

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

1

September 22, 2009

Special 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 County Council Chambers at 6:42 p.m.

3  
4 **Roll Call:**

5 Present: Jean Melious, John Belisle, Geoff Menzies, Rabel Burdge, John Lesow, John  
6 Steensma, Ken Mann, Sean Wilson

7 David Hunter in attendance at 6:55 p.m.

8 Absent:

9  
10 **Staff Present:** David Stalheim, Wain Harrison, Gary Davis, Samya Lutz, Michelle Stiles,  
11 Becky Boxx

12  
13 **Work Session**

14  
15 File #PLN2009-00011: To consider changes to the Rural Element of the Whatcom County  
16 Comprehensive Plan and to Whatcom County's development regulations pertaining to land  
17 uses and densities in rural areas of the County.

18  
19 Review of LAMIRD map boundaries

20  
21 Kendall

22  
23 The Commission reviewed several parcels for inclusion into or deletion from the proposed  
24 LAMIRD boundary in response to owner's request and public comments.

25  
26 Belisle moved to accept the boundary as proposed by staff. Lesow seconded. The motion  
27 carried.

28  
29 Pt. Roberts

30  
31 Staff recommended the entire point be included in the LAMIRD. The Commission debated  
32 removing from the LAMIRD the properties zoned R5A and also discussed having several  
33 smaller LAMIRDS there.

34  
35 Lesow moved to exclude the undeveloped properties from the LAMIRD. Hunter seconded.  
36 The motion failed.

37  
38 Mann moved to accept the staff recommendation to leave the entire point as a LAMIRD.  
39 Wilson seconded. The motion carried.

40  
41 Van Wyck

42  
43 The Commission reviewed two letters from property owners, Marr and Erickson,  
44 requesting to be in the LAMIRD.

45  
46 Hunter moved to accept the map as proposed. Lesow seconded.

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1 Mann offered a friendly amendment to add the Erickson property. The amendment was  
2 not accepted.

3

4 The vote on the motion carried.

5

6 Laurel

7

8 The Commission reviewed inclusion of a parcel to the north of the Burton property which  
9 is part of a business which is in the LAMIRD.

10

11 Belisle moved to include the property. Lesow seconded. The motion carried.

12

13 Hinote's Corner

14

15 The Commission reviewed inclusion of a parcel owned by Hammell, which was taken out  
16 of the LAMIRD at a previous work session.

17

18 Burdge moved to include the property. Lesow seconded.

19

20 Mann made a friendly amendment to add the subdivision known as Vista LaMonte. Burdge  
21 accepted the amendment, Lesow did not.

22

23 The vote on the motion failed.

24

25 Residential LAMIRDs

26

27 The Commission discussed whether or not they wanted residential LAMIRDs.

28

29 Melious moved to not have residential LAMIRDs. Hunter seconded. The motion carried.

30

31 Zoning Districts

32

33 The Commission reviewed several requests for revised zoning within the LAMIRDs.

34

35 *Birch Bay/I-5*

36

37 Staff recommended changing the zoning from Small Town Commercial to Rural General  
38 Commercial.

39

40 *Hinote's Corner*

41

42 Staff recommended no change.

43

44 *Laurel*

45

46 Staff recommended no change.

47

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1 *Pt. Roberts*

2

3 Staff recommended no change.

4

5 *Wiser Lake*

6

7 Staff recommended no change.

8

9 Wilson moved to accept the staff recommendations. Hunter seconded. The motion carried.

10

11 5 acre and 10 acre Zoning Districts

12

13 The Commission discussed the zoning for the portions of the affected areas not within a  
14 LAMIRD.

15

16 Lesow moved to have 10 acre zoning. Hunter seconded. The motion carried.

17

18 Zoning Code Text

19

20 Wilson moved to adopt the zoning changes as presented by staff, with the exception of  
21 20.59 Rural General Commercial setbacks. Lesow seconded. The motion carried.

22

23 Setbacks

24

25 Discussion took place of staff proposals regarding 50 foot setbacks for industrial and  
26 commercial zones bordering residential and agricultural lands.

27

28 Wilson moved to make no changes to the staff proposal. Hunter seconded. The motion  
29 failed.

30

31 Belisle moved to change the setbacks from 50 feet to 100 feet. Lesow seconded. The  
32 motion carried.

33

34 Commissioner Hunter asked citizen Seb Werre to identify the location of his property he  
35 previously testified to the Planning Commission about. The property is located on the  
36 Guide Meridian in a LAMIRD area.

37

38 The meeting was adjourned at 10:45 p.m.

39

40 Minutes prepared by B. Boxx.

41

42

43 WHATCOM COUNTY PLANNING COMMISSION ATTEST:

44

45

46

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48 \_\_\_\_\_  
Jean Melious, Chair

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David Stalheim, Secretary

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