

**Whatcom County  
Council Planning and Development Committee**

**COUNTY COURTHOUSE  
311 Grand Avenue, Ste #105  
Bellingham, WA 98225-4038  
(360) 778-5010**



**Committee Minutes - Draft Minutes**

**Tuesday, March 11, 2025**

**1 PM**

**Hybrid Meeting - Council Chambers**

**HYBRID MEETING (PARTICIPATE IN-PERSON, SEE REMOTE JOIN  
INSTRUCTIONS AT [www.whatcomcounty.us/joinvirtualcouncil](http://www.whatcomcounty.us/joinvirtualcouncil) OR CALL  
360.778.5010)**

**COUNCILMEMBERS**

Todd Donovan  
Ben Elenbaas  
Jon Scanlon

**CLERK OF THE COUNCIL**

Cathy Halka, AICP, CMC

## Call To Order

Committee Chair Ben Elenbaas called the meeting to order at 1:02 p.m. in a hybrid meeting.

## Roll Call

**Present:** 3 - Todd Donovan, Ben Elenbaas, and Jon Scanlon

Also Present: Barry Buchanan, Tyler Byrd, Kaylee Galloway, and Mark Stremmler

## Announcements

## Committee Discussion and Recommendation to Council

1. [AB2025-194](#) Resolution docketing Comprehensive Plan and Development Regulation amendments

Lucas Clark, Planning and Development Services Department, read from a presentation (on file), and stated they are asking the Council to approve the resolution and consider five new items for docketing, three of which (PLN2025-00001, PLN2025-00002, PLN2025-00003) are privately initiated amendment applications.

He discussed with Councilmembers that privately-initiating applicants have to pay to have their applications docketed, how Councilmembers should go about waiving the fees for the school district application, the maps for the private applications, that docket applications can be submitted by private citizens and that they are not part of the Comprehensive Plan process at the moment, that docketing an item does not mean the Council passes it but that they go through a public process and get answers to questions before voting on it.

Matt Aamot, Planning and Development Services Department, spoke about PLN2025-00003 which is the Impervious Surface Code Amendments (Bellingham School District Application).

Clark continued his presentation.

***Donovan moved*** to remove the items other than the code scrub and the item amending the capital facilities element (PLN2025-00004, and PLN2025-00005) and recommend that those two go forward.

Councilmembers discussed the motion.

The motion carried by the following vote:

**Aye:** 3 - Donovan, Elenbaas, and Scanlon

**Nay:** 0

*Elenbaas moved* that they add the Birch Bay UGA Expansion - small, the Birch Bay UGA Expansion - large, and the impervious surface code amendments (PLN2025-00001, PLN2025-00002, PLN2025-00003) as well.

Councilmembers discussed the motion.

Michael Kershner, Planning and Development Services Department, answered why the Bellingham School District request applies to the whole parcel. He stated they are currently exceeding their impervious surface allowance, and so any expansion at all would require a variance for even something small like a path around the field. A school probably needs a little more flexibility on this than other houses in that area.

The motion carried by the following vote:

**Aye:** 2 - Elenbaas and Scanlon

**Nay:** 1 - Donovan

George Roche, Prosecuting Attorney's Office, stated staff is concerned that there was not a main motion to approve the resolution.

Elenbaas stated their motions did not make any changes to the actual resolution as written, but Roche stated the exhibit is the same entity as the resolution.

*Scanlon moved* to recommend the Resolution to Council for approval.

Elenbaas stated they were out of order. He accepted Scanlon's motion.

The motion carried by the following vote:

**Aye:** 2 - Elenbaas and Scanlon

**Nay:** 1 - Donovan

*Clerk's note:* The vote above is referenced again at the end of this agenda item.

Councilmembers also discussed home based businesses and vacation rental regulations.

Aly Pennucci, Executive's Office, stated she has asked Planning and Development Services to propose what fees would look like (regarding vacation rentals) in order to achieve cost recovery to support getting a registration system online as part of the mid-biennium review.

Cathy Halka, Clerk of the Council, asked for clarification on the motions made and Elenbaas stated he called the first two motions out of order so they proceeded forward with a motion to approve the resolution as presented. That passed two to one, so there were no amendments made.

Galloway stated she feels like they need more time on this time and is tempted to hold it at the main meeting tonight.

**Scanlon's motion that the Resolution be RECOMMENDED FOR APPROVAL carried by the following vote:**

**Aye:** 2 - Elenbaas, and Scanlon

**Nay:** 1 - Donovan

### **Items Added by Revision**

There were no agenda items added by revision.

### **Other Business**

There was no other business.

### **Adjournment**

The meeting adjourned at 1:39 p.m.

ATTEST:

WHATCOM COUNTY COUNCIL  
WHATCOM COUNTY, WA

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Cathy Halka, Council Clerk

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Ben Elenbaas, Committee Chair

Meeting Minutes prepared by Kristi Felbinger