



## RECORD OF PROCEEDINGS OF THE WHATCOM COUNTY PLANNING COMMISSION DECEMBER 11, 2025

Special Meeting - Public Hearing and Work Session

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### 1 **Call to Order**

2 The meeting was called to order by Whatcom County Planning Commission Chair,  
3 Kelvin Barton at 6:01p.m.

### 4 **Roll Call**

5 **Present:** Kelvin Barton, Rud Browne, Nicholas Greif, Julie Jefferson, Daniel Dunne,  
6 Dominic Moceri, Scott Van Dalen

7 Jim Hansen arrived at 6:03p.m.

8 **Absent:** Suneeta Eisenberg

9 **Staff Present:** Mark Personius, Maddie Schacht, Lucas Clark, Ryan Morrison and  
10 Aileen Kogut-Aguon

### 11 **Department Update**

12 Mark Personius, Director of Planning and Development Services (PDS), gave a brief  
13 update regarding Council's approval of the Accessory Dwelling Unit (ADU) and Co-  
14 Living Housing amendments that were previously discussed with and recommended by  
15 the Commission on October 30<sup>th</sup>, noting that Council approved the amendments with  
16 some changes.

17 Mr. Personius also shared upcoming Commission meeting schedule updates:

- 18 • Tuesday, December 16<sup>th</sup> – Chapter 2: Land Use
- 19 • Thursday, December 18<sup>th</sup> – Chapter 3: Housing

20 He concluded his update, stating that follow-up meetings will take place in January to  
21 finish up the Comprehensive Plan Update. The goal is to finalize the update before  
22 onboarding new Commission members in February.

### 23 **Open Session Public Comment**

24 There was no public comment.

### 25 **Commissioner Comments**

26 Commissioner Moceri expressed the inappropriateness of the meeting during a natural  
27 disaster. Commissioner Browne and Jefferson concurred with Commissioner Moceri's  
28 comment.

29 Commissioner Dunne stated that he had a conversation with Bill Geyer regarding the  
30 events at the previous meeting, noting Mr. Geyer's inappropriate behavior and  
31 emphasizing that such behavior will not be tolerated going forward. Commissioner  
32 Dunne referenced the Planning Commission bylaws, Article Four, Section E-4, which  
33 states: "Any person making personal, impertinent or slanderous remarks or becomes  
34 boisterous while attending a commission meeting, may be requested to leave the  
35 meeting and may be forthwith by the presiding officer, barred from further audience  
36 before the commission during that meeting."



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2

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1 Commissioner Hansen commented on the importance of maintaining order during  
2 meetings by limiting dialogue with members of the public and recognizing speakers  
3 only when they are called upon, such as those with raised hands, to avoid conflict.

**4 Approval of Meeting Minutes**

5 **Timestamp: 6:10p**

6 **1 Commissioner Dunne moved to approve the meeting minutes from November 20,**  
7 **2025.**

8 **Commissioner Van Dalen seconded.**

9 **Roll Call Vote: Ayes- Hansen, Jefferson, Moceri, Van Dalen, Browne, Dunne,**  
10 **Greif, Barton**

11 **(Ayes- 8; Nays- 0; Abstain- 0). The motion carried.**

12 **Timestamp: 6:10p**

**13 Rural Residential Island (RRI) Code Amendment**

14 **Timestamp: 6:11p**

15 Lucas Clark provided an overview of the proposed code amendment to the Rural  
16 Residential Island (RRI), allowing food preparation for off-site consumption when  
17 accessory to and located within an approved community center as a conditional use.

18 The Gathering Place, a community center on Lummi Island, has requested a code  
19 update to add off-site food preparation. Currently, the facility's kitchen is used for  
20 community center events and for preparing Meals on Wheels. The Gathering Place has  
21 a new modern septic system that can support the commercial kitchen use, and the  
22 proposed amendment would allow the kitchen to be rented for use by restaurants for  
23 off-site food preparation.

24 Commissioner Greif asked if the code amendment precludes on-site consumption.

25 Mr. Clark clarified that the property currently has a kitchen for on-site preparation and  
26 for on-site events, along with preparing meals on wheels. The code amendment will  
27 allow for off-site retail services for commercial purposes such as food trucks or The  
28 Galley, a local restaurant that would like to utilize it as an off-site kitchen.

**29 a) Public Hearing**

30 **Timestamp: 6:14p**

31 Rianna and Simon, owners of The Galley on Lummi Island, provided public comment.

**32 b) Work Session**

33 **Timestamp: 6:19p**

34 **2 Commissioner Hansen moved to adopt the RRI code amendment.**

35 **Commissioner Dunne seconded.**

36 Commissioner Greif asked why not add other restaurants to this code amendment.

37 Mr. Clark stated that this was an amendment specific to The Gathering Place.

38 Commissioner Greif asked about the conditional use for restaurants.



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3

1 Mr. Personius stated that it is not currently on the proposal and if the Commission  
2 wants to request staff to do this, they can.

