

List of Appendices/Amendments and the Foothills Subarea Plan

#	Section/Policy	Proposed Amendment	Sponsor	Status
APPENDIX A - GLOSSARY				
1	Appendix A – Glossary Page A-5	ADD: <u>Disabilities, Persons with: The Americans with Disabilities Act (ADA) defines an individual with a disability as a person with a physical or mental impairment that substantially limits one or more major life activities, a person with a history or record of such an impairment, or a person perceived by others as having such an impairment.</u>	Galloway	APPROVED via “CONSENT” SCOTW 5.19.26
2	Appendix A – Glossary Page A-6	ADD: <u>Enhancement: actions performed within an existing degraded shoreline, critical area, and/or buffer to intentionally increase or augment one or more functions or values of the existing area. Enhancement actions include, but are not limited to, increasing plant diversity and cover, increasing wildlife habitat and structural complexity (snags, woody debris), installing environmentally compatible erosion controls, or removing nonindigenous plant or animal species. From WCC 23.60.050(F)</u>	Galloway	APPROVED COTW 3.10.26
3	Appendix A – Glossary Page A-7	ADD: <u>Future Floodplain: the 2080s scenario in the Future Shorelines: Whatcom Climate Vulnerability Assessment and Shoreline Management Solutions Report, which projects a potential 75 percent increase in peak Nooksack River flows (“1.75x” the current 100-year flood event). As Whatcom County continues to update this work, the projection for peak Nooksack River flows may change.</u> OR <u>Future Floodplain: 2080 Climate Scenario-forecasted extent of 3.3 feet of sea level rise plus the 20-year coastal storm and 1.75 times the magnitude of 2025's 100-year Nooksack River flood and 1.5 times the magnitude of 2025's 100-year Sumas River flood. These riverine scenarios correspond with roughly a 1 percent chance of being met or exceeded by the 2080s, with the likelihood increasing in the following decades. The coastal scenario has a 7 percent chance of being met or exceeded by the 2100s. See Chapter 12 – Climate Element Map 12-3 "Whatcom County Roads Forecasted Impacts."</u> OR (staff recommendation)	Scanlon	MOTION APPROVED TO ACCEPT THE THRID DEFINITION (“2080 CLIMATE SCENARIO”) <i>Note: this definition replaces the two above proposals</i>

		<u>2080 Climate Scenario- forecasted extent of 3.3 feet of sea level rise plus the 20-year coastal storm and 1.75 times the magnitude of current 100-year Nooksack River flood and 1.5 times the magnitude of current 100-year Sumas River flood. These riverine scenarios correspond with roughly a 1 percent chance of being met or exceeded by the 2080s, with the likelihood increasing in the following decades. The coastal scenario has a 7 percent chance of being met or exceeded by the 2100s. See Chapter 12- Climate Element Map 12-3, "Whatcom County Roads Forecasted Impacts."</u> <i>Note from PDS/PW: The Floodplain Integrated Planning hydraulic model utilized in the Future Shorelines: Climate Vulnerability Assessment (FLIP model 1.2 x 100-year flood and 1.75 x 100-year flood) will require additional flow, depth, and velocity information prior to regulatory application and is not intended for site specific analysis. The 2040 and 2080 climate scenarios for sea level rise, erosion, groundwater impacts, and riverine flooding are mapped in the draft Chapter 12 Climate Element resilience subelement. The proposed definition for the glossary cites the assumptions included in the model run. This definition may be updated through annual climate element amendments. Note that other jurisdictions across Whatcom County may utilize different risk assessment or adaptation planning approaches throughout any subsequent Comprehensive Plan or regulatory updates.</i>		
4	Appendix A – Glossary Page A-16	Sustainable: An economic state where the demands placed upon the environment by people and commerce can be met without reducing the capacity of the environment to provide for future generations. (Paul Hawken, The Ecology of Commerce) <u>Sustainable: The ability to maintain or continue a process, system, or resource usage at a steady level, balancing long-term environmental, social, and economic needs and not depleting or damaging the environment or natural resources, ensuring they remain available for future generations.</u>	Galloway	APPROVED via “CONSENT” SCOTW 5.19.26
APPENDIX B - ACRONYMS				
5	No change from 1/22/26 Planning Commission-approved version.			
APPENDIX C – COUNTYWIDE PLANNING POLICIES				
6	No change from 1/22/26 Planning Commission-approved version. Countywide Planning Policies approved by Council 10/21/25.			
APPENDIX D – BIBLIOGRAPHY				
7	Appendix D – Bibliography Page D-3	Chapter 4, Policy 4J-4, (page 4-7): add Memo of Agreement with the Tribes on Culverts to the Appendix. <u>Chapter 4: Capital Facilities</u>	Galloway	APPROVED SCOTW 3.17.26

