

EXHIBIT A

Whatcom County Comprehensive Plan Amendments - Chapter 1: Introduction and Growth Projections

Preface

Land Acknowledgement

Whatcom County Government acknowledges that present day Whatcom County is located on the traditional and ancestral homelands of the Lummi Nation and Nooksack Indian Tribe, as well as other Coast Salish peoples who have lived in and stewarded this land since time immemorial. We honor their enduring connection to the lands and waters of this region — including the Salish Sea, rivers, forests, and mountains — and recognize their continued presence, sovereignty, and cultural traditions. We express our respect and gratitude for their stewardship of this place and commit to learning from and supporting Indigenous communities today. Truth and acknowledgment are critical to building mutual respect and connection across all barriers of heritage and difference. We begin this effort to acknowledge what has been buried by honoring the truth. We pay respect to the elders past and present. We take a moment to consider the many legacies of violence, displacement, migration, and settlement that bring us together here today and seek to uncover such truths in all that we do.

Labor Acknowledgement

Whatcom County as we know it today was shaped by the generations of people who came before us, those who worked the land and water, built communities and infrastructure, raised families, operated businesses, served their neighbors, and contributed through labor, service, innovation, and care for others. We acknowledge that the county’s growth and prosperity were built through both opportunity and hardship, and that many people labored under difficult and unjust conditions throughout different periods of our history. We recognize the contributions of workers, families, farmers, tradespeople, laborers, caregivers, entrepreneurs, public servants, and community members whose efforts , often unseen or unrecognized, helped build and sustain our region. This acknowledgment is offered in a spirit of gratitude, stewardship, and shared responsibility as we work together to build a future that serves all residents of Whatcom County.

Chapter One Introduction and Growth Projections

How the Plan was Created

Whatcom County’s Comprehensive Plan is intended to guide growth in unincorporated areas for the next 20 years in coordination with city comprehensive plans. The fundamental purpose of the Comprehensive Plan is to establish a framework of goals and policies to guide growth, land use, capital facility and transportation planning, and environmental protection.

The plan identifies urban growth area (UGA) boundaries, rural areas, agricultural lands, forestry lands and mineral resource lands. The majority of the county’s growth will be located within the UGAs. Several factors influenced the development of the adopted goals and policies contained in the Whatcom County Comprehensive Plan.

First, this plan has been reviewed for consistency with the requirements of the Growth Management Act (GMA), the goals of the GMA (RCW 36.70A.020 and .480), and mandatory plan elements (RCW 36.70A.070). GMA goals are set forth below:

- (1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
- (2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
- (3) Transportation. Encourage efficient multimodal transportation systems that will reduce greenhouse gas emissions and per capita vehicle miles traveled, and are based on regional priorities and coordinated with county and city comprehensive plans.
- (4) Housing. ~~Encourage the availability of affordable~~ Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
- (5) Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.
- (6) Property rights. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.
- (7) Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.

- (8) Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.
- (9) Open space and recreation. Retain open space and green space, enhance recreational opportunities, ~~conserve~~ enhance fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.
- (10) Environment. Protect and enhance the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.
- (11) Citizen participation and coordination. Encourage the involvement of citizens in the planning process, including the participation of vulnerable populations and overburdened communities, and ensure coordination between communities and jurisdictions to reconcile conflicts.
- (12) Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.
- (13) Historic preservation. Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.
- (14) Climate change and resiliency. Ensure that comprehensive plans, development regulations, and regional policies, plans, and strategies under RCW 36.70A.210 and chapter 47.80 RCW adapt to and mitigate the effects of a changing climate; support reductions in greenhouse gas emissions and per capita vehicle miles traveled; prepare for climate impact scenarios; foster resiliency to climate impacts and natural hazards; protect and enhance environmental, economic, and human health and safety; and advance environmental justice.
- (15) Shoreline of the state Management. Per RCW 36.70A.480 For Sshorelines of the ~~S~~state, the goals and policies of the Shoreline Management Act, as set forth in RCW 90.58.020, shall be considered an element of the county's or city's comprehensive plan ~~are added as one of the goals of the Growth Management Act.~~

Second, through inter-jurisdictional cooperation, Whatcom County has coordinated planning and decision making with various levels of government to ensure compatibility of goals and consistency of plans.

Third, extensive ~~citizen~~ community participation was facilitated through meetings, presentations, public hearings, and written comments made throughout this process, consistent with the Public Participation Plan.

Countywide Planning Policies

During the Comprehensive Plan process, the Whatcom County Council, in conjunction with the cities, ~~previously~~ adopted a set of Countywide Planning Policies (see Appendix C). The framework provided by the adopted Countywide Planning Policies ensures that local planning efforts will be consistent with one another and supportive of regional goals.

Original Adoption and Amendments

The County Council adopted the Whatcom County Comprehensive Plan in May of 1997. Since then, amendments have been made on an annual basis. Additionally, a comprehensive plan update took place in 2005, a UGA review occurred in 2009 and ~~a~~ combined comprehensive plan updates and UGA reviews occurred in 2016 and 2025 as required by RCW 36.70A.130.

Introducing Whatcom County

Whatcom County lies in the northwest corner of both the State of Washington and the coterminous United States. It is bounded on the north by the Canadian border, on the east by Okanogan County, on the south by Skagit County, and on the west by the Strait of Georgia and Bellingham Bay. These borders enclose large parts of the Mount Baker National Forest and the North Cascades National Park, which take up about two-thirds of Whatcom County's total area. All but a few residents live in the western third of the county. Bellingham is Whatcom County's largest city. Other cities include Blaine, Everson, Ferndale, Lynden, Nooksack, and Sumas, and there are three unincorporated UGAs and several smaller unincorporated communities.

Tribal Land and Sovereignty

Whatcom County is built on the ancestral homelands and waterways of the Coast Salish peoples, including Lummi Nation and Nooksack Indian Tribe, who have lived on, cared for, and protected these lands and waters since time immemorial. Their culture, values, and teachings are intertwined in the waters, lands, and resources that sustain our life ways. The Whatcom County government acknowledges the Tribes' treaty rights, as guaranteed by the 1855 Treaty of Point Elliott between the United States government and the Lummi Nation and the Nooksack Indian Tribe, and commit to honoring and upholding the Treaty as the supreme law of the land per the United States Constitution. We respect their sovereignty and their right to self-determination.

~~There are two Indian~~ reservations and associated trust lands ~~are~~ located within Whatcom County's borders. The Lummi Nation reservation is on the Lummi Peninsula and Portage Island on the western side of the county. ~~The~~ Nooksack ~~Indian~~ Tribe reservation and trust lands include parcels along the Nooksack River in the west-central area of the county.