3 ***Call the question: Commissioner Hansen moved to call the question.***

4 **Roll Call Vote: Ayes- Jefferson, Moceri, Van Dalen, Browne, Dunne,**  
5 **Greif, Hansen, Barton**

6 **(Ayes- 8; Nays- 0; Abstain- 0). The motion carried.**

7 **Timestamp: 6:23p**

8 **Roll Call Vote: Ayes- Moceri, Van Dalen, Browne, Dunne, Greif, Hansen,**  
9 **Jefferson, Barton**

10 **(Ayes- 8; Nays- 0; Abstain- 0). The motion carried.**

11 **Timestamp: 6:24p**

12 **3Commissioner Greif moved to request staff to review and if it seems advisable,**  
13 **bring back an amendment to the Lummi Island conditional uses section that would add**  
14 **restaurants as a permitted conditional use.**

15 **Commissioner Jefferson seconded.**

16 **Roll Call Vote: Ayes- Van Dalen, Browne, Dunne, Greif, Hansen, Jefferson,**  
17 **Moceri, Barton**

18 **(Ayes- 8; Nays- 0; Abstain- 0). The motion carried.**

19 **Timestamp: 6:27p**

20 **2025 Comprehensive Plan Update – Appendices**

21 **Timestamp: 6:27p**

22 Maddie Schacht, PDS Senior Planner, provided a brief overview of the proposed  
23 changes to the appendices section for the 2025 Comprehensive Plan Update.

24 **c) Public Hearing**

25 **Timestamp: 6:30p**

26 There was no public comment.

27 **d) Work Session**

28 **Timestamp: 6:31p**

29 **4Commissioner Barton moved to add "if any" after "attendants" in the Paratransit**  
30 **definition of Appendix A (Glossary).**

31 **The Commission was in consensus. The motion carried.**

32 **Timestamp: 6:32p**

33 Commissioner Dunne suggested in Appendix A, Glossary, "In all definitions, especially  
34 new ones, remove the "Refers to" or "Means" at the beginning of the definition."

35 Commissioner Dunne asked about Active transportation - where does the term, bicycle  
36 end and electric motorcycle begin.



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4

1 Chris Comeau, a consultant from Transpo Group, stated that a bicycle that has pedals,  
2 even if it has an electric-assist motor, is still considered active transportation. He  
3 added that there are different classes of electric bicycles depending on the amount of  
4 power before it moves into the electric motorcycle range.

5 Commissioner Dunne suggested adding "pedal" between "electric" and "bicycles" under  
6 "Active Transportation" in Appendix A, Glossary.

7 The Commission discussed glossary terms and, with the group's consensus, made edits  
8 to the existing terms. There were climate related questions that were put on hold for a  
9 later date when Lauren Clemens, the Climate Action Manager, was available to answer  
10 the questions.

11 **5Commissioner Hansen moved to table the discussion for a later date.**

12 **Commissioner Van Dalen seconded.**

13 **Roll Call Vote: Ayes- Moceri, Van Dalen, Browne, Dunne, Greif, Hansen,**  
14 **Jefferson, Barton**

15 **(Ayes- 8; Nays- 0; Abstain- 0). The motion carried.**

16 **Timestamp: 7:45p**

17 **Unfinished Business**

18 **Timestamp: 7:45p**

19 **e) 2025 Comprehensive Plan Update – Chapter 10: Environment**

20 **Timestamp: 7:45p**

21 **6Commissioner Dunne moved to accept Commissioner Dunne's proposed motions.**

22 **Commissioner Van Dalen seconded.**

23 **Roll Call Vote: Ayes- Van Dalen, Browne, Dunne, Greif, Hansen, Jefferson,**  
24 **Barton**

25 **Abstain- Moceri**

26 **(Ayes- 7; Nays- 0; Abstain- 1). The motion carried.**

27 **Timestamp: 7:48p**

28 **7Commissioner Hansen moved to reconsider the Purpose Statement in the**  
29 **Introduction: Reverse deletion of "and restoring" to the final sentence. This term is**  
30 **consistent with the Council Comp Plan Update Resolution and represents a mandate in**  
31 **our rapidly deteriorating environment.**

32 **Commissioner Jefferson seconded.**

33 **Roll Call Vote: Ayes- Greif, Hansen, Jefferson,**

34 **Nays-Dunne, Moceri, Barton**

35 **Abstain- Browne, Van Dalen**

36 **(Ayes- 3; Nays- 3; Abstain- 2). The motion failed.**

37 **Timestamp: 7:55p**



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5

1 **8Commissioner Moceri moved** to preliminarily approve Chapter 10 and forward it to  
2 Council.

3 **Commissioner Van Dalen seconded.**

4 **Roll Call Vote: Ayes- Dunne, Greif, Moceri, Van Dalen, Browne, Barton**  
5 **Nays- Hansen, Jefferson**

6 **(Ayes- 6; Nays- 2; Abstain- 0). The motion failed.**

7 **Timestamp: 7:57p**

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9 **Adjournment**

10 **Timestamp: 7:57p**

11 **9Commissioner Van Dalen moved** to adjourn the meeting.

12 **Commissioner Dunne seconded.**

13 **The Commission was in consensus. The motion carried.**

14 **Timestamp: 7:58p**

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16 The meeting was adjourned at 7:58 p.m.

17 Minutes prepared by Aileen Kogut-Aguon.

18 WHATCOM COUNTY PLANNING COMMISSION ATTEST:

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Kelvin Barton, Chair

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Aileen Kogut-Aguon, Secretary