		• Memorandum of Agreement with Nooksack Indian Tribe, Lummi Nation, and Washington Department of Fish and Wildlife with Respect to Remediation of Fish Barrier Culverts, June 5, 2023 • Whatcom County Sheriff’s Office Division of Emergency Management: Whatcom County Comprehensive Emergency Management Plan, October 2022.		
APPENDIX E – 20-YEAR CAPITAL FACILITIES PLAN				
8	New version added by PDS dated 4/2/26. <i>From PDS: this Plan Includes data from the Capital Facility Plans from Water Systems, Cities, Fire Districts, Solid Waste Districts, and school districts. The updates since the Planning Commission reviewed Appendix E include data from Sumas, Nooksack, Everson Water and Sewer plans, and some updated Fire District Capital Facility Plans (1 and 8).</i> New version added by PDS dated 5/7/26. <i>From PDS: There have been minor (primarily data updates) to Chapter 11 – Water Systems in the Nooksack and Sumas section and Chapter 12 – Sewer Systems in the Nooksack, Sumas, Lake Whatcom Water and Sewer, & Lynden sewer sections. There was one date correction in Chapter 11 - Water Systems, Water District 13. Whatcom County Health and Community Services has made changes to Chapter 15 – Solid Waste section, including one facility closure, one facility name change, and one facility location change.</i>		PDS	APPROVED via “CONSENT” SCOTW 5.19.26
APPENDIX F – SEVEN-YEAR CAPITAL IMPROVEMENT PLAN				
9	No change from 1/22/26 Planning Commission-approved version. The Seven-Year Capital Improvement Plan was approved by Council 11/24/24.			
APPENDIX G – BELLINGHAM AIRPORT OVERLAY ZONES				
10	New version added by PDS dated 2/3/26.		PDS	APPROVED via “CONSENT” SCOTW 5.19.26
APPENDIX H – BELLINGHAM AIRPORT IMAGINARY SURFACES				
11	No change from 1/22/26 Planning Commission-approved version.			
APPENDIX I – HOUSING NEEDS ANALYSIS				
12	Newest version is dated 5.20.2026. Changes from the Planning Commission draft are described below. <u>Matt Aamot 2/26/26 email to Council</u> <i>The cities of Everson and Sumas updated their respective land capacity analysis (LCA) spreadsheets in response to modifications to the Everson and Sumas urban growth area boundaries at the February 10 County Council Committee of the Whole meeting. These updated LCA results have been incorporated into Comprehensive Plan Appendix I – Housing Needs Analysis. Everson LCA results are shown on p. 55 and Sumas LCA results are shown on p. 59.</i>		PDS	APPROVED via MOTION 6.2.26 APPROVED via “CONSENT” SCOTW 5.19.26

Matt Aamot 3/25/26 email to Council

The attached draft Housing Needs Analysis (Comp Plan Appendix I) has been updated as follows:

- Rural/Resource Lands – Updated population and housing figures to reflect the County Council’s March 3 motions to reduce Rural population growth (and the total countywide population growth). As mentioned in a March 9, 2026 email, housing units needed were reduced in the Rural and Resource Lands when possible. However, in the lower income categories, Rural areas had no or only a little housing allocated to them (because GMA does not allow high density housing in such areas). In these cases, lower income housing was subtracted from the Birch Bay and Columbia Valley UGAs. The City UGA housing allocations were not changed;
- Permanent Housing LCA Results - Inserted revised land capacity analysis results for Rural/Resource Lands, the Birch Bay UGA, and the Columbia Valley UGA;
- Emergency Housing LCA Results - Inserted land capacity analysis results for emergency housing; and
- Everson/Nooksack/Sumas – Inserted additional detail in the Land Capacity Analysis section on the efforts by these cities to increase densities in their existing cities and associated UGAs.

Matt Aamot 3/31/26 email to Council

We have one more change to the draft Housing Needs Analysis (Comp Plan Appendix I) relating to the emergency housing land capacity analysis results (bullet # 3 in the email below). The State Department of Commerce’s Guidance for Updating Your Housing Element (January 2026) indicates:

... Both emergency housing and emergency shelter include temporary accommodations. In implementation, there may be overlap between what could be considered emergency housing versus emergency shelter. For this reason, emergency housing and emergency shelter are considered a single category and referred to throughout this guidance as “emergency housing” . . . (p. 20).

