



**RECORD OF PROCEEDINGS OF THE
WHATCOM COUNTY PLANNING COMMISSION
October 27, 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, Jim Hansen, Stephen Jackson
6 (arrived after Commissioner Comments), Kimberley Lund, Dominic Mocerì

7 **Absent:** Scott Van Dalen, Julie Jefferson

8 **Staff Present:** Josh Fleischmann, Steve Roberge, and Tammy Axlund

9 **Department Update**

10 Steve Roberge, Assistant Director of Planning and Development Services (PDS),
11 announced that we will cancel the November 9th meeting. In December, staff will bring
12 forward miscellaneous minor code amendments.

13 The Capital Improvement Program, Buildable Lands Report, Public Participation Plan,
14 and Interlocal Agreements with Blaine and Ferndale will be going to Council in
15 November.

16 **Open Session Public Comment**

17 There was no public comment.

18 **Approval of Meeting Minutes**

19 **Timestamp:** 04:57

20 **Commissioner Bartel moved** to approve the meeting minutes from October 13,
21 2022.

22 **Commissioner Mocerì seconded.**

23 **Roll Call Vote: Ayes-Bartel, Barton, Deshmane, Mocerì; Abstain-Hansen, Lund;**
24 **(Ayes-4; Nays-0; Abstain-2). The motion carried.**

25 **Commissioner Comments**

26 Commissioner Deshmane stated that due to his role as Commissioner of the PUD,
27 which has Intalco as a customer, he would recuse himself from discussion on the
28 Intalco Open Space Applications to avoid a potential conflict of interest.

29 Commissioner Hansen suggested we go beyond LEED when considering the Comp Plan
30 Update, and look for ways to provide incentives for a reduced carbon footprint during
31 the construction process as well as incentives to utilize reusable building materials for
32 future use.

33 **Open Space Land Applications**

34 **Timestamp:** 08:44

35 Josh Fleischmann, Open Space Land Administrator in PDS, announced that Intalco
36 withdrew two of their applications. He then gave a PowerPoint presentation providing



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1 information regarding the purpose of the Open Space Taxation Act and the history of
2 the program, as well as open space policy and the public benefit rating system. He
3 then described the merits of the following open space land applications, and answered
4 Commissioners' questions.

5 OSP2021-00002: Leslie Grace & Jeremiah Schwartz, parcel #390321252335

6 OSP2021-00003: Whatcom Land Trust, parcel #370619505496

7 The Commission invited Alex Jeffers to answer questions related to application
8 OSP2021-00003.

9 OSP2021-00004: Intalco, parcels #390121300061; 390121331202;
10 390121368057; 390121464064; 390128047195; 390128051070;
11 390128109194; 390128113071; 390128176199; 390128178069;
12 390128226481; 390128235343; 390128245204; 390128248066;
13 390128307481; 390128309330; 390128311065; 390128311201;
14 390128372483; 390128374063; 390128375336; 390128378200;
15 390128472510; 390128477374; 390128478308; 390128481439;
16 390128486044; 390128486224

17 **a) Public Hearing and Regarding Open Space Land Applications**

18 **Timestamp: 32:38**

19 Alex Jeffers provided public comment.

20 **b) Open Space Land Applications Work Session**

21 **Timestamp: 35:27**

22 Commissioners requested information regarding tax amounts for the parcels under
23 consideration. Josh Fleischmann provided classifications and what the tax amounts
24 would be for each property with approval and without approval of the open space
25 applications.

26 **Timestamp: 45:30**

27 **Commissioner Lund moved** to accept staff's recommendation to reclassify, Leslie
28 Grace and Jeremiah Schwartz's Laurel Road property (OSP2021-00002) as well as
29 Whatcom Land Trust's property (OSP2021-00003) in the Skookum Creek Watershed to
30 Open Space Land Designation.

31 **Commissioner Deshmane seconded.**

32 **Roll Call Vote: Ayes-Bartel, Barton, Deshmane, Hansen, Jackson, Lund,**
33 **Moceri; (Ayes-7; Nays-0; Abstain-0). The motion carried.**

34 **Timestamp: 47:27**

35 **Commissioner Lund moved** to accept staff's recommendation to designate the
36 Intalco property, which includes multiple properties along Unick road, Douglas Road,
37 Mountain View Road, and Lake Terrell Road in Ferndale (OSP2021-00004) to the Open
38 Space Farm and Agricultural Conservation Land Designation.

39 **Commissioner Hanson seconded.**



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1 **Roll Call Vote: Ayes-Bartel, Barton, Hansen, Jackson, Lund, Mocerì;**
2 **Commissioner Deshmane recused himself due to potential conflict of interest.**
3 **(Ayes-6; Nays-0; Abstain-0). The motion carried.**


4 Commissioners asked if it would be possible to update the scoring criteria and ranking
5 system for the public benefit rating system. Staff will investigate the feasibility and
6 potential consequences of doing this and bring information back to the Planning
7 Commission.

8 **Adjournment**

9 The meeting was adjourned at 7:31 p.m.

10 Minutes prepared by Tammy Axlund.

11 WHATCOM COUNTY PLANNING COMMISSION ATTEST:

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13 _____
Kelvin Barton, Chair



Tammy Axlund, Secretary