



**RECORD OF PROCEEDINGS OF THE  
WHATCOM COUNTY PLANNING COMMISSION  
July 8, 2021**

Public Hearing and Work Session

1

1 **Call to Order**

2 The virtual meeting was called to order by Whatcom County Planning Commission  
3 Chair, Kelvin Barton at 6:32 p.m.

4 **Roll Call**

5 **Present:** Robert Bartel, Kelvin Barton, Atul Deshmane, Jim Hansen, Stephen Jackson,  
6 Dominic Mocerri, Jon Maberry, Natalie McClendon

7 **Absent:** Kimberley Lund

8 **Staff Present:** Matt Aamot, Robby Eckroth, Josh Fleischmann, Mark Personius, Cliff  
9 Strong, and Tammy Axlund

10 **Department Update**

11 Mark Personius, Director of Planning and Development Services (PDS), reported that  
12 the Cherry Point amendments will be introduced at County Council on July 13<sup>th</sup>, and we  
13 anticipate a Public Hearing at the July 27<sup>th</sup> County Council meeting. We will have an  
14 introductory briefing with Council on the Shoreline Management Plan Update  
15 recommendations on July 13<sup>th</sup>.

16 In order to be more consistent with how the Council conducts their meetings, tonight  
17 we are starting a new protocol for the public comment open session as well as for  
18 public hearings.

19 We instituted a countywide Level 2 Burn Ban this week. The Governor's emergency  
20 order is through 9/30. Mr. Personius responded to a commissioner's question.

21 **Open Session Public Comment**

22 There was no public comment.

23 **Commissioner Comments**

24 Commissioner Deshmane apologized for arriving late.

25 **Approval of Meeting Minutes**

26 **Timestamp: 10:42**

27 **Commissioner Bartel moved** to approve the meeting minutes from June 10 and  
28 June 24, 2021.

29 **Commissioner McClendon seconded.**

30 **Roll Call Vote: Ayes-Bartel, Barton, Deshmane, Maberry, McClendon, Mocerri;**  
31 **Abstain- Hansen, Jackson; (Ayes-6; Nays-0; Abstain-2). The motion carried.**

32 **Timestamp: 12:14**

33 **Battery Energy Storage Systems (BESS) Zoning Amendment**

34 Robby Eckroth, PDS Planner, briefed the Commission on BESS, provided background  
35 on the proposed zoning code amendment, and the additional complimentary  
36 amendments staff is proposing (to which the applicant is not opposed). He then  
37 introduced representatives from NextEra Energy Resources (NextEra).



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- 1 Keleigh Wright, NextEra Project Manager, provided a presentation on BESS technology  
2 and benefits. NextEra's
- 3 NextEra representatives and PDS staff responded to commissioners' questions and  
4 concerns.
- 5 **Timestamp 41:38**
- 6 **Public Hearing**
- 7 There was no public comment on this item.
- 8 **Work Session**
- 9 Discussion on this topic continued.
- 10 **Timestamp: 47:03**
- 11 ***Commissioner Bartel moved to forward to the County Council the proposed***  
12 ***amendments as shown in Exhibit A with a recommendation of approval, based on the***  
13 ***Findings of Fact and Conclusions provided in the staff report.***
- 14 **Commissioner Deshmane seconded.**
- 15 **Roll Call Vote: Ayes-Bartel, Barton, Deshmane, , Jackson, Maberry,**  
16 **McClendon, Mocer; Abstain-Hansen; (Ayes-7; Nays-0; Abstain-1). The motion**  
17 **carried.**
- 18 **Timestamp: 50:33**
- 19 **Nooksack Falls Comp Plan Map/Zoning Code Amendments**
- 20 Josh Fleischmann, PDS Planner, gave a presentation which provided background  
21 information on the Nooksack Falls Exclave.
- 22 **Timestamp: 57:43**
- 23 **Public Hearing**
- 24 Ali Taysi provided public Comment.
- 25 **Work Session**
- 26 Staff responded to commissioners' questions.
- 27 **Timestamp: 1:16:47**
- 28 ***Commissioner Maberry moved to recommend this amendment to County Council***  
29 ***for approval along with the findings of fact.***
- 30 **Commissioner Jackson seconded.**
- 31 **Roll Call Vote: Ayes-Bartel, Barton, Deshmane, Hansen, Jackson, Maberry,**  
32 **McClendon, Mocer; Abstain-Hansen; (Ayes-7; Nays-0; Abstain-1). The motion**  
33 **carried.**
- 34 **Timestamp: 1:20:00**
- 35 **Density Credit/Lot Size Zoning Code Amendments**
- 36 Matt Aamot, PDS Senior Planner, discussed the Density Credit Program, and explained  
37 the proposed code amendments. He then responded to commissioner questions.
- 38



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1 Timestamp: 1:28:12

2 **Public Hearing**

3 There was no public comment.

4 **Work Session**

5 Staff responded to commissioners' questions.

6 Timestamp: 1:43:32

7 **Commissioner Maberry moved** to recommend to Council to adopt this  
8 *recommendation along with the findings of fact.*

9 **Commissioner Mocerri seconded.**

10 **Roll Call Vote: Ayes-Bartel, Barton, Deshmane, Hansen, Jackson, Maberry,**  
11 **McClendon, Mocerri; (Ayes-8; Nays-0; Abstain-0). The motion carried.**

12 **Adjournment**

13 The meeting was adjourned at 8:16 p.m.

14 Minutes prepared by Tammy Axlund.

15 WHATCOM COUNTY PLANNING COMMISSION ATTEST:

16

17

Kelvin Barton, Chair

Tammy Axlund, Secretary