The Labor that Built Whatcom County

Whatcom County as it stands today is only possible because of those who have come before us. The Whatcom County government acknowledges the labor that built our country, institutions, and infrastructures. Our country has depended upon the labor, wisdom, and skills of enslaved peoples, Indigenous Peoples, immigrants, and migrants who have often worked within harsh and unjust systems. We recognize the

immigrant and American-born workers whose labor often remains unseen yet contributes to the wellbeing of our collective community.

Whatcom County Government

Whatcom County’s mission statement is to “promote, enrich and enhance the freedoms, opportunities, health and safety of its citizens. We will provide essential and desirable public services in a cost effective and accountable manner. We will conduct the public’s business and treat all members of our diverse community in a courteous and professional manner. We will provide vision, leadership and responsiveness while addressing community issues and conducting the business of the people. We will encourage community involvement in public issues while protecting the rights of the individual and encouraging respect for diversity. We will serve as an active catalyst for individuals and other entities to participate in achieving a positive future for Whatcom County.”

The following goals and policies are intended to ensure good County government that serves all residents. This includes through accessibility, transparency, accountability, robust public involvement, and ongoing process and performance improvement, enhanced tribal engagement and coordination, and fostering inclusion and belonging for all who call Whatcom County home.

Goal 1A: Ensure that government activities, regulations and policies are transparent, accountable, accessible, and easy to understand.

- Policy 1A-1: Integrate and simplify all documents using the “Federal Plain Language Guidelines” available at www.plainlanguage.gov to make them more understandable and user-friendly.
- Policy 1A-2: Benchmark the County’s performance against itself and other comparable jurisdictions. Develop and publish reports on key performance metrics.
- Policy 1A-3: Ensure all acronyms and abbreviations used in public documents have clearly defined and readily accessible explanations.
- Policy 1A-4: Maintain a user-friendly, intuitive, and helpful website.
- Policy 1A-5: Ensure forms, permits, applications, and similar documents are readily available to the public and are updated often to reflect changes to regulations and contact information. These documents should be present on the County website and cross-referenced appropriately so the public can easily find and access them.
- Policy 1A-6: Use technological tools, such as Geographic Information Systems (GIS), to make information easily accessible to the public.
- Policy 1A-7: Respond to inquiries from the public in a timely, professional, and courteous manner.

Policy 1A-8: No rule, regulation, restriction, or requirement shall be imposed by the County that is not embodied in local, state, or federal law.

Goal 1B: Whatcom County shall implement this Comprehensive Plan through transparent, coordinated, predictable, and efficient regulatory and permitting processes that protect public interests, maintain clear decision-making authority, utilize objective standards where practicable, and reduce unnecessary delay, duplication, uncertainty, and cost.

Policy 1B-1: County regulations and permitting processes should be clear, understandable, consistently administered, and supported by defined procedures, review timelines, and transparent application requirements whenever practicable.

Policy 1B-2: The County should coordinate review processes among departments, municipalities, Tribal governments, agencies, and stakeholders to avoid unnecessary duplication, conflicting requirements, and procedural delay.

Policy 1B-3: The County should encourage consultation, collaboration, and government-to-government coordination consistent with applicable law while maintaining clear decision-making authority and jurisdictional responsibilities established by state and federal law.

Policy 1B-4: Implementation of this Plan should consider impacts on housing affordability, housing supply, project feasibility, economic opportunity, infrastructure investment, environmental stewardship, and family-wage employment.

Policy 1B-5: Regulations should be implemented through objective, measurable, and consistently applied standards whenever practicable, using defined criteria and best available information appropriate to the decision being made.

Policy 1B-6: The County should periodically evaluate permitting performance, review timelines, regulatory effectiveness, and implementation outcomes and pursue improvements that increase predictability, accountability, and administrative efficiency.

Goal 1C: Take concrete steps to facilitate tribal engagement and coordination with Lummi Nation and Nooksack Indian Tribe on all relevant county government activities, regulations, and policies to ensure the opportunity for

tribal partners to have a voice in moving the county towards a shared vision for the future.

Policy 1C-1: Recognize the Tribes’ sovereignty and right to self-determination; honor and uphold tribal treaty rights including their rights to fish, hunt, and gather.

Policy 1C-2: Work collaboratively with the Tribes in an effort to develop a mutually agreed upon engagement and coordination framework that incorporates regular and meaningful Whatcom County government-to-Tribal-government cooperation promoting open lines of communication, information sharing, and collaborative decision making.

Policy 1C-3: Recognize and support tribal cultures, taking steps that include promoting education and outreach materials and programs that honor tribal history, culture, treaty rights, and sovereignty.

Policy 1C-4: Conserve cultural and natural resources that sustain Indigenous Peoples’ way of life. These include watersheds, shorelines, forests, and other culturally significant areas critical to tribal cultural practices and treaty-protected resources.

Policy 1C-5: Coordinate and collaborate with Tribes on all relevant public works and development projects to avoid or minimize adverse impacts on tribal archaeological and cultural resources.

Policy 1C-6: Acknowledge that water is integral to tribal culture and treaty rights; coordinate with tribal governments on the facilitation of the WRIA 1 Nooksack Adjudication, identify and implement methods of protecting streams, rivers, estuaries, groundwater, surface water, aquifer recharge areas, and water related infrastructure.

Policy 1C-7: Acknowledge that the effects of climate change, including extreme weather events, natural hazards such as flooding and wildfires, increasing temperature, and rising sea levels, disproportionately threaten the rights, livelihood, and cultural practices of Indigenous Peoples.

Goal 1D: The Whatcom County Government, in all that it does, shall work towards the elimination of economic and racial disparities and inequities so that all residents of Whatcom County, regardless of identity, citizenship status, socioeconomic status, and/or geography, can live, thrive, and belong for who they are, as they are, without fear, every day.

Policy 1D-1: Acknowledge the historical harm caused to communities of color by Whatcom County Government’s actions through planning,

- housing, and development and identify the connections between the actions and local racially disparate outcomes.
- Policy 1D-2: Acknowledge and uplift the culture, diverse values, and cultural resources of communities of color as valuable community assets.
- Policy 1D-3: Coordinate and increase the participation of communities facing racial disparities and inequities in County civic processes and decision-making. Design equitable decision-making structures that allow for community engagement at every step.
- Policy 1D-4: Develop and implement an equity and equality of opportunity framework and toolkit to inform decision making and to evaluate how budget, policy, and programmatic decisions impact marginalized and underserved communities.
- Policy 1D-5: Invest County staff time and resources to develop environments, capital projects, and initiatives that enhance opportunities for communities currently experiencing racial disparities through public amenities, access to affordable housing, childcare, healthy and culturally relevant food, and health programs.
- Policy 1D-6: Through fair and open competition, leverage county resources and investments in public work to empower and uplift a local and diverse workforce for all.
- Policy 1D-7: Modernize county code, policies, and processes to ensure diversity, equity, inclusion, and equal protection and provision of county services to all people.

