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2  
3 WHATCOM COUNTY COUNCIL  
4 **Planning and Development Committee**

5  
6 December 11, 2001  
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8 The meeting was called to order at 3:00 p.m. by Committee Chair Dan  
9 McShane in the Council Chambers, 311 Grand Avenue, Bellingham, Washington.

10  
11 Also Present:  
12 Connie Hoag  
13 Sam Crawford

Absent:  
None

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15  
16 **COMMITTEE DISCUSSION AND RECOMMENDATION TO COUNCIL**

17  
18 **1. CONSIDERATION OF HEARING EXAMINER'S RECOMMENDED**  
19 **APPROVAL OF A PLANNED UNIT DEVELOPMENT, FILED BY JONES**  
20 **ENGINEERING ON BEHALF OF PETE GUNDERSON FOR "TOAD CREEK**  
21 **ESTATES" (AB2001-398)**  
22

23 Roland Middleton, Land Use Division Manager, stated the application is for a  
24 Planned Unit Development (PUD). The Hearing Examiner recommended approval.  
25 He did not attend the hearing for the PUD. He talked to the staff person in charge.  
26 There were no letters or public testimonies of opposition. The development would  
27 be serviced by the City of Bellingham and is not in the Lake Whatcom watershed.

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29 McShane moved to recommend approval. He was pleased to see the density  
30 level.

31  
32 Pat Jones, Jones Engineers, stated the density is not near the capacity. The  
33 development is substantially impacted by Toad Creek and appropriate setbacks.  
34 There are 22 townhouse units. If the area was developed with residential single  
35 family homes, there would be four or five lots. The zone is urban residential, mixed  
36 use (UR-MX), but the physical site constraints dictate the development.

37  
38 Hoag asked if the City will supply all the things it is supposed to. Jones  
39 stated it would. He submitted a city ordinance.

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41 Motion carried unanimously.  
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44 **OTHER BUSINESS**

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46 There was no other business.  
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1 **ADJOURN**

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3 The meeting adjourned at 3:13 p.m.

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Jill Nixon, Minutes Transcription

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10 ATTEST:

WHATCOM COUNTY COUNCIL  
WHATCOM COUNTY, WASHINGTON

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Dana Brown-Davis, Council Clerk

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Dan McShane, Committee Chair