

**RECORD OF PROCEEDINGS OF THE  
WHATCOM COUNTY PLANNING COMMISSION  
April 8, 2021**

Public Hearing and 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:** Kelvin Barton, Atul Deshmane, Jim Hansen, Stephen Jackson, Dominic  
6 Mocerri, Jon Maberry, Natalie McClendon

7 **Absent:** Robert Bartel, Kimberley Lund

8 **Staff Present:** Matt Aamot, Josh Fleischmann, Rob Ney (Facilities Management), and  
9 Tammy Axlund

10 **Open Session Public Comment**

11 Mark Ambler provided public comment.

12 **Commissioner Comments**

13 Commissioner McClendon provided an update on the Commission's Public Participation  
14 recommendation that went to County Council.

15 Commissioner Mocerri noted that the resolution signed by County Council, regarding  
16 the public participation recommendation, states that the Council Chair and the County  
17 Executive may identify staff and citizens to form an ad hoc group.

18 Commissioner Deshmane stated that he had conversations with Commissioner Mocerri.  
19 He had further conversations with staff about man-made ditches. Staff will bring a  
20 proposal on how to deal with these to the next Planning Commission meeting.

21 **Approval of Meeting Minutes**

22 **Timestamp: 17:40**

23 **Commissioner McClendon moved to approve the meeting minutes from March 25,**  
24 **2021**

25 **Commissioner Mocerri seconded.**

26 **Roll Call Vote: Ayes-Barton, Deshmane, Hansen, Jackson, Maberry,**  
27 **McClendon, Mocerri; (Ayes-7; Nays-0; Abstain-0). The motion carried.**

28 **Proposed Amendments to Open Space Land Work Session**

29 **Timestamp: 18:55**

30 Josh Fleischmann, Open Space Land Administrator in Planning and Development  
31 Services (PDS), provided background on the Open Spaces Taxation Act, gave a  
32 PowerPoint presentation regarding the merits of the following open space land  
33 applications, and answered Commissioners' questions.

- 34     o OSP2019-00001: Suzanne Vawter, parcel #s 400414425020, 400414427216,  
35         400414429094

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- 1 **Timestamp: 33:28**  
2 **Commissioner Deshmane moved** to approve this application for open space  
3 *conditioned upon obtaining a score of 45.*  
4 **The motion failed for lack of a second.**  
5 Commissioners discussed the application and possible conditions for approval.  
6 **Timestamp: 42:11**  
7 **Commissioner Mocerri moved** to approve recommendation of this application contingent on  
8 *a land trust accepting a conservation easement in perpetuity.*  
9 **Commissioner Maberry seconded.**  
10 **Roll Call Vote: Ayes-Barton, Deshmane, Hansen, Jackson, Maberry, McClendon,**  
11 **Mocerri; (Ayes-7; Nays-0; Abstain-0). The motion carried.**  
12     o OSP2019-00002: Joan Keiper, parcel #370105448229  
13 This application was discussed at length. No motion was made before moving on to the next  
14 application, but Commissioners circled back to application OSP2019-00002 later in the  
15 meeting and the following motion was made.  
16 **Timestamp: 1:43:08**  
17 **Commissioner Maberry moved** to not recommend the change in designation for this  
18 *property.*  
19 **Commissioner Jackson seconded.**  
20 **Roll Call Vote: Ayes-Barton, Deshmane, Hansen, Jackson, Maberry, McClendon,**  
21 **Mocerri; (Ayes-7; Nays-0; Abstain-0). The motion carried.**  
22     o OSP2019-00003: Richard Kroon and Lijuan Ren, parcel #390328515435  
23 **Timestamp: 1:10:11**  
24 **Commissioner Hansen moved** to recommend the application for open space.  
25 **Commissioner Maberry seconded.**  
26 Mr. Fleischmann responded to Commissioners' questions.  
27 **Roll Call Vote: Ayes-Barton, Deshmane, Hansen, Jackson, Maberry, Mocerri;**  
28 **Nays-McClendon; (Ayes-6; Nays-1; Abstain-0). The motion carried.**  
29     o OSP2019-00004: Joseph and Kelsey Maddux, parcel #s 400127233103,  
30 400127165103  
31 **Timestamp: 1:16:39**  
32 **Commissioner Mocerri moved** to recommend approval of the application contingent  
33 *upon the applicant providing off-street parking.*  
34 **Commissioner Maberry seconded.**

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1 **Roll Call Vote: Ayes-Barton, Deshmane, Hansen, Jackson, Maberry,**  
2 **McClendon, Mocer; (Ayes-7; Nays-0; Abstain-0). The motion carried.**

3       ○ OSP2019-00005: Charles and Leslie Power, parcel #s 390323168191,  
4       390323159246, 390323225223, 390323225252

5 **Timestamp: 1:18:48**

6 **Commissioner Maberry moved** to recommend approval of the application for  
7 **redesignation.**

8 **Commissioner Deshmane seconded.**

9 **Roll Call Vote: Ayes-Barton, Deshmane, Hansen, Jackson, Maberry,**  
10 **McClendon, Mocer; (Ayes-7; Nays-0; Abstain-0). The motion carried.**

11       ○ OSP2019-00006: Sharon Martin, parcel #390234100152

12 **Timestamp: 1:25:33**

13 **Commissioner Maberry moved** to recommend denial of this application.

