

RECORD OF PROCEEDINGS OF THE  
**WHATCOM COUNTY PLANNING COMMISSION**

1

May 28, 2009

Regular Meeting

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1 **Call To Order:** The meeting was called to order, by Whatcom County Planning  
2 Commission Chair, Jean Melious, in the Northwest Annex Conference Room at 6:40 p.m.

3

4 **Roll Call:**

5 Present: Jean Melious, Ken Mann, Sean Wilson, John Lesow, David Hunter, John  
6 Steensma, Geoff Menzies.

7

8 Absent: Rabel Burdge, John Belisle.

9

10 **Staff Present:** David Stalheim, Amy Keenan, Alex Cleanthous, Becky Boxx.

11

12 **Director's Dialog**

13

14 Director Stalheim reviewed:

15

- 16 ■ The Urban Growth Area (UGA) proposals are starting to come in from the various  
17 jurisdictions. They will be posted to the County website by June 12. A joint  
18 Whatcom County Council/Planning Commission meeting will be held on June 16. On  
19 June 23 the County Council will have a public hearing on the proposals.
- 20 ■ Work is continuing on the LAMIRDs. The proposals will be ready June 19. The  
21 Planning Commission public hearing will be held on July 9.
- 22 ■ The Planning Commission minutes will be shortened due to the time verbatim  
23 minutes take. The Director will look into the ability to get the audio version of the  
24 minutes on the County website.

25

26 **Open Session for Public Comment**

27

28 There was no public comment.

29

30 **Commissioner Comments**

31

32 Menzies attended the City of Blaine UGA hearing where he spoke as a citizen, as the  
33 Manager of the Drayton Harbor Community Oyster Farm, and the Chairman of the  
34 Shellfish Protection District. Blaine feels the UGA update process has been fast tracked.  
35 They do recognize their UGA is too large and they will be looking at areas to reduce its  
36 size. There was also discussion of the County numbers being significantly lower than their  
37 numbers.

38

39 In Drayton Harbor there will be a mandatory closure of the shellfish harvesting areas from  
40 November through February each year. This is mandate by the State Department of  
41 Health.

42

43 **Approval of Minutes**

44

45 April 16, 2009: Mann moved to approve the minutes as presented. Wilson seconded. The  
46 motion carried.

47

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1 April 23, 2009: Mann moved to approve the minutes as presented. Wilson seconded. The  
2 motion carried.

3

4 **Public Hearing**

5

6 **File #CMP2006-00005:** A proposed rezone for S.C. Goshen LLC and Holly and  
7 Associates for approximately 80 acres from Rural Forestry to Urban Residential (4) in the  
8 Long Term Urban Growth Area Comprehensive Plan Designation in the Kendall/Columbia  
9 Valley Urban Growth Area. The site is located in the NE 1/4 of Section 22 in Township  
10 40N, Range 5E. Assessor's Parcel Numbers: 400522 300462, 400522 363462, 400522  
11 300334, 400522 363331.

12

13 Staff presented the staff report requesting Planning Commission approval of the zoning  
14 map amendment. The current zoning, of Rural Forestry in a UGA, is not compliant with  
15 the GMA. Resource lands are only allowed in a UGA with a TDR program. Staff  
16 recommends approval.

17

18 The hearing was opened to the public.

19

20 Commissioner Wilson disclosed he has worked on planning issues in the Foothills area but  
21 has not been involved in this particular rezone application. There were no objections to his  
22 participation in the process.

23

24 Jack Hovenier stated he is one of the four owners of the property. The property was  
25 purchased in 1997. There are three access points to the property, off of Chestnut,  
26 Limestone, and one other. This land is not a prime area for growing trees but that is not  
27 the issue. The issue is that the property has non-compliant zoning. The property has been  
28 part of the UGA since 1999. The rezone application was originally submitted in 2006 and  
29 was revised in 2008 to request UR4 zoning and to go to long term planning, rather than  
30 short term planning because there is no intention of developing the property right away.

31

32 Bill Vogt questioned the slopes and critical areas on the area to be rezoned. Staff stated  
33 the rezone area is fairly flat with some wetlands.

34

35 Cindy Purdy reminded the Commission that the County Council set a population for the  
36 Columbia Valley UGA at 5,000, over the 20 year planning period, and it already has  
37 4,000. Balfour Village and this property, if developed, would add significantly more  
38 people. Because the property is out of compliance it can't be zoned Rural Forestry but the  
39 Commission should think of some other options. There are steep slopes in the area and  
40 only one road in and out.

41

42 Rob Roy Graham, speaking on behalf of Fire District #14. A capital facilities plan has been  
43 commissioned to see how they can respond to the increase in the number of homes in the  
44 district. The initial data shows they can't respond to an urban level.

45

46 Heather Wolf, representing the applicant. Reiterated the only reason for this request is to  
47 get the property into compliance. The property will remain rural until another rezone is  
48 requested. That will be the time to talk about capital facilities, water, sewer, etc.

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1 Rebecca Boonstra spoke in support of the rezone. Feels is will be developed responsibly.  
2 In favor of mitigation fees.

3

4 The public hearing was closed.

5

6 **Work Session**

7

8 **Mann moved to accept the staff recommendation for approval. Menzies**  
9 **seconded. Roll Call Vote: Ayes – Hunter, Mann, Menzies, Melious, Wilson; Nays –**  
10 **Lesow, Steensma; Abstain – 0; Absent – Belisle, Burdge. The motion carried.**

11

12 **Public Hearing**

13

14 **File #PLN2009-00012:** A proposed rezone for Donald and Heather Templin's properties  
15 located at 4813 Lookout Avenue, APN # 380335 37305 and 380335 057305. The  
16 proposed rezone is to amend the Whatcom County Comprehensive Plan designation of the  
17 properties from Public Recreation to Rural, and amend the properties' zoning designation  
18 from Recreation Open Space to Rural-1 Unit/5 Acres. (Cleanthous)

19

20 Staff presented the staff report. The parcels were originally zoned UR3, but in the update  
21 to the Bellingham UGA, in 2008, they were erroneously removed and designated Public  
22 Recreation and Recreation Open Space, which is the zoning of the surrounding area, which  
23 is owned by the City of Bellingham. This amendment corrects that error. Staff  
24 recommends approval.

25

26 The hearing was opened to the public.

27

28 There was no public testimony.

29

30 **Work Session**

31

32 **Wilson moved to accept the staff recommendation for approval. Lesow seconded.**  
33 **Roll Call Vote: Ayes – Hunter, Lesow, Mann, Menzies, Melious, Steensma, Wilson;**  
34 **Nays – 0; Abstain – 0; Absent – Belisle, Burdge. The motion carried.**

35

36 **Work Session**

37

38 UGA Update

39

40 Director Stalheim discussed the alternatives outlined in the EIS, population projections  
41 and UGA sizes.

42

43 **Other Business**

44

45 There was no other business.

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47 The meeting was adjourned at 8:15 p.m.

48

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1 Minutes prepared by B. Boxx.

2

3 WHATCOM COUNTY PLANNING COMMISSION ATTEST:

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Jean Melious, Chair

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David Stalheim, Secretary

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