Population

Population growth in Whatcom County since the arrival of the first Euro-American immigrants in the 1850s has been driven largely by in-migration of people from other sections of the state and country. **Table 1** displays the growth of population in Whatcom County from 1910 to ~~2020~~~~2010~~, and **Table 2** shows the estimated growth figures for each year of the current decade. These tables indicate a steady increase in population over time, with varying rates of growth often driven by factors external to Whatcom County such as international events or changes in technology and transportation. Approximately ~~77%~~~~73%~~ of the population growth between 1980 and ~~2023~~~~2013~~ was due to in-migration of people from outside the area seeking jobs, life styles, and/or amenities found in Whatcom County. **Figure 1** below shows net migration fluctuating significantly over time.

It should be noted that the first decade of planning under the Growth Management Act (1990-2000) accompanied the reversal of a 30-year trend from 1960-1990 where unincorporated areas grew faster than cities. From 1990 to 2000, cities grew at a more rapid rate than unincorporated areas for the first time since the 1950s. The trend of faster city growth continued between 2000-~~2020~~~~2010~~.

Table 1. Population Growth in Whatcom County, 1910-~~2020~~2010

YEAR	TOTAL COUNTY POPULATION	AVERAGE ANNUAL RATE OF GROWTH	UNINCORPORATED POPULATION	AVERAGE ANNUAL RATE OF GROWTH	COMBINED POPULATION OF CITIES*	AVERAGE ANNUAL RATE OF GROWTH
1910	49,511		20,183		29,328	
1920	50,600	0.2%	19,621	-0.3%	30,979	0.5%
1930	59,128	1.6%	23,112	1.7%	36,016	1.5%
1940	60,355	0.2%	25,860	1.1%	34,495	-0.4%
1950	66,733	1.0%	26,462	0.2%	40,271	1.6%
1960	70,317	0.5%	25,990	-0.2%	44,327	1.0%
1970	81,983	1.5%	34,004	2.7%	47,979	0.8%
1980	106,701	2.7%	48,622	3.6%	58,079	1.9%
1990	127,780	1.8%	59,187	2.0%	68,593	1.7%
2000	166,826	2.7%	74,231	2.3%	92,595	3.0%
2010	201,140	1.9%	87,065	1.6%	114,075	2.1%
<u>2020</u>	<u>226,847</u>	<u>1.2%</u>	<u>92,660</u>	<u>0.6%</u>	<u>134,187</u>	<u>1.6%</u>

Source: US Census

*Cities include Bellingham, Blaine, Everson (since 1930), Ferndale, Lynden, Nooksack (since 1920), and Sumas

Table 2. Estimated Population Growth in Whatcom County, ~~2020-2023~~2010-2013

YEAR	TOTAL COUNTY POPULATION	ANNUAL RATE OF GROWTH	UNINCORPORATED POPULATION	ANNUAL RATE OF GROWTH	COMBINED POPULATION OF CITIES*	ANNUAL RATE OF GROWTH
2010	201,140		87,065		114,075	
2011	202,100	0.48%	87,535	0.54%	114,565	0.43%
2012	203,500	0.69%	87,921	0.44%	115,579	0.89%
2013	205,800	1.13%	88,276	0.40%	117,524	1.68%
<u>2020</u>	<u>226,847</u>		<u>92,660</u>		<u>134,187</u>	
<u>2021</u>	<u>226,300</u>	<u>-0.2</u>	<u>92,730</u>	<u>0.1%</u>	<u>133,570</u>	<u>-0.5</u>
<u>2022</u>	<u>231,650</u>	<u>2.4%</u>	<u>93,130</u>	<u>0.4%</u>	<u>138,520</u>	<u>3.7%</u>
<u>2023</u>	<u>235,800</u>	<u>1.8%</u>	<u>94,175</u>	<u>1.1%</u>	<u>141,625</u>	<u>2.2%</u>

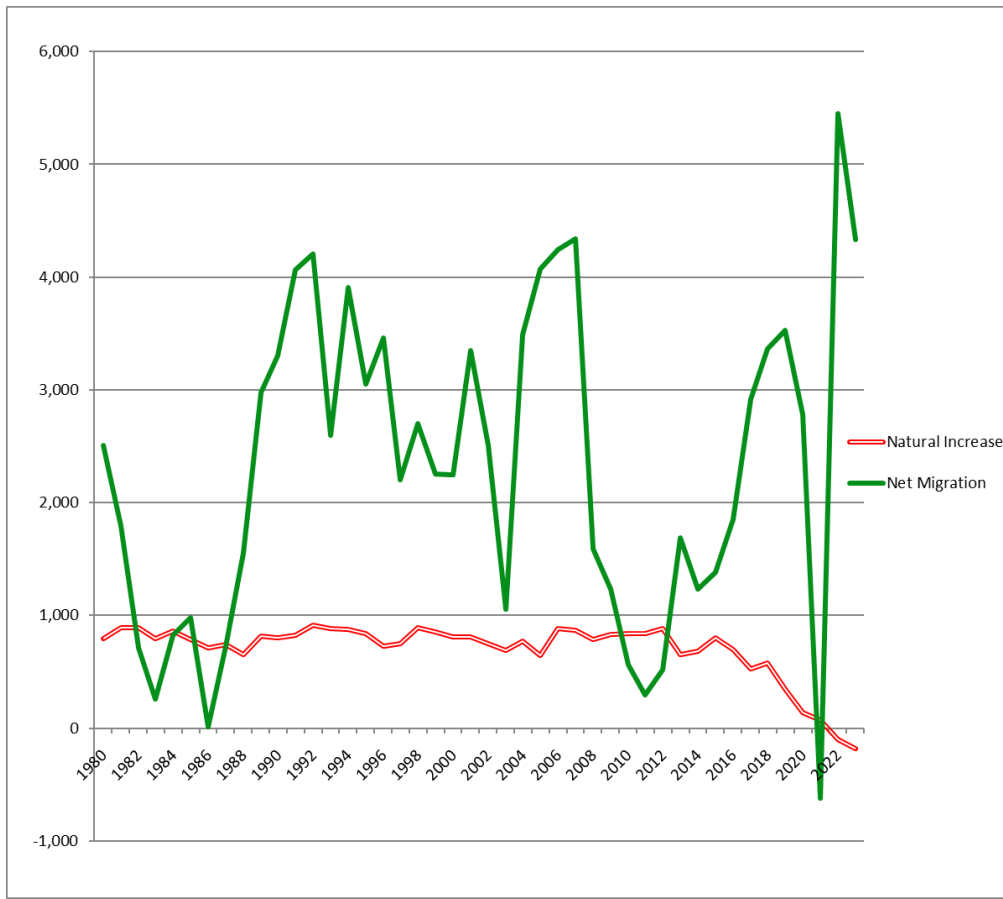
Source: Washington State Office of Financial Management, April 1 Official Population Estimates (20232013)

*Cities include Bellingham, Blaine, Everson, Ferndale, Lynden, Nooksack, and Sumas.

