

RESOLUTION NO. _____

**AMENDING RESOLUTION 2026-009 TO DOCKET AN ADDITIONAL
COMPREHENSIVE PLAN AND ZONING AMENDMENT RELATED TO REVIEW OF
4610 LINCOLN ROAD FOR INCLUSION IN THE BIRCH BAY URBAN GROWTH
AREA RESERVE**

WHEREAS, the Growth Management Act requires that counties “designate an urban growth area or areas within which urban growth shall be encouraged and outside of which growth can occur only if it is not urban in nature” ([RCW 36.70A.110\(1\)](#)); and

WHEREAS, 4610 Lincoln Road is located inside the Birch Bay Water and Sewer District and directly outside the Birch Bay Urban Growth Area (UGA), restricting the property owner from developing at urban densities; and

WHEREAS, the property owner of 4610 Lincoln Road has expressed their commitment to develop 100 percent of the site as affordable housing; and

WHEREAS, the property owner is supportive of recording a development agreement with Whatcom County to guarantee the property for use as affordable housing; and

WHEREAS, in 2023, the Whatcom County Council approved [Resolution 2023-020](#) affirming that housing affordability and homelessness are a public health crisis; and

WHEREAS, on July 28, 2026, the Whatcom County Council adopted Ordinance 2026-038 adopting amendments to the Whatcom County Comprehensive Plan; and

WHEREAS, new Comprehensive Plan policy 3C-9 states: “...In areas adjacent to UGAs with proximity to urban utilities, include sites into the UGA when accompanied by a property owner commitment to produce affordable housing and other GMA requirements are met;” and

WHEREAS, Whatcom County designates “UGA Reserves” to denote lands which appear to be suitable for future inclusion in an adjacent and contiguous Urban Growth Area when the need arises and adequate public facilities and services can be provided, and other issues identified in the comprehensive plan are addressed; and

WHEREAS, in March 2026, the Whatcom County Council approved [Resolution 2026-009](#) docketing Comprehensive Plan and Development Regulation amendments; and

WHEREAS, docket item PLN2026-00011 states “review proposed City and County Urban Growth Area Reserves and/or UGA Reserve study areas or overlays;” and

WHEREAS, the potential for affordable housing development at 4610 Lincoln Road warrants an expediated review for inclusion of this property in the UGA Reserve, separate from the larger countywide review.

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

BE IT FINALLY RESOVLED that the Whatcom County Council requests that review of this item be expediated with a goal of completion early 2027.

APPROVED this ____ day of _____, 2026

ATTEST:

WHATCOM COUNTY COUNCIL
WHATCOM COUNTY, WASHINGTON

Cathy Halka, Clerk of the Council

Kaylee Galloway, Council Chair

APPROVED AS TO FORM:

Kimberly Thulin by email (8.4.2026/ko)

Civil Deputy Prosecutor

Exhibit A — Docket

File #	File Name	Applicant	Description	Location	Fee Waiver Granted?
<u>PLN2026-00016</u>	<u>4610 Lincoln Road UGAR Review</u>	<u>Whatcom County Council</u>	<u>Review 4610 Lincoln Road for inclusion in the Birch Bay UGA Reserve</u>	<u>4610 Lincoln Road, Blaine WA</u>	<u>Not Applicable</u>
PLN2026-00015	2026-2032 Capital Improvement Program (CIP) Update	Whatcom County	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).	Countywide	Not Applicable
PLN2026-00014	Meat Processing Code Amendment	Whatcom County Agricultural Advisory Committee	Updating meat processing (Slaughterhouse/Packhouse) Code in the Agriculture Zone (WCC 20.40) per the request of the Ag Advisory Committee.	Agriculture (AG) Zoning District	Not Applicable
PLN2026-00013	Marijuana Social Equity Retail Code Amendment	Whatcom County	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.	Light Impact Industrial (LII)	Not Applicable
PLN2026-00012	Outdoor Music Festivals	Whatcom County Council	Updating the Outdoor Music Festival code in accordance with RCW 70.108.130	Countywide	Not Applicable
PLN2026-00011	Review proposed City and County UGA Reserves and/or UGA Reserve study areas or overlays.	Whatcom County	Review proposed City and County Urban Growth Area Reserves and/or UGA Reserve study areas or overlays.	Countywide	Not Applicable

PLN2026-00010	Wells Serving APO Clustered Lots	Whatcom County Council	Review, and potential revision, of well standards for "Cluster Lots" associated with "Agricultural Cluster Subdivisions"; see file AB2025-810.	Agricultural	Not Applicable
PLN2026-00009	Review ADM Revision Standards for Surface Mines and Mineral Resource Land (MRL) Designation	Whatcom County Council	Review, and potential revision, of Administrative Use Permit (ADM) standards for "Surface Mines"; see file AB2025-810, and Mineral Resource Land (MRL) Designation.	Countywide	Not Applicable
PLN2026-00008	2026 Critical Areas Ordinance (CAO) Update	Whatcom County	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.	Countywide	Not Applicable
PLN2026-00007	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	Not Applicable
PLN2026-00006	Lynden School District Impact Fees	Whatcom County	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	Lynden School District Boundaries	Not Applicable

			address the requirements identified in WCC 20.75.		
PLN2026-00005	Ferndale School District Impact Fees	Whatcom County	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 WCC20.75 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.	Ferndale School District Boundaries	Not Applicable
PLN2026-00004	2025-2026 Comprehensive Plan, Development Regulation, UGA Update, and Zoning Map Amendments – Including Chapter 3 (Housing) Related Zoning Code Text Amendments	Whatcom County	UGA Update, and Zoning Map Amendments – Including Chapter 3 (Housing) Related Zoning Code Text Amendments. Required updates per GMA: Siting of Manufactured Homes (RCW36.01.225), No. of Unrelated Persons in Household (RCW36.01.227), Religious Orgs-Hosting of the Homeless (RCW36.01.290), 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.	Countywide	Not Applicable
PLN2026-00003	Review Public Benefit Rating System (PBRs)	Whatcom County	Review and revise Whatcom County's Public Benefit Rating System (PBRs) 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	Agriculture Storage Use Code Amendment	Whatcom County Council	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 Zone	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."	Heavy Impact Industrial (HII)	No
PLN2025-00006	4656 Bay Road Urban Growth Area (UGA) Expansion	August Holdings, LLC	Proposal to expand the Birch Bay Urban Growth Area to incorporate a 36.40-acre parcel, and rezones as Urban Residential-Medium 6. The parcel is currently outside of the UGA, and within the Rural-10A zoning district.	Rural	No
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

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.	Countywide	N/A
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

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	N/A
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