

**RECORD OF PROCEEDINGS OF THE  
WHATCOM COUNTY PLANNING COMMISSION  
March 25, 2021**

Work Session

1

1 **Call to Order**

2 The virtual meeting was called to order by Whatcom County Planning Commission  
3 Chair, Kelvin Barton at 6:31 p.m.

4 **Roll Call**

5 **Present:** Robert Bartel, Kelvin Barton, Atul Deshmane, Jim Hansen, Stephen Jackson,  
6 Kimberley Lund, Dominic Mocerri, Jon Maberry, Natalie McClendon

7 **Staff Present:** Cliff Strong, Mark Personius, Ryan Ericson, and Tammy Axlund

8 **Department Update**

9 Mark Personius, Director of Planning and Development Services (PDS), stated that on  
10 Tuesday, March 23<sup>rd</sup>, County Council introduced an ordinance to adopt an interim  
11 moratorium, rather than an emergency moratorium, on accepting applications for new  
12 outdoor marijuana grow operations. The public hearing for this is scheduled for April  
13 6<sup>th</sup>.

14 Mr. Personius noted that the Planning and Development Committee met to discuss the  
15 Planning Commission's Public Participation Advisory Group motion. He deferred to  
16 Commissioner McClendon to provide an update on this during Commissioner  
17 comments.

18 Mr. Personius gave an overview of the items scheduled for the Planning Commission's  
19 April meeting agendas, announced that he would not be attending the meeting on April  
20 8<sup>th</sup>, and answered Commissioners' questions.

21 **Open Session Public Comment**

22 **Timestamp: 7:15**

23 Ed Miller provided public comment.

24 **Commissioner Comments**

25 **Timestamp: 11:15**

26 Commissioner Maberry stated that he had a brief chat with Ed miller.

27 Commissioner McClendon stated that with regards to the Commission's Public  
28 Participation recommendation, Council members who participated in the discussion two  
29 months ago were concerned about red tape involved in putting together an advisory  
30 committee. They intended to do something ad hoc, but no progress has been made.  
31 Commissioner McClendon proposed a brief resolution they could adopt. She'll meet  
32 with Council Member Donovan and Executive Sidhu next week to tweak the resolution  
33 with hopes of bringing it back to the Planning and Development Committee in 2 weeks.

34 Commissioner Barton reported that he had intended to attend the Planning and  
35 Development Committee meeting on Tuesday, but had other obligations.

36 Commissioner Deshmane reported that during the marijuana ordinance conversation a  
37 County Council member said the Planning Commission recommended it and that  
38 everything the Planning Commission sends them is a good idea.

39 **Approval of Meeting Minutes**

40 **Timestamp: 15:34**

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1 **Commissioner Maberry moved** to approve the meeting minutes from March 11,  
2 2021.

3 **Commissioner Lund seconded.**

4 **Roll Call Vote: Ayes-Bartel, Barton, Deshmane, Hansen, Lund, Maberry,**  
5 **Moceri; Abstain-Jackson, McClendon; (Ayes-7; Nays-0; Abstain-2). The motion**  
6 **carried.**

7 **Shoreline Management Plan (SMP) 2020 Update**

8 **Timestamp: 16:42**

9 Cliff Strong, PDS Senior Planner, discussed the plan for the evening and followed up on  
10 two items from the last meeting. He reported that the Commission's Public Hearing on  
11 the SMP has been advertised for April 22<sup>nd</sup>, and that the documents have been  
12 reissued for a 2<sup>nd</sup> 30-day public review period with comments due by April 12<sup>th</sup>. He said  
13 he will provide Commissioners with the latest version of the SMP update for the  
14 hearing, and instructed them to look for the clause "Notes to P/C" to find all the  
15 changes made by Commissioners and staff through the Commission's review.

16 Mr. Strong then provided an overview of changes to Title 22 and answered  
17 Commissioners' questions.

18 **Timestamp: 43.01**

19 **Commissioner Maberry moved** to strike the following language in section D of  
20 22.07.030(D): "in" at the beginning of the sentence, "consideration" through "actions"  
21 and the word "also."

