

Chapter One

Introduction and Growth Projections

Commented [JG1]: Council-approved edits from COTW on June 24, 2025: **HIGHLIGHTED**

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 Sstate, 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.

Commented [JG2]: Link to updated 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.

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 Tribe reservation and trust lands include parcels along the Nooksack River in the west-central area of the county.

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 goal and policies are intended to ensure good government through transparency, robust public involvement and ongoing process and performance improvement.

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.

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 ~~2013~~2010 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, 1910-20202010

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%
2020	226,847	1.2%	92,660	0.6%	134,187	1.6%

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, 2020-20232010-2013

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%
2020	226,847		92,660		134,187	
2021	226,300	-0.2	92,730	0.1%	133,570	-0.5
2022	231,650	2.4%	93,130	0.4%	138,520	3.7%
2023	235,800	1.8%	94,175	1.1%	141,625	2.2%

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

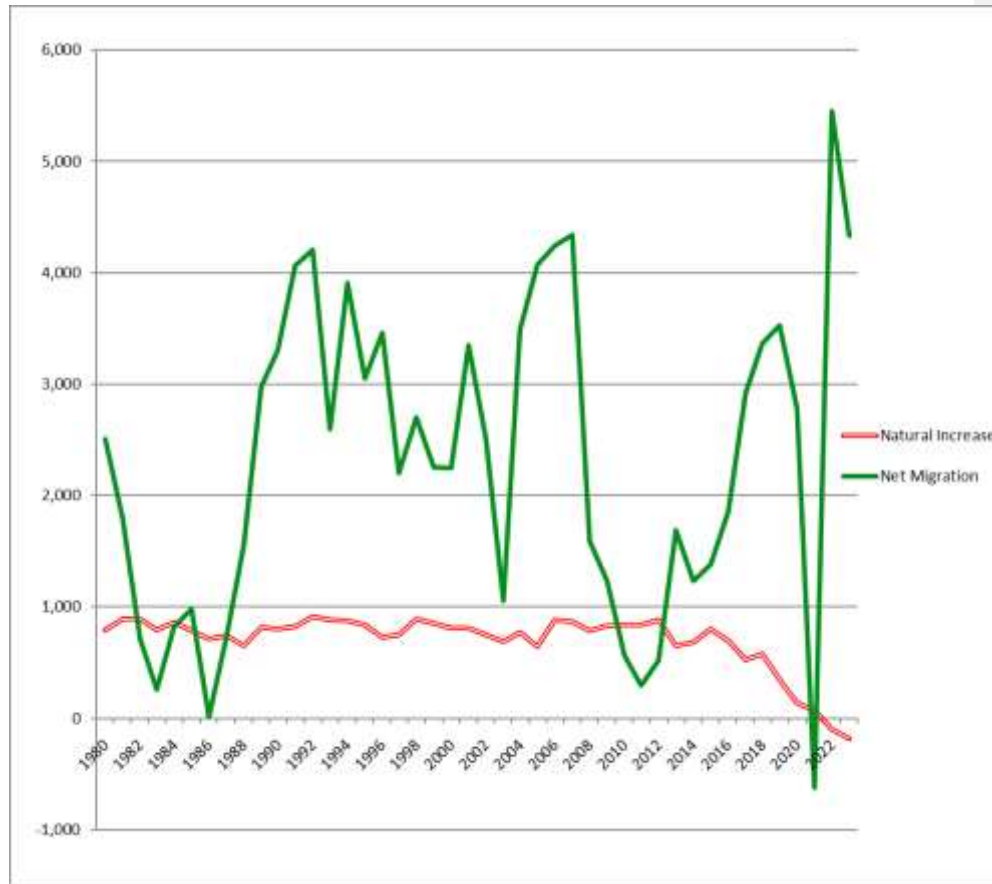
*Cities include Bellingham, Blaine, Everson, Ferndale, Lynden, Nooksack, and Sumas.

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.

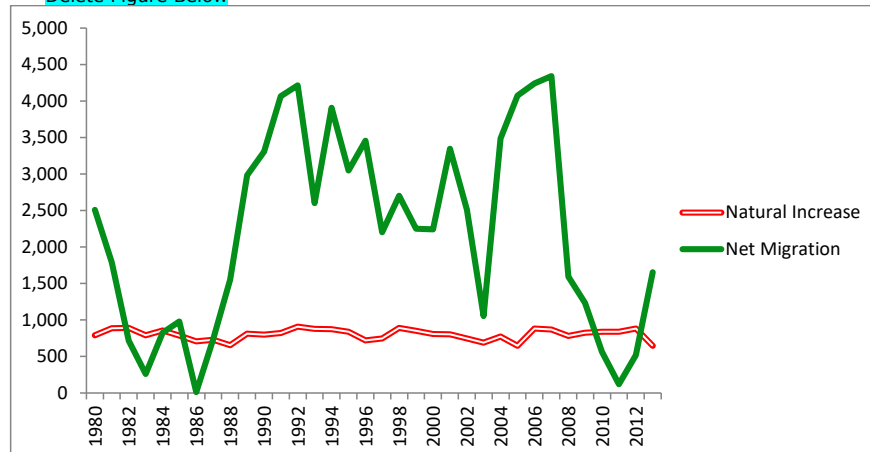
Figure 1. Natural Increase and Net Migration in Whatcom County (1980-2023)



Commented [MA3]: Planning Commission voted on (May 22, 2025) – to insert similar figure for 2025-2045.
PC voted for graph for the future.

