

**RECORD OF PROCEEDINGS OF THE  
WHATCOM COUNTY PLANNING COMMISSION  
January 28, 2021**

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 6:34 p.m.

4 **Roll Call**

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

7 **Absent:** Robert Bartel, Kimberley Lund,

8 **Staff Present:** Ryan Ericson, Mark Personius, Cliff Strong, Tammy Axlund

9 **Department Update**

10 Mark Personius, Director of Planning and Development Services (PDS), noted that we  
11 received more building permit applications in 2020, than in 2019. We expect a record  
12 number in January because people are trying to vest to the old code before the State  
13 energy code goes into effect on Monday, February 1<sup>st</sup>. The new code will significantly  
14 increase the cost of building.

15 Mr. Personius will participate in a meeting with local mayors to discuss affordable  
16 housing strategies and the potential for all jurisdictions to work collaboratively on a  
17 regional affordable housing plan.

18 With record numbers of permits being received, PDS is hoping administration will  
19 unfreeze several positions which were frozen due to reduced budget projections from  
20 COVID-19. The Director has expressed these concerns on to the County Executive.

21 The February 11<sup>th</sup> Planning Commission meeting will begin with the Annual Business  
22 meeting.

23 **Open Session Public Comment**

24 Ed Miller provided public comment

25 **Commissioner Comments**

26 Commissioner Deshmane requested an update on the Public Participation Plan.

27 Commissioner McClendon responded that with all the Council has on their plate, the  
28 Public Participation Plan is not going forward at the moment. She will see if there is  
29 anything she can do personally to help get things moving.

30 Commissioner Hansen urged the planning department to provide clarity around the  
31 misunderstanding that mitigations and permits are the cause of the rise in housing  
32 costs. He asked that PDS target any assistance toward low income housing, rather  
33 than toward developers of high end housing.

34 **Approval of Meeting Minutes**

35 **Timestamp: 16.09**

36 **Commissioner Jackson moved** to approve the meeting minutes from June 25, 2020.

37 **Commissioner McClendon seconded.**

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1 **Roll Call Vote: Ayes-, Barton, Deshmane, Hansen, Jackson, Maberry,**  
2 **McClendon, Mocerì; (Ayes 7; Nays-0; Abstain-0). The motion carried.**

3 **Commissioner Maberry moved** to approve the meeting minutes from January 14,  
4 2021.

5 **Commissioner Hansen seconded.**

6 **Roll Call Vote: Ayes-Barton, Deshmane, Hansen, Jackson, Maberry,**  
7 **McClendon, Mocerì; (Ayes 7; Nays-0; Abstain-0). The motion carried.**

8 **Shoreline Management Plan (SMP) Update**

9 **Timestamp: 18:45**

10 Cliff Strong, Senior Planner in PDS, and Ryan Ericson, provided follow-up information  
11 to commissioners' questions from the previous meeting, highlighted revisions to the  
12 SMP since that meeting, and answered commissioners' current questions.

13 **Timestamp: 2:04:55**

14 **Commissioner Maberry moved** to increase "2500 square feet" to "4000 square feet"  
15 in 16.16.270 C (12).

16 **Commissioner Mocerì seconded.**

17 Commissioners discussed the motion.

18 **Roll Call Vote: Ayes-Barton, Jackson, Maberry, Mocerì; Nays- Hansen,**  
19 **McClendon; Abstain-Deshmane (Ayes 4; Nays-2; Abstain-1). The motion**  
20 **carried.**

21 **Timestamp: 2:20:24**

22 **Commissioner Maberry moved** to retain "and planting" and remove "(excluding  
23 trees)" from 16.16.230 B.

24 **Commissioner Mocerì seconded.**

25 Commissioners discussed the motion.

26 Commissioner Barton asked if the motion could be withdrawn so the whole paragraph  
27 could be reworked.

28 **Timestamp: 2:25:38**

29 **Commissioner Maberry withdrew the motion.** Commissioner Mocerì agreed.

30 **Timestamp: 2:28:18**

31 **Commissioner Maberry moved** to strike the language from "including" through  
32 "(excluding trees)" in 16.16.230 B.

33 **Commissioner Mocerì seconded.**

34 **Roll Call Vote: Ayes-Barton, Deshmane, Hansen, Jackson, Maberry,**  
35 **McClendon, Mocerì; (Ayes 7; Nays-0; Abstain-0). The motion carried.**

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1 **Timestamp: 2:47:42**

2 **Commissioner Maberry moved** to change "18 months" back to "5 years" in  
3 16.16.275 E.2, and "12 month" back to "5 years" in 16.16.275 B.

4 **The motion failed for lack of a second.**

5 Staff continued to answer commissioners' questions.

6 **Adjournment**

7 **Timestamp: 2:56:47**

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

9 Minutes prepared by Tammy Axlund.

10 WHATCOM COUNTY PLANNING COMMISSION ATTEST:

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Kelvin Barton, Chair

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Tammy Axlund, Secretary