In 2021, students were not attending college classes in person due to COVID restrictions.

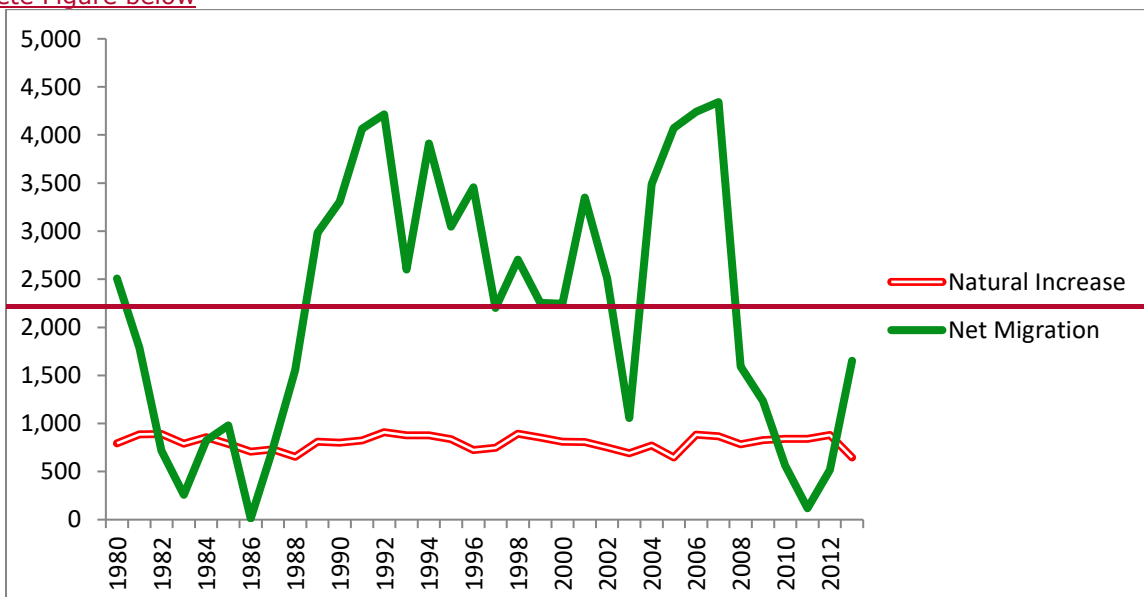
~~More than half~~ Approximately 60% of all Whatcom County residents live in cities. **Map 1-1** displays the ~~20202010~~ population density for Whatcom County. The highest densities are in and around cities, though there are other centers of medium to high population density such as the ones at Sudden Valley, Birch Bay, Columbia Valley, and along the Guide Meridian. Approximately ~~70%~~68% of the Whatcom County population lived in cities and urban growth areas in ~~20232013~~.

Figure 1. Natural Increase and Net Migration in Whatcom County (1980-2023)



Source of information: Washington State Office of Financial Management (2025)

Delete Figure below



Source of information: Washington State Office of Financial Management (2013)

Table 3. Estimated Population Growth in Whatcom County, 2020-2050

YEAR	Natural Increase		Net Migration		Total 5-Year Growth
	Pop. Increase	% of Growth	Pop. Increase	% of Growth	
2020-2025	1,706		11,768		13,474
2025-2030	2,795	20.20%	11,042	79.80%	13,837
2030-2035	889	6.68%	12,415	93.32%	13,304
2035-2040	-595	-4.64%	13,408	104.64%	12,813
2040-2045	-1,119	-9.00%	13,558	109.00%	12,439
2045-2050	-916	-7.56%	13,038	107.57%	12,121

Source of information: Washington State Office of Financial Management (2022)

Figure 2. Natural Increase and Net Migration in Whatcom County (2025-2045)



Population Projections

Projections of future population size are an essential component of land use planning. As required by RCW 36.70A.110, in ~~2022~~2012, the Washington State Office of Financial Management (OFM) developed a 20-year population projection for Whatcom County. The OFM projections for ~~2045~~2036 are provided in Table ~~43~~ below:

Table 43. OFM Population Projections for Whatcom County

	OFM Population Projections for 2045 2036	Average Annual Growth Rate 2023-2045 2013-2036	Average Annual Population Growth 2023-2045 2013-2036	Total Population Growth 2023-2045 2013-2036
Low	<u>258,231</u> 225,580	0.4%	<u>1,020</u> 860	<u>22,431</u> 19,780
Medium	<u>292,714</u> 273,911	<u>1.0%</u> 1.3%	<u>2,587</u> 2,961	<u>56,914</u> 68,111
High	<u>337,551</u> 330,869	<u>1.6%</u> 2.1%	<u>4,625</u> 5,438	<u>101,751</u> 125,069

Source: OFM (~~2022~~2012) and *Whatcom County Population and Employment Projections and Urban Growth Area Allocations—Phase I Technical Report, Berk (2013)*

The Growth Management Act requires the County to plan for population growth based upon OFM population projections. The county and each city must include areas and densities sufficient to permit the urban growth that is projected to occur for the succeeding twenty-year period.

The County's ~~2045~~2036 population projection of ~~303,438~~275,450 is within OFM's range ~~and therefore requires no further justification~~. The rationale for using this figure, which is ~~above~~close to OFM's medium projection, include: ensuring an adequate land supply to accommodate growth, the need to plan for growth, and the need to protect the quality of life and natural resources in Whatcom County. This population projection is selected for planning purposes ~~only and does not obligate the County to encourage growth~~. Given past population trends and the requirements of GMA, planning for population growth—whether it occurs or not—is critical for the quality of life, protection of natural resources, and economic health of Whatcom County.

Table 54 shows how the total projected ~~2045~~2036 population would be distributed to UGAs and the area outside UGAs.

Outside the UGAs there is a large number of undeveloped tax parcels. While it is not clear exactly how many of these tax parcels are legally buildable lots, the total number of potential new dwelling units could theoretically accommodate population growth in excess of the rural population projection. However, because adequate land capacity is available for growth within urban growth areas, growth is not forced into the rural areas. Through the monitoring process described in Policies 2S-5 and 2DD-1 of this plan, the County will evaluate development activity in comparison with ~~these~~ urban and rural growth projections and take action as necessary to address discrepancies if any are identified.

