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WHATCOM COUNTY COUNCIL
Planning and Development Committee

February 26, 2019

CALL TO ORDER

Committee Chair Tyler Byrd called the meeting to order at 3:00 p.m. in the Council Chambers, 311 Grand Avenue, Bellingham, Washington.

ROLL CALL

Present: Barbara Brenner, Tyler Byrd, and Todd Donovan
Absent: None
Also Present: Rud Browne and Carol Frazey

COMMITTEE DISCUSSION

1. AB2019-044 DISCUSSION REGARDING PROPOSED AMENDMENTS TO WHATCOM COUNTY CODE TITLE 20, ZONING, AND TITLE 23, SHORELINE MANAGEMENT, RELATED TO VACATION RENTAL UNITS

Cliff Strong, Planning and Development Services Department, gave a staff report and answered questions.

Mark Personius, Planning and Development Services Department Director, answered questions.

Staff and councilmembers discussed accurately calculating the number of vacation rental units; renting a room versus renting an entire dwelling unit; defining a short-term rental; existing regulations that address noise and other problems; draft requirements for registration; existing State licensing requirements; regulations in areas with conservancy shorelines; ensuring adequate sewer or septic capacity; conditional use permits (CUP) versus shoreline permits; potential new State regulations; whether any changes pertaining to shoreline areas would have to be approved by the Department of Ecology, and how long that would take; home occupation rules; and enforcement policies and procedures.

Byrd moved to hold in Committee, and then **withdrew** his motion.

2. AB2019-077 DISCUSSION WITH PLANNING AND DEVELOPMENT SERVICES ABOUT POTENTIAL ZONING CODE AMENDMENTS RELATING TO THE DENSITY CREDIT PROGRAM; DISCUSSION TO INCLUDE WHICH AMENDMENTS SHOULD BE DOCKETED FOR FURTHER REVIEW

The following staff answered questions:

- Matt Aamot, Planning and Development Services Department
- Karen Frakes, Prosecutor's Office

Councilmembers and staff discussed factors that exacerbate housing crises; potential issues with the Growth Management Hearings Board; density credit programs in other jurisdictions; rezoning certain areas instead of density credits; the possibility of increasing

1 the square footage of accessory dwelling units (ADUs); the formula related to calculating
2 development rights; development right costs, and current conditions for having an ADU.

3
4 **Donovan moved** to not docket the item regarding the rural area density credit
5 program for one dwelling unit per two and a half acres, as listed on Council packet page
6 271.

7
8 Councilmembers and staff continued to discuss the timeline of potential appeals,
9 areas in the county that can be used for density credits, and buildout in the urban growth
10 areas (UGAs).

11 The motion carried by the following vote:

12 **Ayes:** Brenner and Donovan (2)

13 **Nays:** Byrd (1)

14
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16 **Brenner moved** to docket bullet items one and two on Council packet page 271
17 regarding:

- 18 • Birch Bay UGA/UR4 Zone
- 19 • ADU Size Limits

20
21 Councilmembers discussed whether it's feasible to transfer density to another rural
22 area.

23 The motion carried by the following vote:

24 **Ayes:** Brenner, Byrd, and Donovan (3)

25 **Nays:** None (0)

26
27
28 Staff and councilmembers discussed how to make sure proposed docket items are
29 compliant with the Growth Management Act.

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32 **OTHER BUSINESS**

33
34 There was no other business.

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37 **ADJOURN**

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39 The meeting adjourned at 4:37 p.m.

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42 ATTEST

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48 Dana Brown-Davis, Council Clerk

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53 Jill Nixon, Minutes Transcription

WHATCOM COUNTY COUNCIL
WHATCOM COUNTY, WASHINGTON

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Tyler Byrd, Committee Chair