Draft Comp Plan Appendix I – Housing Needs Analysis (Land Capacity Analysis section) used the term “emergency shelter” when it should have used the term “emergency housing.”

This has been corrected in the attached version of Appendix I. No other changes were made.

Scrivener’s error corrected 4/24/2026

The Birch Bay Aggregated Housing Needs on page 56 showed a total of 1,981. The correct number is 981. This has been corrected.

Housing unit allocations 5/20/2026

The Land Capacity Analysis section of Appendix I has been updated for the Birch Bay UGA and Rural/Resource Lands to reflect the changes to the housing unit allocations (see Appendix I [updated 5.20.2026], pages 56 and 75). See [Staff Memo](#) for more information.

13	New version from PDS dated 3/30/26 with the changes described below. <u>Matt Aamot 3/30/26 email to Council</u> Attached draft Comp Plan Appendix J, “Subsidized Housing Needs and Funding” for the Birch Bay and Columbia Valley UGAs, has been updated as follows: • <u>Birch Bay and Columbia Valley Housing Units</u> – Housing units in Figure 1 were updated to reflect the County Council’s March 3 motions to reduce Rural population growth (and the total countywide population growth). As mentioned in a March 9, 2026 email, housing units needed were reduced in the Rural and Resource Lands when possible. However, in the lower income categories, Rural areas had no or only a little housing allocated to them (because GMA does not allow high density housing in such areas). In these cases, lower income housing was subtracted from the Birch Bay and Columbia Valley UGAs. The City UGA housing allocations were not changed. • <u>Average Cost per Unit</u> – While updating the housing units in Figure 1, it was discovered that the cost per unit had not been properly adjusted for inflation. This has been corrected and is also reflected in the other cost figures. • <u>Local Option Tools</u> – Figure 2, the Checklist for Local Option Tools for Addressing Affordable Housing Funding Gaps, has been updated by the County Executive’s Office.	PDS	APPROVED via “CONSENT” SCOTW 5.19.26
APPENDIX K – ADEQUATE PROVISIONS CHECKLIST FOR HOUSING AVAILABILITY AND ASSOCIATED ZONING CODE AMENDMENTS			
14	ADD NEW APPENDIX K as described below: <u>ON HOLD UNTIL AFTER PLANNING COMMISSION CONSIDERS THE DOCUMENT ON 5/14</u> <u>Matt Aamot email 3/30/26 email to Council</u> The Washington State Department of Commerce submitted the attached comments on the Whatcom County Comprehensive Plan update. These comments address: ... 2. <u>Housing Availability / Barriers</u> – Commerce is requesting additional information on barriers to meeting affordable housing needs. The County is working on Commerce’s “Adequate Provisions” checklist to address barriers to affordable housing. This checklist will come forward in a proposed new Comprehensive Plan Appendix K. <u>Matt Aamot email 4/2/26 email to Council Staff</u> In response to the State Department of Commerce letter dated March 30, 2026 (attached), and as indicated in the email below, County Planning and Development Services will propose a new Comp Plan Appendix K – Adequate Provisions Checklist for Housing Availability and associated zoning code amendments. Planning Commission will hold a hearing on Comp Plan Appendix K and the associated code amendments on May 14.	PDS	APPROVED AS AMENDED COTW 5.26.26 (See AB2026-298)

	We request that Council Committee of the Whole schedule time at the May 26 regular meeting (or, alternatively, schedule a May 19 special meeting) to discuss.		
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Foothills Subarea Plan

Note: The Foothills Subarea Plan is not an appendix but an independent component of the Whatcom County Comprehensive Plan. Your final motion to approve the entire Comprehensive Plan will include the Foothills Subarea Plan amendments as a separate but connected document: *Motion to Approve the 2025-26 Comprehensive Plan Update and the Foothills Subarea Plan amendments*. Per Matt Aamot, the Foothills Subarea Plan was approved years ago, and there are just a few amendments to the Subarea Plan that Council is currently considering.

However, for your consideration on 4/7, the Foothills Subarea Plan is included in the same bill file as the Appendices. You may choose to make motions to vote on the Appendices and the Foothills Subarea Plan all in a single motion, vote on them one by one, or vote on them in groups.