Table 54. Whatcom County Population Projections and Distribution

	2023 2013 UGA Population	2036 Projected 2045 Population	2023-2045 2013-2036 Net-Growth Allocation
Bellingham UGA	105,529 92,660	135,839 123,710	30,310 31,050
Birch Bay UGA	8,908 7,540	11,570 12,822	2,662 5,282
Blaine UGA	6,728 5,171	10,228 9,585	3,500 4,414
Columbia Valley UGA	3,577 3,103	4,714 4,448	1,137 1,345
Everson UGA	3,171 2,665	4,579 3,907	1,408 1,242
Ferndale UGA	16,762 12,758	27,723 19,591	10,961 6,833
Lynden UGA	16,696 12,872	23,361 19,275	6,665 6,403
Nooksack UGA	1,573 1,435	2,568 2,425	995 990
Sumas UGA	1,810 1,449	2,810 2,323	1,000 874
UGA Subtotal	164,815 139,696	223,453 198,129	58,638 58,433
Area outside UGAs	70,985 66,104	78,228 77,321	7,243 11,217
Total Whatcom County	235,800 205,800	301,681 275,450	65,881 69,650

Source: The ~~2023~~ total Whatcom County population is from OFM. The 2023 UGA and Area outside UGAs population is from *Whatcom County Comprehensive Plan Population and Employment: Growth Projections and Preliminary Allocations Technical Report* (Leland Consulting Group, May 22, 2024). The Cherry Point UGA, which is not shown in the chart above, had an estimated ~~2023~~ population of 6143 people.

Employment Projections

The Growth Management Act requires that comprehensive plans and/or development regulations provide sufficient capacity of land suitable for development within their

jurisdictions to accommodate employment growth. In 2009, the Act was amended to ensure that the employment growth accommodated medical, governmental, educational, institutional, commercial and industrial facilities.

The employment forecasts considered the various sectors of the labor force in Whatcom County, including construction, finance, government, manufacturing, retail, services, transportation, and wholesale trade. The forecasts also considered the labor participation rate as the proportion of labor to the total population of all ages. ~~For the purpose of Urban Growth Areas, non-agricultural labor force was considered in the forecasts.~~

Employment allocations were based largely on the local request recognizing the incentives that cities have for larger employment areas (sales tax, property tax). ~~Due to the challenge in designating lands for commercial or industrial development, the allocation of employment allowed for these optimistic scenarios. Most of the employment projections displayed in~~ Table 65 ~~shows the allocation of employment to~~ for the Urban Growth Areas and the area outside UGAs greatly exceed the “high” projections provided in the Technical Analysis (Leland Report).

Table 65: Whatcom County Employment Projections and Distribution

	2023 2013 Employment	Projected 2045 Employment	2023-2045 2013-2036 Growth Allocation	2036 Employment
Bellingham UGA	<u>70,384</u> 52,359	<u>89,768</u>	<u>19,384</u> 22,641	75,000
Birch Bay UGA	<u>577</u> 595	<u>1,027</u>	<u>450</u> 545	1,140
Blaine UGA	<u>3,251</u> 3,062	<u>4,343</u>	<u>1,092</u> 2,097	5,159
Cherry Point	<u>2,288</u> 1,993	<u>3,488</u>	<u>1,200</u> 890	2883
Columbia Valley UGA	<u>62</u> 85	<u>412</u>	<u>350</u> 359	444
Everson UGA	<u>943</u> 710	<u>1,545</u>	<u>602</u> 602	1,312
Ferndale UGA	<u>9,934</u> 5,372	<u>13,271</u>	<u>3,337</u> 4,000	9,372
Lynden UGA	<u>8,345</u> 4,946	<u>10,144</u>	<u>1,799</u> 2,157	7,103
Nooksack UGA	<u>369</u> 254	<u>601</u>	<u>232</u> 115	369
Sumas USA	<u>695</u> 700	<u>1,195</u>	<u>500</u> 445	1,145
UGA Subtotal	<u>96,848</u>	<u>125,794</u>	<u>28,946</u>	
Area outside UGAs	<u>15,785</u> 13,156	<u>19,188</u>	<u>3,403</u> 3,201	16,357
Totals	<u>112,633</u> 83,232	<u>144,982</u>	<u>32,349</u> 37,052	120,284

Source: The 2023 UGA and Area outside UGAs employment is from *Whatcom County Comprehensive Plan Population and Employment: Growth Projections and Preliminary Allocations Technical Report* (Leland Consulting Group, May 22, 2024). The 2013 non-farm employment is from the Whatcom Council of Governments (2010 and 2013) and BERK Consulting (2014).

Demographics

The culturally diverse demographic makeup of the county's population has an effect on land use patterns. For example, Whatcom County residents with children may choose different kinds of transportation and recreation than retired people. Single-parent families and large extended families need different kinds of housing. Another influence on county demographics is the cyclical influx of seasonal residents, primarily from Canada, who maintain recreational homes in parts of the county. Areas most influenced by seasonal residency include Point Roberts, Birch Bay, and the Foothills Subarea. Students attending local colleges and universities are another significant seasonal demographic group.

Table 76 below shows the Whatcom County population in the following generalized categories: school age, college age, working age and retirement age. All categories have seen an absolute increase in population between 2000 and ~~2020~~2010. However, as a percentage of total population, the school age children category has declined, the college and working age categories havecategory has remained steady, and the ~~working age and~~retirement age category hascategories have increased. OFM projects that the retirement age population (65 and over) will continue to increase over the planning period.

Table 76. Population and Age Groups (2000, 2010, 2020 Census Data)

Age	2000 Census	Percent Census	2010 Census	Percent Census	2020 Census	Percent
0-19	47,175	28.28%	50,566	25.14%	51,883	22.87%
20-24	16,776	10.06%	20,277	10.08%	22,825	10.06%
25-64	83,463	50.03%	103,657	51.54%	109,485	48.26%
65-over	19,400	11.63%	26,640	13.24%	42,654	18.80%
TOTAL	166,814	100.00%	201,140	100.00%	226,847	100.00%

Table 8. Projected Population and Age Groups (2025 – 2050 in 5-year increments)

Age	2025	2030	2035	2040	2045
0-19	54,505	57,272	59,942	63,111	64,943
20-24	21,100	21,488	21,910	21,734	23,539
25-64	115,091	118,850	124,575	131,253	136,622
65-over	49,627	56,550	61,036	64,174	67,611
TOTAL	240,323	254,160	267,463	280,272	292,715

Source: OFM 2022 [Medium Projections](#) (Population by age and sex, five-year age groups.)