14 **Commissioner Jackson seconded.**

15 **Roll Call Vote: Ayes-Barton, Deshmane, Hansen, Jackson, Maberry,**  
16 **McClendon, Mocer; (Ayes-7; Nays-0; Abstain-0). The motion carried.**

17       ○ OSP2019-00007: Ren and Connie Kamps, parcel #400313232214

18 **Timestamp: 1:33:32**

19 **Commissioner Maberry moved** to recommend a change in classification of the parcel.

20 **Commissioner Deshmane seconded.**

21 **Roll Call Vote: Ayes-Barton, Deshmane, Maberry, McClendon, Mocer; Nays-**  
22 **Hansen, Jackson; (Ayes-5; Nays-2; Abstain-0). The motion carried.**

23       ○ OSP2019-00008: Denis and Carol Delahoyde, parcel #380519072231

24 **Timestamp: 1:40:13**

25 **Commissioner Maberry moved** to recommend redesignation of this property.

26 **Commissioner Jackson seconded.**

27 Commissioners briefly discussed the motion.

28 **Roll Call Vote: Ayes-Barton, Deshmane, Hansen, Jackson, Maberry,**  
29 **McClendon, Mocer; (Ayes-7; Nays-0; Abstain-0). The motion carried**

30 **a) Public Hearing Regarding Open Space**

31 **Timestamp: 1:45:11**

32 The public hearing opened. No one wished to speak on the issue, and the Chair closed  
33 the public hearing.

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1 **Proposed amendments to the Six-Year Capital Improvement Program (CIP)**  
2 **for Whatcom County Facilities 2021-2026**

3 **Timestamp: 1:44:20**

4 Matt Aamot, Senior Planner in PDS, provided background information on the  
5 Capital Improvement Program and introduced the Whatcom Unified Emergency  
6 Coordination Center Re-Roof Project. Rob Ney, Whatcom County Projects &  
7 Operations Manager, assisted in answering commissioners' questions.

8 **a) CIP Work Session**

9 **Timestamp: 1:46:47**

10 **Commissioner Deshmane moved to approve the CIP amendment.**

11 **Commissioner McClendon seconded.**

12 **b) Public Hearing Regarding CIP**

13 **Timestamp: 1:52:34**

14 The public hearing opened. No one wished to speak on the issue, and the Chair closed  
15 the public hearing.

16 The Commission voted on the motion to approve the CIP amendment.

17 **Roll Call Vote: Ayes-Barton, Deshmane, Hansen, Jackson, Maberry,**  
18 **McClendon, Moceri; (Ayes-7; Nays-0; Abstain-0). The motion carried.**

19 **Proposed Public Participation Plan for Whatcom County Comprehensive Plan**  
20 **and Development Regulation Amendments**

21 **Timestamp: 1:54:05**

22 Mr. Aamot provided a brief overview of the proposed changes to the 2020 Public  
23 Participation Plan.

24 **a) Public Hearing Regarding Proposed Public Participation Plan**

25 **Timestamp: 1:58:45**

26 Mark Ambler provided public comment.

27 **b) Public Participation Plan Work Session**

28 Staff responded to Commissioners' questions.

29 **Timestamp: 2:03:18**

30 **Commissioner Hansen moved to table the Proposed Public Participation Plan (PPP)**  
31 **update until recommendations are received from the public and the task force.**

32 **The motion failed for lack of a second.**

33 Commissioners questioned how the scheduling of items to come before the Planning  
34 Commission is determined.

35 **Timestamp: 2:07:11**

36 **Commissioner Maberry moved that staff come up with new language for the**  
37 **Planning Commission to address both outdoor and indoor operations for the marijuana**  
38 **processing facilities within the next 3 months.**

39 **Commissioner Jackson seconded.**

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1 Commissioners discussed the motion.

2 **Commissioner Maberry moved to amend his motion to** "that staff address item  
3 *D8 on the Planning Commission schedule in the next 3 months."*

4 **Commissioner Jackson seconded.**

5 **Commissioners discussed the motion and clarified that**

6 **Roll Call Vote: Ayes-Barton, Deshmane, Jackson, Maberry, McClendon, Mocerri;**  
7 **Nays-Hansen; (Ayes-6; Nays-1; Abstain-0). The motion carried.**

8 **Timestamp: 2:15:29**

9 **Commissioner McClendon moved** to approve the Public Participation Plan as  
10 *amended by staff.*

11 **Commissioner Deshmane seconded.**

12 **Roll Call Vote: Ayes-Barton, Deshmane, Jackson, Maberry, McClendon, Mocerri;**  
13 **Nays-Hansen; (Ayes-6; Nays-1; Abstain-0). The motion carried.**

14 **Public Hearing Process for the April 22<sup>nd</sup> Planning Commission Meeting**

15 **Timestamp: 2:16:43**

16 Commissioners discussed this item and requested staff send something out to  
17 Commissioners to pass out to people to alert them of the public hearing and to provide  
18 them with the information they need to participate in the meeting. Staff agreed.

19 **Adjournment**

20 The meeting was adjourned at 8:56 p.m.

21 Minutes prepared by Tammy Axlund.

22 WHATCOM COUNTY PLANNING COMMISSION ATTEST:

23

24

25

26

27



Kelvin Barton, Chair



Tammy Axlund, Secretary