22 **Commissioner Lund seconded.**

23 Commissioners discussed the motion.

24 **Roll Call Vote: Ayes-Bartel, Barton, Deshmane, Jackson, Lund, Maberry,**  
25 **McClendon, Moceri; Abstain-Hansen, McClendon; (Ayes-7; Nays-2; Abstain-0).**  
26 **The motion carried.**

27 **Timestamp: 50:27**

28 **Commissioner Maberry moved** to provisionally approve Chapter 22 as amended.

29 **Commissioner Deshmane seconded.**

30 **Roll Call Vote: Ayes-Bartel, Barton, Deshmane, Hansen, Jackson, Lund,**  
31 **Maberry, McClendon, Moceri; (Ayes-9; Nays-0; Abstain-0). The motion carried.**

32 Cliff Strong provided an overview of the Draft SMP Environment Designations Map in  
33 Exhibit G and answered Commissioners' questions.

34 **Timestamp: 1:04:37**

35 **Commissioner Maberry moved** to approve the new Shoreline Environment  
36 Designations map.

37 **Commissioner McClendon seconded.**

38 **Roll Call Vote: Ayes-Bartel, Barton, Deshmane, Hansen, Jackson, Lund,**  
39 **Maberry, McClendon, Moceri; (Ayes-9; Nays-0; Abstain-0). The motion carried.**

40 **Timestamp: 1:09:07**

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3

1 **Commissioner Maberry moved** to strike 16.16.640(C)(e)(iii) "In order to offset  
2 habitat loss from buffer reduction, retaining existing native vegetation on other  
3 portions of the site equal to no more than the area impacted."

4 **Commissioner Jackson seconded.**

5 After discussion, **the motion was amended** to also strike out 16.16.740(C)(1)(f)(iii).

6 **Roll Call Vote on the amended motion: Ayes-Bartel, Barton, Hansen, Jackson,**  
7 **Lund, Maberry, McClendon, Nays-Moceri; Abstain-Deshmane (Ayes-7; Nays-1;**  
8 **Abstain-1). The motion carried.**

9 **Timestamp: 1:15:44**

10 **Commissioner Maberry moved** to adopt staff's new language for 16.16.640(C)(3).

11 **Commissioner Jackson seconded.**

12 **The motion was amended** to also adopt the language for 16.16.740. (C)(2).

13 **Roll Call Vote the amended motion: Ayes-Bartel, Barton, Deshmane, Hansen,**  
14 **Jackson, Lund, Maberry, McClendon, Moceri; (Ayes-9; Nays-0; Abstain-0). The**  
15 **motion carried.**

16 **Timestamp: 1:20:23**

17 **Commissioner Maberry moved** to add "excluding artificial ditches" after "or wetland"  
18 at the end of the definition for 16.16.710(D)(1)(a)(v).

19 Commissioners discussed the motion with staff and invited Ed Miller to comment. Staff  
20 will develop new language for review at the next meeting.

21 **Timestamp: 1:57:23**

22 **Commissioner Maberry moved** to adopt the changes proposed in the staff  
23 memorandum for floodplain and floodway.

24 **Commissioner McClendon seconded.**

25 **Roll Call Vote: Ayes-Bartel, Barton, Deshmane, Hansen, Jackson, Lund,**  
26 **Maberry, McClendon, Moceri; (Ayes-9; Nays-0; Abstain-0). The motion carried.**

27 To ensure optimal opportunity for public participation, the Commission wishes to add a  
28 discussion regarding the logistics of managing the April 22<sup>nd</sup> public hearing to the April  
29 8<sup>th</sup> agenda. In order to be included in the agenda packet, ideas need to be sent to the  
30 Planning Commission email by noon on Tuesday, March 30<sup>th</sup>.

31 **Adjournment**

32 The meeting was adjourned at 8:30 p.m.

33 Minutes prepared by Tammy Axlund.

34 WHATCOM COUNTY PLANNING COMMISSION ATTEST:


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Kelvin Barton, Chair

  
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Tammy Axlund, Secretary