Land Use History

~~When Euro-American immigrants first arrived on Bellingham Bay in the 1850s, the landscape of Whatcom County was comprised of mature conifer forests, winding streams and rivers, numerous lakes and wetlands, and small natural meadows.~~

Lummi and Nooksack people inhabited villages near the coast and along the rivers and lakes at strategic fishing locations. The Nooksack Indian people cultivated root crops they had developed along the Nooksack Valley where sub-irrigated meadows were ideal sites for such plants as camas and "Indian carrot." They emphasized the

use of root crops, perhaps much more than other native peoples along the Pacific Coast.

When Euro-American immigrants first arrived on Bellingham Bay in the 1850s, the landscape of Whatcom County was comprised of mature conifer forests, winding streams and rivers, numerous lakes and wetlands, and small natural meadows.

The abundance of high-quality timber and easy accessibility to water for milling and transport were the principal reasons Euro-American immigrants first came to Whatcom County in the 1850s. Small communities grew along Bellingham Bay and the Nooksack River as more immigrants arrived in Whatcom County. They began clearing the forests and draining the wetland areas for farmsteads. Between 1890 and 1925, 130,000 acres of lowland Nooksack Valley forests were cleared for farms. In addition, logging companies sold logged-over land to their employees and to immigrants from the East Coast for small farmsteads. As a result of the sale of small parcels of logged-over lands, the average farm size in Whatcom County is relatively small—about ~~6568~~ acres—compared to the statewide average of ~~432396~~ acres (~~2022~~~~2012~~ Census of Agriculture, USDA).

Many lumber and shake mills and other industrial plants were built in Bellingham, on Lake Whatcom, and in other areas of the county, while new commercial and residential buildings were being developed in all communities. Coal mining was taking place at several locations in Whatcom County at this time, and major fish processing plants were constructed on Bellingham Bay. Whatcom County's population in 1910 was 49,511.

Between 1925 and 1950, there was little change in the land use patterns that had been developed during the previous fifty years. Some land, which had been cleared for agriculture was abandoned and naturally regenerated into second-growth forests. Most areas that were harvested for timber had re-seeded and were growing mixed forests of conifers and deciduous trees. Residential and industrial development continued to grow, but at a slower pace than during the previous fifty years. Commercial centers remained within the core of the major cities. By 1950, Whatcom County's total population had grown to 66,733, with the majority of the growth occurring in the cities.

Between 1950 and 2000, the amount of land devoted to commercial activity gradually increased in response to population growth. Expanded use of the automobile encouraged commercial activities and residential development outside city centers. Coal mining ceased, but sand and gravel mining grew in importance. Farming became increasingly competitive, and the economic pressure tended to concentrate agricultural resources on the most productive soils. The trend toward abandonment or conversion of farmland to other uses continued. Some lands in the Nooksack Valley, which were formerly cleared for agriculture, reverted back to native forest cover. Residential, commercial, and industrial uses continued to expand into agricultural areas. These changes picked up speed during the 1960s and 1970s as Whatcom County experienced a population boom. Rapid population growth also occurred in the 1990s, ~~and~~ from 2004-2007, and 2022-2023. The total population for Whatcom County in ~~2020~~~~2010~~ had grown to ~~226,847~~~~201,140~~, an increase of approximately ~~113%~~145% in 40 years.

Current Land Use

Whatcom County covers 1,378,446 acres, or approximately 2,154 square miles. A significant portion of this total (850,980 acres or 62%) is under federal management. Cities cover ~~36,02731,577~~ acres or ~~2.6%~~~~2.3%~~ of the total Whatcom County ~~land~~ area (including water bodies within city limits).

Resource land uses, which include agriculture, forestry, marine and minerals, are the largest category of land use in Whatcom County. Agricultural land use predominates throughout the western lowlands of the county and in the South Fork Nooksack Valley. Forest land use is concentrated on the uplands of the county. (See Chapter 8, "Natural Resource Lands," for more detailed information on each of these land uses.)

The majority of commercial land uses occur next to major transportation routes, such as the Guide Meridian, or within cities. There are also concentrations of commercial uses in the Birch Bay UGA and Point Roberts. The majority of industrial parcels are also located in the cities, their UGAs or at the Cherry Point industrial area. The locational pattern of commercial and industrial uses indicates the importance of transportation connections to these land uses. (See Chapter 6, "Transportation," and Chapter 7, "Economics.")

