



**RECORD OF PROCEEDINGS OF THE  
WHATCOM COUNTY PLANNING COMMISSION  
July 14, 2022**

Regular Meeting

1

1 **Call to Order**

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

4 **Roll Call**

5 **Present:** Kelvin Barton, Jim Hansen, Julie Jefferson, Kimberley Lund, Dominic Mocerri,  
6 Scott Van Dalen

7 Absent: Robert Bartel, Atul Deshmane, Stephen Jackson

8 **Staff Present:** Cliff Strong, Mike Kershner, Steve Roberge, and Tammy Axlund

9 **Department Update**

10 Steve Roberge, Assistant Director of Planning and Development Services (PDS)  
11 outlined agenda topics for the next few meetings. Wireless Facilities is on the agenda  
12 for July 28<sup>th</sup>, we will likely take August off, and then discuss Buildable Lands in  
13 September.

14 **Open Session Public Comment**

15 No one provided public comment.

16 **Commissioner Comments**

17 Commissioner Mocerri stated that he had email correspondence with Alex from RE  
18 Sources and Michael from Whatcom Million Trees Project.

19 Commissioner Hansen reported that he corresponded with the same two individuals  
20 regarding tonight's topic.

21 **Approval of Meeting Minutes**

22 **Timestamp: 04:44**

23 **Commissioner Lund moved** to approve the meeting minutes from June 23, 2022.

24 **Commissioner Van Dalen seconded.**

25 **Roll Call Vote: Ayes-Barton, Hansen, Jefferson, Lund, Mocerri, Van Dalen;**  
26 **(Ayes-5; Nays-0; Abstain-1). The motion carried.**

27 **Proposed Amendments to the Lake Whatcom Watershed Overlay District**  
28 **(WCC 20.51), Water Resource Protection Overlay District (WCC 20.71), and**  
29 **the code-referenced stormwater manual throughout WCC Title 20 (Zoning).**

30 **Timestamp: 05:36**

31 Cliff Strong, PDS Senior Planner, provided an overview of the changes to the proposed  
32 code amendments since the last meeting. He presented recommendations for updated  
33 language for three outstanding issues including: tree retention requirements when not  
34 associated with development, tree retention requirements when associated with  
35 development activity, and the penalty for removing significant without a permit.



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1 Commissioners discussed these and several other potential amendments. Staff and  
2 representatives from RE Sources and Whatcom Million Trees Project responded to  
3 questions.

4 **Timestamp: 45:32**

5 **Commissioner Hansen moved** to replace "may" with "shall" under 10)(e), Penalties  
6 and Enforcement. {In the draft code submitted to Council, under §20.51.430(7)(e),  
7 20.51.440(7)(e), 20.71.354(7)(e), and 20.71.356(7)(e) this will now read: "Financial  
8 guarantees for replacement trees shall be required."}

9 **Commissioner Lund seconded.**

10 Commissioners discussed the issue with staff and industry representatives.

11 **Roll Call Vote: Ayes-Barton, Hansen, Jefferson, Lund, Mocerri, Van Dalen;**  
12 **(Ayes-5; Nays-1; Abstain-0). The motion carried.**

13 **Timestamp: 1:17:25**

14 **Commissioner Hansen moved** to recommend proposed code amendments to County  
15 Council as amended along with any applicable findings of fact.

16 **Commissioner Mocerri seconded.**

17 **Roll Call Vote: Ayes-Barton, Hansen, Jefferson, Lund, Mocerri, Van Dalen;**  
18 **(Ayes-6; Nays-0; Abstain-0). The motion carried.**

19 **Adjournment**

20 The meeting was adjourned at 7:52 p.m.

21 Minutes prepared by Tammy Axlund.

22 WHATCOM COUNTY PLANNING COMMISSION ATTEST:

23 

24 Kelvin Barton, Chair



Tammy Axlund, Secretary