprehensive plan designation from Rural (R) to Mineral Resource Lands (MRL) and amend the zoning map to expand an 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 #390110212100; Within the SW ¼ of Section 10, T39N, R1E, W.M.	Not Applicable
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 the Natural Resource Marketplace. These activities may lead to proposed changes to the agricultural portions of the Comprehensive Plan and zoning regulations.	Agricultural and rural lands	Not Applicable