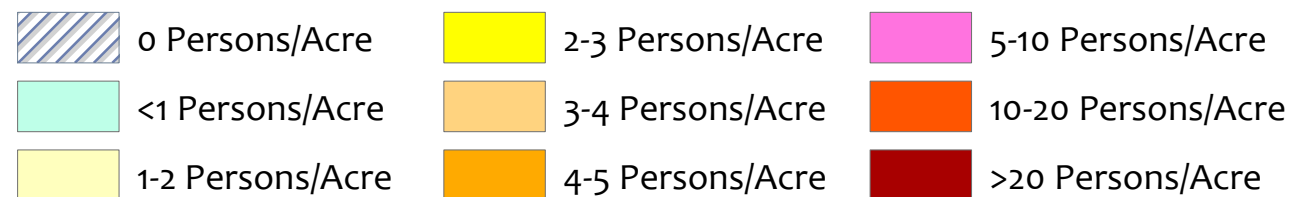
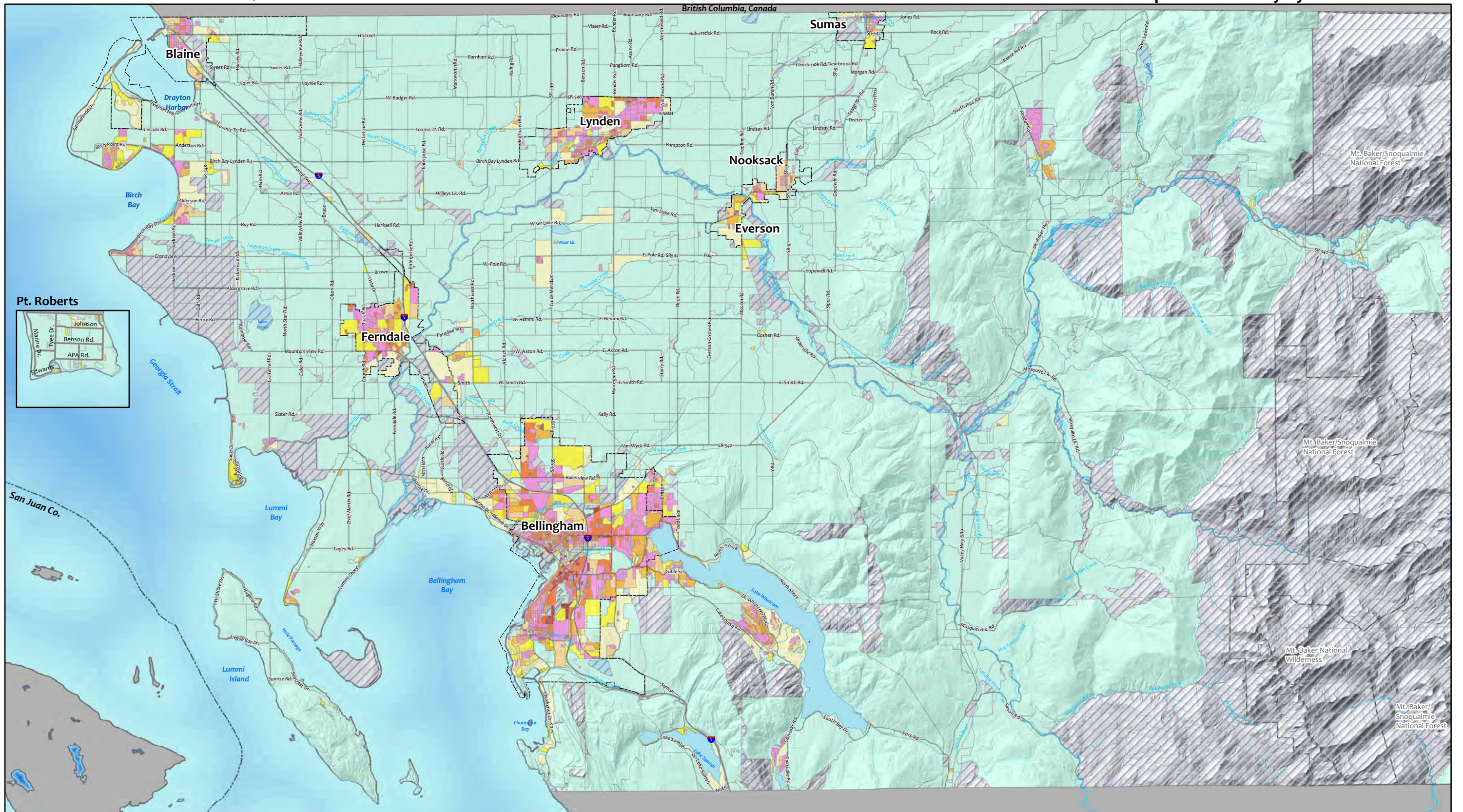
The majority of single-family homes are concentrated in the cities, Urban Growth Areas (UGAs), Limited Areas of More Intense Rural Development (LAMIRDS), and the major urban and intensely developed rural portions of the county such as Sudden Valley, Columbia Valley, Glacier, Lake Samish, Lake Whatcom (north end), Cain Lake, Birch Bay, and Sandy Point, ~~and Lummi Island~~. Lower density residential development is scattered throughout the rural areas of the County. As may be expected, single-family homes are also located along the valley floors of the three forks of the Nooksack. The Cherry Point industrial area, the agriculturally dominated area north of Lynden and the forested foothills in the eastern part of the county have very low to zero residential density.

A prominent characteristic of Whatcom County housing is the high number of vacation, resort, and second-home units found throughout the county. In ~~2020~~~~2010~~, approximately ~~50%~~~~55%~~ of the "vacant" units were ~~actually~~ occupied part of the year for seasonal, recreational or occasional use (2023 American Community Survey 5-Year Estimates, Table B25004). Over 1000 single-family housing units in the unincorporated areas are used as short-term vacation rentals (Agenda Bill 2023-310; Short Term Rentals White Paper).

The majority of multifamily residential units are located in the urban areas of the county, primarily in and around Bellingham, Ferndale, Lynden, and Blaine. Within the unincorporated area of Whatcom County, multifamily housing units are found near Birch Bay, Sudden Valley, Glacier, Point Roberts, and in the area between Bellingham and Lynden.

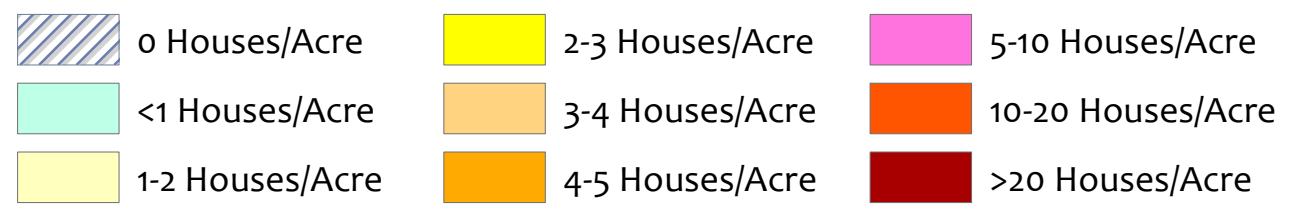
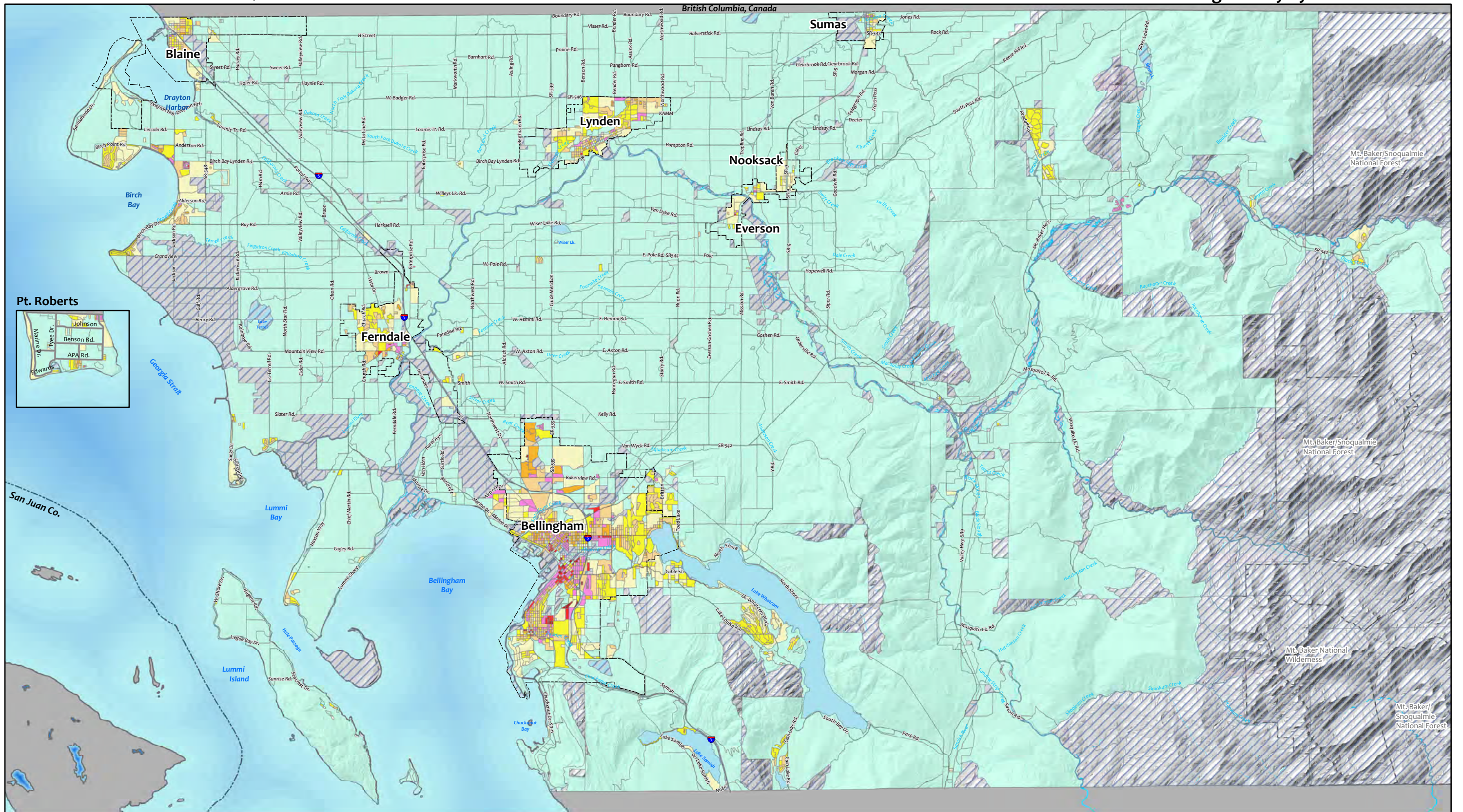
Other Topics

