



**RECORD OF PROCEEDINGS OF THE
WHATCOM COUNTY PLANNING COMMISSION
October 13, 2022**

Public Hearing and Work Session

1

1 **Call to Order**

2 The meeting was called to order by Whatcom County Planning Commission Chair,
3 Kelvin Barton at 6:31 p.m.

4 **Roll Call**

5 **Present:** Robert Bartel, Kelvin Barton, Atul Deshmane, Julie Jefferson, Dominic Mocerri,
6 Scott Van Dalen

7 **Absent:** Jim Hansen, Stephen Jackson, Kimberley Lund

8 **Staff Present:** Matt Aamot, Steve Roberge, and Tammy Axlund;

9 **Department Update**

10 Steve Roberge, Assistant Director of Planning and Development Services (PDS), noted
11 that the Wireless Recommendations by the Planning Commission would be going to
12 County Council very soon. Upcoming agenda items for the Planning Commission are
13 Open Space Applications and Miscellaneous Code Updates.

14 **Open Session Public Comment**

15 There was no public comment.

16 **Commissioner Comments**

17 Commissioner Mocerri disclosed that he had a conversation with Darcy Jones, one of
18 the Individuals who sent written comments.

19 **Approval of Meeting Minutes**

20 **Timestamp: 5:06**

21 **Commissioner Bartel moved** to approve the meeting minutes from September 29,
22 2022.

23 **Commissioner Jefferson seconded.**

24 **Roll Call Vote: Ayes-Bartel, Barton, Deshmane, Jefferson, Mocerri, Van Dalen;**
25 **(Ayes-6; Nays-0; Abstain-0). The motion carried.**

26 **The Buildable Lands Report 2022 Whatcom County Review and Evaluation**
27 **Program (issued July 7, 2022)**

28 **Timestamp: 6:02**

29 Matt Aamot, PDS Senior Planner, gave a presentation relating to the establishment,
30 purpose of, and methodology for the Buildable Lands Report (BLR) /Review and
31 Evaluation Program. He reviewed key findings and provided a county-wide overview.
32 He then provided information on the approval and adoption process for the BLR, and
33 acknowledged the City Planners for their contributions.

34 Mr. Aamot and Chris Behee, City of Bellingham Long Range Planning Manager,
35 responded to Commissioners' questions.



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1 **a) Public Hearing Regarding the Buildable Lands Report**

2 **Timestamp: 44:26**

3 Darcy Jones, Bryan Jones, R. Perry Eskridge, Robert Lee, and Robert Carmichael
4 provided public comment.

5 **b) Work Session Regarding the Buildable Lands Report**

6 **Timestamp: 1:04:23**

7 Commissioners asked questions regarding affordable housing, which is not addressed
8 in the Buildable Lands Report, but will be considered in the Comprehensive Plan
9 Update. The Buildable Lands Report addresses land supply.

10 Commissioners continued discussion, inviting Darcy Jones to recommend specific
11 solutions to incorporate into the BLR. He spoke, then Mr. Behee addressed his
12 comments.

13 **Timestamp: 1:50:43**

14 **Commissioner Deshmane moved** to add the following statement as the first Finding
15 of Fact: *Staff and the Planning Commission recognize that the Buildable Lands Report*
16 *does not address issues of housing affordability. Additional work that revisits the*
17 *estimates of supply and demand that are feasible, realistic, and consistent with current*
18 *regulatory requirements and infrastructure are needed and will be reviewed in the*
19 *2025 comprehensive plan updates.*

20 **Commissioner Mocerri seconded.**

21 **Roll Call Vote: Ayes-Bartel, Barton, Deshmane, Jefferson, Mocerri, Van Dalen;**
22 **(Ayes-6; Nays-0; Abstain-0). The motion carried.**

23 **Timestamp: 1:56:04**

24 **Commissioner Bartel moved** to recommend that County Council approve Buildable
25 Lands Report 2022 and associated Findings of Fact.

26 **Commissioner VanDalen seconded.**

27 **Roll Call Vote: Ayes-Bartel, Barton, Deshmane, Jefferson, Mocerri, Van Dalen;**
28 **(Ayes-6; Nays-0; Abstain-0). The motion carried.**

29 **The proposed Public Participation Plan (PPP) for Whatcom County**
30 **Comprehensive Plan and Development Regulation Amendments**

31 **Timestamp: 1:58:23**

32 Matt Aamot provided background information on the PPP and described the proposed
33 amendments.

34 **a) Public Hearing Regarding the Public Participation Plan**

35 **Timestamp: 2:05:07**

36 Darcy Jones provided public comment.

37 **b) Work Session Regarding the Public Participation Plan**

38 **Timestamp: 2:06:23**

39 Mr. Aamot brought the following information up on the screen.



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1 "County PDS would like to propose the following (underlined) changes to the Public
2 Participation Plan (Chapter 4, pages 4-2, 4-4, and 4-5) in response to the public
3 comment:

4 . . . Public may make comment to the Planning Commission via email, other
5 electronic file transfer protocols set up by the County, and/or US mail.

6 . . . Public may make comment to the County Council via email, other electronic
7 file transfer protocols set up by the County, and/or US mail. . .

8 Some electronic files are too large to transfer via email, so this change will provide
9 other options for receiving public comments electronically."

10 **Timestamp: 2:06:38**

11 **Commissioner Bartel moved** to accept the language staff is proposing to Chapter 4,
12 Page 4-2, 4-4, and 4-5.

13 **Commissioner Mocerri seconded.**

14 **Roll Call Vote: Ayes-Bartel, Barton, Deshmane, Jefferson, Mocerri, Van Dalen;**
15 **(Ayes-6; Nays-0; Abstain-0). The motion carried.**

16 **Timestamp: 2:10:03**

17 **Commissioner Mocerri moved** to remove the change proposed to item 5 on page 4-2
18 of the Public Participation Plan.

19 **Commissioner Bartel seconded.**

20 **Roll Call Vote: Ayes-Bartel, Barton, Deshmane, Jefferson, Mocerri, Van Dalen;**
21 **(Ayes-6; Nays-0; Abstain-0). The motion carried.**

22 **Timestamp: 2:11:52**

23 **Commissioner VanDalen moved** to accept the Public Participation Plan as amended.

24 **Commissioner Bartel seconded.**

25 **Roll Call Vote: Ayes-Bartel, Barton, Deshmane, Jefferson, Mocerri, Van Dalen;**
26 **(Ayes-6; Nays-0; Abstain-0). The motion carried.**

27 The meeting was adjourned at 8:43 p.m.

28 Minutes prepared by Tammy Axlund.

29 WHATCOM COUNTY PLANNING COMMISSION ATTEST:

30 Handwritten signature of Kelvin Barton in blue ink.

31 Kelvin Barton, Chair

Handwritten signature of Tammy Axlund in blue ink.

Tammy Axlund, Secretary