

Whatcom County Council Planning and Development Committee

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



Committee Minutes - Draft Minutes

Tuesday, September 12, 2023

2:20 PM

Hybrid Meeting

**HYBRID MEETING - ADJOURNS BY 2:35 P.M., MAY BEGIN EARLY
(PARTICIPATE IN-PERSON, SEE REMOTE JOIN INSTRUCTIONS AT
www.whatcomcounty.us/joinvirtualcouncil, OR CALL 360.778.5010)**

COUNCILMEMBERS

Tyler Byrd
Ben Elenbaas
Kaylee Galloway

CLERK OF THE COUNCIL

Dana Brown-Davis, C.M.C.

Call To Order

Committee Chair Ben Elenbaas called the meeting to order at 2:21 p.m. in a hybrid meeting.

Roll Call

Present: 3 - Tyler Byrd, Ben Elenbaas, and Kaylee Galloway

Also Present: Barry Buchanan, Todd Donovan, and Carol Frazey

Announcements

Committee Discussion

1. [AB2023-398](#) Discussion of an ordinance adopting various amendments to WCC Title 20, Zoning, regarding home-based businesses

Cliff Strong, Planning and Development Services Department, updated the Councilmembers and answered whether this version has a work-around for the issue of small parcels. He referenced item number one on the Staff Memo for 8.8.2023.

Councilmembers and Strong discussed the fact that there is often separate ownership of parcels within one farm and how that would affect the ability of smaller parcels to have special events, the intent not being to disqualify smaller parcels on a farm from hosting events, and possible solutions including lowering the acreage requirement in certain zones.

They also discussed Section 20.80.970 (5) (c) which states “A maximum of 200 guests per day shall be permitted for any one event.” Elenbaas used the example of the Whatcom County Farm Tour which might have thousands of guests in a day and that the code as written would require a permit.

They discussed how to proceed with the scheduled public hearing tonight, whether people would be better off if Council did not do anything, and whether the ordinance should be held for further discussion. They concurred that they would hold the hearing tonight, and staff would work on the language for the two issues of concern and bring it back to this committee.

This agenda item was DISCUSSED.

Items Added by Revision

There were no agenda items added by revision.

Other Business

There was no other business.

Adjournment

The meeting adjourned at 2:49 p.m.

ATTEST:

WHATCOM COUNTY COUNCIL
WHATCOM COUNTY, WA

Dana Brown-Davis, Council Clerk

Ben Elenbaas, Committee Chair

Kristi Felbinger, Minutes Transcription