Background information on other topics including land use, housing, utilities, transportation, economics, natural resources and the environment can be found in the following chapters of the Comprehensive Plan.



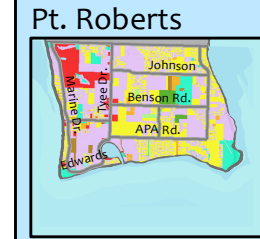
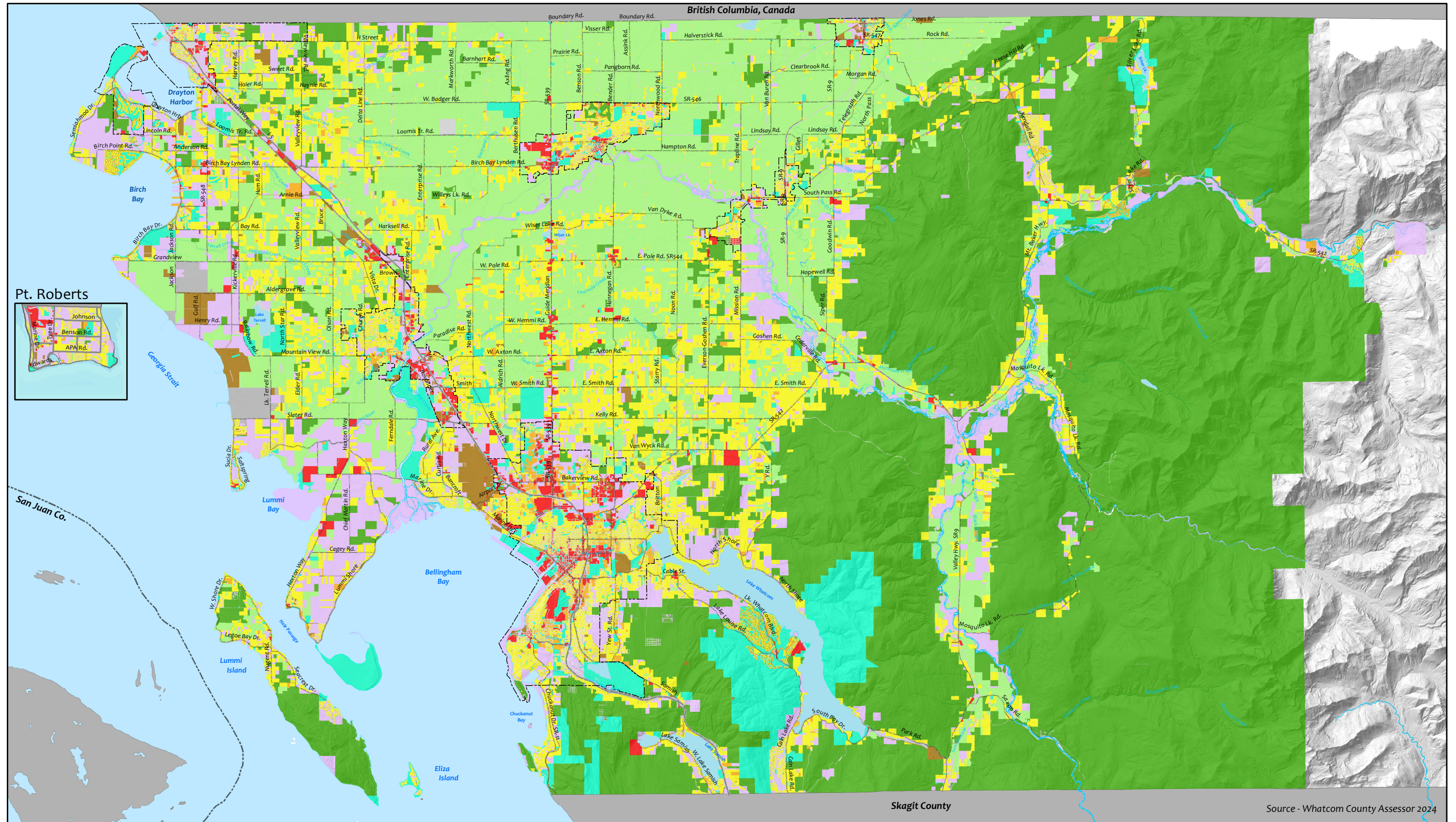
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- | | | | | | |
|---|---------------------------|--|---|---|-------------------------|
|  | Single Family Residential |  | Communications/Utilities/Transportation |  | Forestry/Mining/Fishing |
|  | Multi Family Residential |  | Industrial/Manufacturing |  | Public Recreation |
|  | Commercial/Services |  | Agriculture |  | Vacant |

Source - Whatcom County Assessor 2024

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0 0.75 1.5 3 4.5 6 Miles

