

**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 - ESTIMATED END TIME OF 2 P.M. (TO
PARTICIPATE, SEE INSTRUCTIONS AT
www.whatcomcounty.us/joinvirtualcouncil OR CALL 360.778.5010)
Tuesday, May 4, 2021

12:45 PM

Virtual Meeting

COUNCILMEMBERS

Rud Browne
Todd Donovan
Ben Elenbaas

CLERK OF THE COUNCIL

Dana Brown-Davis, C.M.C.

Call To Order

Committee member Rud Browne called the meeting to order at 12:49 p.m. in a virtual meeting.

Clerks' note: Committee Chair Ben Elenbaas joined the meeting after the reading of the first item but Browne continued to act as Committee Chair for the duration of the meeting.

Roll Call

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

Absent: None

Also Present: Barry Buchanan and Carol Frazey

Committee Discussion

1. [AB2021-269](#) Discussion with Planning Department staff on a proposal to hire a consultant to develop a feasibility study for creating an offsite buffer mitigation program

The following staff briefed the Councilmembers:

- Cliff Strong, Planning and Development Services Department
- Mark Personius, Planning and Development Services Department Director

They answered whether the County could put specific questions in the feasibility study, whether mitigation has to be done in sub basins or just in the primary watershed, doing consolidated density in different parts of the county, whether density can be transferred between non-contiguous parcels, what the consultant will be doing, and whether there will be a record of whether net loss or net gain is possible.

This agenda item was DISCUSSED.

2. [AB2021-270](#) Discussion on potential affordable housing amendments, including tiny homes, to the Whatcom County Code

The following staff briefed the Councilmembers and discussed the item with them:

- Cliff Strong, Planning and Development Services Department
- Mark Personius, Planning and Development Services Department Director
- Curtis Metz, Public Works Department

- Satpal Sidhu, County Executive

They answered questions about changing the definition of tiny homes so that people can get financing to buy them, expanding zoning areas where mobile homes can be placed, and what is involved in selectively allowing rural zoned areas to be rezoned to another zone.

This agenda item was DISCUSSED.

Committee Discussion and Recommendation to Council

1. [AB2021-257](#) Discussion and Council motion to approve the Public Participation Plan for Whatcom County Comprehensive Plan and Development Regulation Amendments

The following staff briefed the Councilmembers and answered questions about whether they are rethinking the newspaper as mentioned in level one as the best way to get notice out, whether Vacation Rentals by Owner (VRBO) regulations are on this list, and whether D-2. TDR Receiving Area (PLN2021-00002) as listed on the Docketed Amendment Requests is spot zoning.

- Matt Aamot, Planning and Development Services Department
- Mark Personius, Planning and Development Services Department Director

Donovan moved that the Request for Motion be FORWARDED TO COUNCIL WITH A RECOMMENDED MOTION to approve. The motion carried by the following vote:

Aye: 3 - Browne, Elenbaas and Donovan

Nay: 0

Absent: 0

Items Added by Revision

There were no agenda items added by revision.

Other Business

There was no other business.

Adjournment

The meeting adjourned at 1:36 p.m.

ATTEST:

WHATCOM COUNTY COUNCIL
WHATCOM COUNTY, WA

Ben Elenbaas-via email 5/8/2021

Dana Brown-Davis, Council Clerk

Ben Elenbaas, Committee Chair

Kristi Felbinger, Minutes Transcription

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