

Columbia Valley UGA/UGA Reserve Proposal



WHATCOM COUNTY
WASHINGTON

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



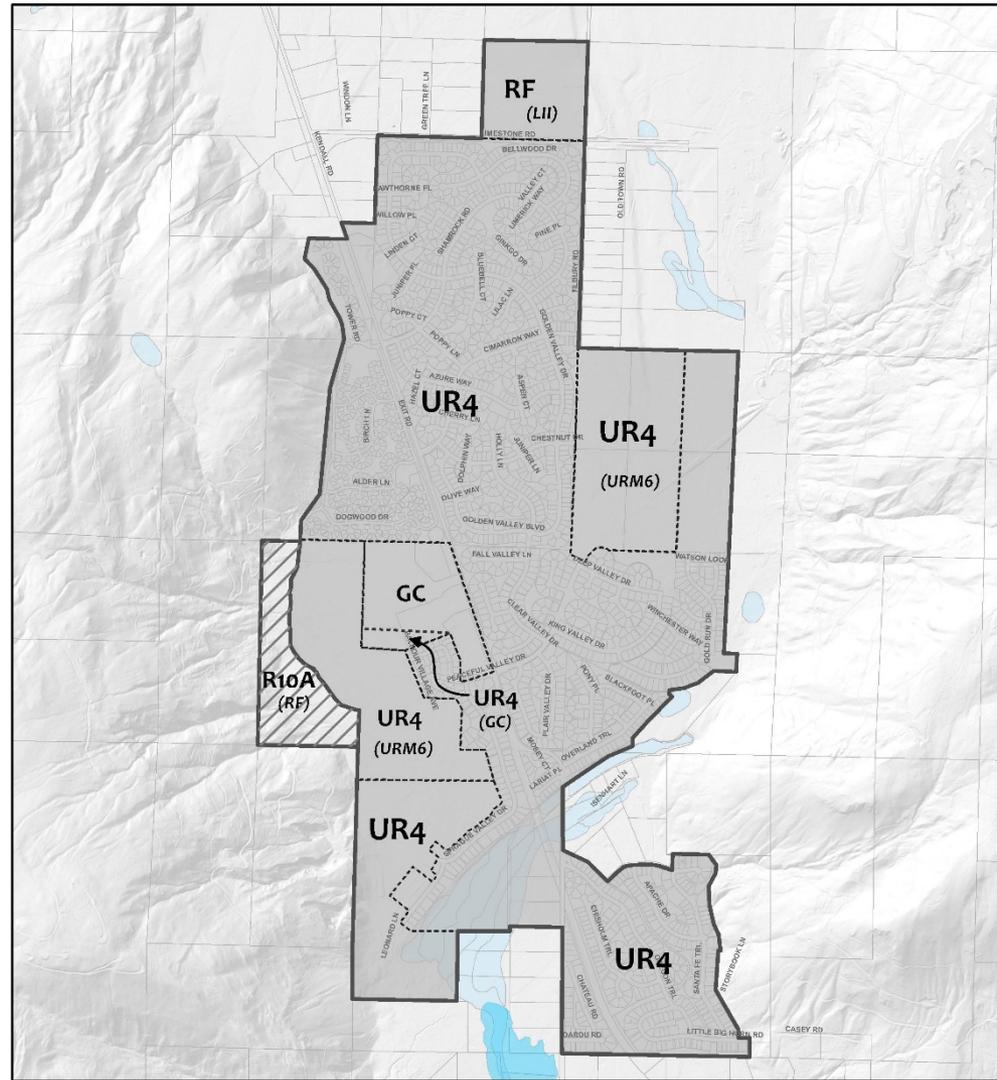
Columbia Valley UGA/UGA Reserve Comp Plan Amendments

1. UGA Boundary – Maintain the existing UGA boundary (no change).
2. UGA Reserve - The existing approximately 40 acre UGA Reserve would be changed to Rural Forestry, as this area contains steep slopes, landslide hazard areas, and alluvial fans.
3. Foothills Subarea Plan - Modify Policy CV1-D to facilitate rezoning the area north of Limestone Rd. in the Columbia Valley UGA to Light Impact Industrial. Modify Columbia Valley Map 2.3, the land use map.



Related Zoning Changes

1. Zoning Text Amendments- The UR4 zoning text would be amended to allow duplex, triplex, and fourplex development (would apply countywide).
2. Residential Rezoning - Land in the UGA west and east of State Route 547, totaling about 166 acres, would be rezoned from Urban Residential 4 dwellings/1 acre (UR4) to Urban Residential Medium Density 6 dwelling units/1 acre (URM6).
3. Commercial Rezoning - Two parcels in the UGA, west of State Route 547 totaling about 5 acres, would be rezoned from UR4 to General Commercial (GC), so that these parcels would no longer be “split zoned” parcels.
4. Industrial Rezoning - The existing 40-acre Rural Forestry zone, within the UGA north of Limestone Rd., would be rezoned to Light Impact Industrial.
5. UGA Reserve - Rezone the land taken out of the UGA Reserve from Rural 1 dwelling/10 acres (R10A) to Rural Forestry (1 dwelling/20 acres).



- Columbia Valley Urban Growth Area

- Urban Growth Area - No change
- Urban Growth Area Reserve - Change to Rural Forestry Comp. Plan Designation
- Zoning Designations - Existing Zoning in BOLD, Proposed Zoning in Parentheses ()



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0 225 450 675 900 1,125 1,350 1,575 Feet



Columbia Valley UGA

Land Capacity - Housing

Income Band Area Median Income (AMI)	Aggregated Housing Needs (housing units)	Total Capacity of Proposed UGA (includes pending development)	Surplus (Deficit)
0-80% AMI (lower income)	335	432	97
80-120% AMI (moderate income)	65	74	9
120+% AMI (higher income)	102	405	303
Total	502	911	409



Columbia Valley UGA Land Capacity - Employment

Proposed UGA - Commercial/Industrial Land Capacity Analysis Results		
¹	Employment Growth Capacity of Proposed UGA	404
²	Employment Growth Allocation Proposed	350
³	Surplus (Deficit)	54

Questions

