

RECORD OF PROCEEDINGS OF THE
WHATCOM COUNTY PLANNING COMMISSION

1

October 28, 2010

Regular Meeting

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 6:35 p.m.

3
4 **Roll Call**

5 Present: Jean Melious, John Belisle, John Lesow, Rabel Burdge, Rod Erickson, Gary
6 Honcoop, Michelle Luke, Jeff Rainey, Mary Beth Teigrob

7
8 **Staff Present:** Wain Harrison, Alex Cleanthous, Peter Gill, Joshua Fleischmann, Becky
9 Boxx

10

11 **Director's Dialog**

12

13 There was no Director's Dialog

14

15 **Open Session for Public Comment**

16

17 There was no public comment.

18

19 **Commissioner Comments**

20

21 Commissioner Lesow distributed a copy of an email he sent to Sam Ryan and Kathy
22 Kershner regarding a request for rezoning of property from R1 to RGC in Point Roberts.

23

24 Commissioner Lesow distributed an article titled *Organizing for a Sustainable Population at*
25 *the Local Level* from the *Population Press*.

26

27 Commissioner Belisle commented that the world's largest shake sawmill was once located
28 in Bellingham because it was felt the resource would always be there. The trees and the
29 sawmill are now gone. People need to think of what is happening with our resources.

30

31 **Approval of Minutes** of September 23, 2010

32

33 Teigrob amended page 1, line 33 to read: Commissioner Luke ~~disturbed~~ distributed
34 information regarding...

35

36 Teigrob move to approve the minutes as amended. Luke seconded. The motion carried.

37

38 **Work Session**

39

40 File #PLN2010-00013: A proposed amendment to the Whatcom County Zoning code, Title
41 20. The proposal is to allow for drive through coffee and restaurant services in the Urban
42 Residential Mixed Use and Resort Commercial zones in unincorporated Whatcom County.

43

44 Alex Cleanthous presented the staff report.

45

46 This was intended to be a public hearing however there was an error in the noticing.

47 There is a request to amend the maximum allowable square footage from 2,500 square
48 feet to 5,000 square feet in the Resort Commercial (RC) zone, which was overlooked in

RECORD OF PROCEEDINGS OF THE
WHATCOM COUNTY PLANNING COMMISSION

October 28, 2010

Regular Meeting

1 the legal noticing. Therefore noticing will be redone and a hearing will be set for a later
2 date.

3
4 Currently retail establishments are permitted in the Urban Residential Mixed Use (URMX)
5 zone as a conditional use. The application is to allow for drive through service as a
6 conditional use. The URMX zone is only in the Bellingham Urban Growth Area (UGA).
7 Prohibition by the City of Bellingham regarding water and sewer services may affect the
8 ability for any type of drive through service.

9
10 The Resort Commercial (RC) zoning is located in Birch Bay, Point Roberts, Sudden Valley
11 and Glacier. The proposed amendment would make drive through services a permitted
12 used in this zone. The amendment would also allow square footage to be increased from
13 2,500 square feet to 5,000 square feet.

14
15 For the next meeting the Commission would like more information, from staff, regarding:
16 more information on the RC zone, traffic counts, Trickle Creek development connection to
17 Bellingham water and sewer.

18
19 **Work Session**

20
21 Staff presentation of the Birch Bay Watershed Action Plan.

22
23 Peter Gill presented the plan. The pilot study will provide preliminary recommendations for
24 land use planning and resource management that will maintain or improve the quality and
25 condition of local wetlands, streams and nearshore resources in the Birch Bay watershed.

26
27 The meeting was adjourned at 9:00 p.m.

28
29 Minutes prepared by B. Boxx.

30
31
32 WHATCOM COUNTY PLANNING COMMISSION ATTEST:

33
34
35
36
37 _____
38 Jean Melious, Chair

39 _____
40 J.E. "Sam" Ryan, Secretary

41
42
43