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WHATCOM COUNTY COUNCIL  
**Planning and Development Committee**

February 23, 2010

**CALL TO ORDER**

Committee Chair Bill Knutzen called the meeting to order at 3:02 p.m. in the Council Chambers, 311 Grand Avenue, Bellingham, Washington.

**ROLL CALL**

**Present:** Ken Mann, Bill Knutzen and Barbara Brenner  
**Absent:** None  
**Also Present:** Carl Weimer, Sam Crawford and Kathy Kershner

**COMMITTEE DISCUSSION**

**1. DISCUSSION REGARDING THE LONG RANGE PLANNING WORK PROGRAM AND 2010 COMPREHENSIVE PLAN AND ZONING DOCKET REQUESTS (AB2010-113)**

David Stalheim, Planning and Development Services Department, gave a staff report. He submitted and read from a presentation (*on file*).

The following person answered questions:

- Rebecca Craven, Council Policy Analyst

Discussion included settlements with other jurisdictions and new ordinances; not being able to do any actual planning because of all the litigation requirements; whether they want to easily allow accessory uses of agricultural land; prohibiting urban growth areas (UGA's) in flood plains; whether staff is available for Planning and Development Services Department (PDS) recommendations for docketing; allowing daycare in agricultural lands; assuming permit authority from the State Department of Natural Resources (DNR) for class IV forest practices applications; amending the critical areas ordinance; why the County is responsible for school concurrency, but not fire districts; whether the Council can comment on the Concrete Nor'west application; where the transfer of development rights (TDR) program falls in the overall work program; fire protection level of service (LOS); staff work being done on the TDR program; adopting the State Department of Ecology low-impact development manual by reference; addressing city requests to revisit the urban growth areas through settlements, not as docket items; how staff plans to work on UGA appeal and settlement issues; the difference in timeframes between handling UGA appeals and waiting for the 2011 update, and; whether all the appeals will be on the table in terms of the 2011 update.

Crawford referenced the presentation slides regarding reoccurring work, the previous docket, and the 2010 suggested zoning amendments. He stated he has priorities that will buy some time to do projects that he is more interested in. Don't do any work on the PDR program, and maybe don't do anything with TDR program. The agriculture program is not urgent. Send a message to the Agricultural Advisory Committee that the Council is looking for assistance on how to help the agriculture industry, not how to use regulations to punish

1 the industry. Don't do concurrency management work, the Parks Plan, lot consolidation in  
2 agricultural lands, affordable housing, and low impact development. Fix the Title 20 portion  
3 of who initiates zoning amendments. Rezone the R10A zone to R5A in Birch Bay, because  
4 there are arguments for both sides. Look at the issue of drive-up service. The staff time  
5 required for that issue would be minimal. Also look at the resort commercial zone regarding  
6 drive-through service language.  
7

8 The following citizens spoke:

- 9 • Jack Petree, citizen, stated look carefully at the information given on internal  
10 consistency. Consistency is required now. There are many inconsistencies in  
11 the plan just developed and approved in November. Comprehensive Plan  
12 components must fit together so not one feature precludes the development  
13 of another. A plan that is adopted is supposed to be implemented. Make  
14 sure the law is followed when they do these things, and they won't have  
15 lawsuits.
- 16 • Amy De Vera-Pederson, David Evans and Associates, stated she represents  
17 Harbor Shores LLC. She asked if the Council will discuss the UGA issue during  
18 executive session in three weeks, or whether it's docket application will move  
19 forward.  
20

21  
22 **OTHER BUSINESS**

23  
24 There was no other business.  
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26  
27 **ADJOURN**

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29 The meeting adjourned at 4:44 p.m.  
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33 Please contact the Council Office to obtain an  
34 official, signed copy:  
35  
36 360-676-6690 or council@co.whatcom.wa.us  
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42 Dana Brown-Davis, Council Clerk

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42 Bill Knutzen, Committee Chair