Source of information: [Washington State Office of Financial Management \(2025\)](#)

Delete Figure Below



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

Population Projections

Projections of future population size are an essential component of land use planning. As required by RCW 36.70A.110, in [20222012](#), the Washington State Office of Financial Management (OFM) developed a 20-year population projection for Whatcom County. The OFM projections for [20452036](#) are provided in Table 3 below:

Table 3. 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	258,231 225,580	0.4%	1,020 860	22,431 19,780
Medium	292,714 273,911	1.0% 1.3%	2,587 2,961	56,914 68,111
High	337,551 330,869	1.6% 2.1%	4,625 5,438	101,751 125,069

Source: OFM ([20222012](#)) 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 4 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.

Commented [MA4]: The GMA requires counties to ". . . designate an urban growth area or areas within which urban growth shall be encouraged. . ." (RCW 36.70A.110).

Table 4. Whatcom County Population Projections and Distribution

	2023 2013 UGA Population	Projected 2036 2045 Population	2023-2045 2013-2036 Net Growth Allocation
Bellingham UGA	<u>105,529</u> 92,660	<u>135,839</u> 123,710	<u>30,310</u> 31,050
Birch Bay UGA	<u>8,908</u> 7,540	<u>11,570</u> 12,822	<u>2,662</u> 5,282
Blaine UGA	<u>6,728</u> 5,171	<u>10,228</u> 9,585	<u>3,500</u> 4,414
Columbia Valley UGA	<u>3,577</u> 3,103	<u>4,714</u> 4,448	<u>1,137</u> 1,345
Everson UGA	<u>3,171</u> 2,665	<u>4,579</u> 3,907	<u>1,408</u> 1,242
Ferndale UGA	<u>16,762</u> 12,758	<u>27,723</u> 19,591	<u>10,961</u> 6,833
Lynden UGA	<u>16,696</u> 12,872	<u>23,361</u> 19,275	<u>6,665</u> 6,403
Nooksack UGA	<u>1,573</u> 1,435	<u>2,568</u> 2,425	<u>995</u> 990
Sumas UGA	<u>1,810</u> 1,449	<u>2,810</u> 2,323	<u>1,000</u> 874
UGA Subtotal	<u>164,815</u> 139,696	<u>223,453</u> 198,129	<u>58,638</u> 58,433
Area outside UGAs	<u>70,985</u> 66,104	<u>79,985</u> 77,321	<u>9,000</u> 11,217
Total Whatcom County	<u>235,800</u> 205,800	<u>303,438</u> 275,450	<u>67,638</u> 69,650

Commented [MA5]: Growth allocations are from the Non-Binding Multi-Jurisdictional Resolution approved by the County Council on March 11, 2025 ([Resolution 2025-011](#)).

Source: The ~~2023~~2013 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~~2013 population of 6143 people.

Employment~~Projections~~ 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 5 ~~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 5: Whatcom County Employment Projections and Distribution

	<u>2023</u> 2013 Employment	<u>Projected</u> <u>2045</u> Employment	<u>2023-2045</u> 2013-2036 Growth Allocation	<u>2036</u> Employment
Bellingham UGA	<u>70,384</u> 52,359	<u>89,768</u>	<u>19,384</u> 22,641	<u>75,000</u>
Birch Bay UGA	<u>577</u> 595	<u>1,027</u>	<u>450</u> 545	<u>1,140</u>
Blaine UGA	<u>3,251</u> 3,062	<u>4,343</u>	<u>1,092</u> 2,097	<u>5,150</u>
Cherry Point	<u>2,288</u> 1,993	<u>3,488</u>	<u>1,200</u> 890	<u>2,883</u>
Columbia Valley UGA	<u>62</u> 85	<u>412</u>	<u>350</u> 359	<u>444</u>
Everson UGA	<u>943</u> 710	<u>1,545</u>	<u>602</u> 602	<u>1,312</u>
Ferndale UGA	<u>9,934</u> 5,372	<u>13,271</u>	<u>3,337</u> 4,000	<u>9,372</u>
Lynden UGA	<u>8,345</u> 4,946	<u>10,144</u>	<u>1,799</u> 2,157	<u>7,103</u>
Nooksack UGA	<u>369</u> 254	<u>601</u>	<u>232</u> 115	<u>369</u>
Sumas USA	<u>695</u> 700	<u>1,195</u>	<u>500</u> 445	<u>1,145</u>
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	<u>16,357</u>
Totals	<u>112,633</u> 83,232	<u>144,982</u>	<u>32,349</u> 37,052	<u>120,284</u>

Commented [MA6]: Growth allocations are from the Non-Binding Multi-Jurisdictional Resolution approved by the County Council on March 11, 2025 ([Resolution 2025-011](#)).

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.

Table 6 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 have~~category has remained steady, and the ~~working age and~~retirement age ~~category has~~categories have increased. OFM projects that the retirement age population (65 and over) will continue to increase over the planning period.

Table 6. Population and Age Groups

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%

Commented [MA7]: Planning Commission voted on (May 22, 2025) – to insert similar table for 2025-2045.

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 (~~20222012~~ 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 ~~20202010~~ had grown to ~~226,847201,140~~, 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, "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), and Limited Areas of More Intense Rural Development (LAMIRDS), and the major urban and intensely developed unincorporated 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~~2019, 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 (2023 Vacation Rentals Memorandum, AB2023-310, Whatcom County Planning & Development Services).**

Commented [MA8]: Planning Commission, May 22, 2025 to insert the #.

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.