

**Whatcom County  
Council Planning and Development Committee**

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



**Committee Minutes - Final**

VIRTUAL MEETING - ENDS NO LATER THAN 3:15 P.M.

**Tuesday, September 29, 2020**

**2:25 PM**

**Virtual Meeting**

**COUNCILMEMBERS**

Rud Browne  
Tyler Byrd  
Ben Elenbaas

**CLERK OF THE COUNCIL**

Dana Brown-Davis, C.M.C.

## Call To Order

Committee Chair Ben Elenbaas called the meeting to order at 2:27 p.m. in a virtual meeting.

## Roll Call

**Present:** 3 - Rud Browne, Tyler Byrd and Ben Elenbaas

**Absent:** None

Also present: Barry Buchanan, Todd Donovan, Carol Frazey, and Kathy Kershner

## Announcements

## Committee Discussion and Recommendation to Council

1. [AB2020-397](#) Resolution approving recommendation on one application for Open Space Current Use Assessment

Joshua Fleischman, Planning and Development Services Department, gave a presentation and briefed the Councilmembers. He answered why the applicant has not pulled their application considering their rate will go up, whether the staff recommendation is to deny the application, whether the Council could still approve it even if it is rejected by the Planning Commission and it does not meet a high enough score, and whether the criteria and score are given to the applicants.

**Browne moved to uphold the Planning Department's recommendation to deny the applications and that the Resolution be RECOMMENDED FOR APPROVAL. The motion carried by the following vote:**

**Aye:** 2 - Browne and Elenbaas

**Nay:** 0

**Absent:** 0

**Temp Absent:** 1 - Byrd

## Committee Discussion

1. [AB2020-414](#) Discussion regarding proposed ordinance amending Whatcom County Code 24.02, Mobile Home Park Regulations, to create additional housing options within mobile home parks

Kershner briefed the Councilmembers on the proposed Ordinance.

The following staff spoke:

- Karen Frakes, Prosecuting Attorney's Office
- Mark Personius, Planning and Development Services Department Director
- Satpal Sidhu, County Executive

They discussed the fact that the Zoning Code and the Subdivision Code need to go through the Planning Commission and be amended before the Health Code proposed in the Ordinance; waiting for the code changes to Appendix Q which will be proposed through the 2018 International Residential Code Update and come before the Council in January or February of 2021 and will address building standards for tiny homes; amending Title 21 (Subdivision Code) to allow binding site plans to authorize tiny home villages, Title 15 (Building Code, Appendix Q), Title 20 (Zoning Code), and Title 24 (Health Code) at the same time; the impact on septic systems and how they would deal with that; what would happen to someone in a mobile home if you removed a mobile home and replaced it with several tiny homes; and tiny homes for homeless facilities being under a separate Ordinance.

Elenbaas suggested a recommendation to have the Planning and Development Services Department work toward updating all the pertinent Code sections so that this ordinance could be viable.

Byrd stated he would like to continue working on this and would like to continue discussing it in two weeks.

**This agenda item was DISCUSSED.**

### **Other Business**

There was no other business.

### **Adjournment**

The meeting adjourned at 3:24 p.m.

ATTEST:

WHATCOM COUNTY COUNCIL  
WHATCOM COUNTY, WA

**Ben Elenbaas-via email 10/13/2020**

\_\_\_\_\_  
Dana Brown-Davis, Council Clerk

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Ben Elenbaas, Committee Chair

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Kristi Felbinger, Minutes Transcription

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