

**Whatcom County
Council Planning and Development Committee**

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



Committee Minutes - Final

Tuesday, September 14, 2021

1 PM

Virtual Meeting

VIRTUAL MEETING - ADJOURNS BY 1:55 P.M. (TO PARTICIPATE, SEE INSTRUCTIONS AT www.whatcomcounty.us/joinvirtualcouncil OR CALL 360.778.5010)

COUNCILMEMBERS

Rud Browne
Todd Donovan
Ben Elenbaas

CLERK OF THE COUNCIL

Dana Brown-Davis, C.M.C.

Call To Order

Committee member Todd Donovan called the meeting to order at 1 p.m. in a virtual meeting.

Roll Call

Present: 3 - Rud Browne, Ben Elenbaas, and Todd Donovan

Absent: None

Also Present: Barry Buchanan, Tyler Byrd, Carol Frazey, and Kathy Kershner

Clerk's note: Elenbaas needed to be late to the meeting so they agreed that Donovan would chair the meeting. Elenbaas joined the meeting shortly after it started.

Announcements

Committee Discussion

1. [AB2021-453](#) Discussion of proposed Zoning amendments relating to density credits in the UR4 zone in the Birch Bay UGA, density credits for accessory dwelling units, and modifying the minimum lot size, width, depth and other requirements in the Urban Residential zone

Matt Aamot, Planning and Development Services Department, presented and answered whether provisions for accessory dwelling units (ADUs) would only apply to newly developed parcels, whether the ADU provision is only available in the Birch Bay UGA or county-wide, whether people have already been buying the density credits, whether the measure mentioned in the memorandum published by the Department of Commerce to modify land use regulations to allow or require small lots within urban growth areas (UGAs) just applies to UGAs.

Donovan moved to recommend this to the full Council (*Clerk's note:* An ordinance will be scheduled on the Council's agenda for introduction at a later date).

The motion carried by the following vote:

Aye: 3 - Browne, Elenbaas, Donovan

Nay: 0

This agenda item was DISCUSSED AND MOTION(S) APPROVED.

2. [AB2021-499](#) Discussion of a draft ordinance to amend the zoning code by adding a new chapter, WCC 20.17 - Temporary Homeless Facilities, and adding definitions for Temporary Homeless Facility and related terms (WCC 20.97)

Matt Aamot, Planning and Development Services Department, briefed the Councilmembers and answered questions about whether the provision that says location cannot be limited on land owned by a religious organization is a State law, whether the proposal limiting the total number of people in homeless facilities in unincorporated Whatcom County to 100 means there can be 100 people total if there were multiple facilities, why the capacity would be limited to 100, whether anyone has proposed an ordinance that would fit with the code, whether a facility could be used as a temporary homeless facility if it is not a religious-owned property in the unincorporated area (such as county-owned property in the UGA), and adding language to the code (as letter “D”) to add “land owned by a public entity” to the definition of “Sponsor” on page 11 of the proposed Exhibit A.

Committee members concurred to have Planning staff to make that change.

Donovan moved to recommend a substitute to the full Council with the amended Exhibit A (*Clerk's note*: An Ordinance is scheduled on the Council’s agenda for introduction tonight as AB2021-500).

Councilmembers discussed the motion.

The motion carried by the following vote:

Aye: 3 - Browne, Donovan, and Elenbaas

Nay: 0

This agenda item was DISCUSSED AND MOTION(S) APPROVED.

Items Added by Revision

There were no agenda items added by revision.

Other Business

Aamot answered a question about ADUs in the R10 zone.

Dana Brown-Davis, Clerk of the Council, asked if Councilmembers would like to start the Committee of the Whole meeting early as stated on the agenda. Councilmembers agreed to starting the next meeting at 1:45 p.m.

Adjournment

The meeting adjourned at 1:31 p.m.

ATTEST:

WHATCOM COUNTY COUNCIL
WHATCOM COUNTY, WA

Ben Elenbaas-via email 9/19/2021

Dana Brown-Davis, Council Clerk

Ben Elenbaas, Committee Chair

Kristi Felbinger, Minutes Transcription

SIGNED COPY ON FILE