



**RECORD OF PROCEEDINGS OF THE
WHATCOM COUNTY PLANNING COMMISSION
February 08, 2024**

Annual Business Meeting

1

1 **Call to Order**

2 The meeting was called to order by Whatcom County Planning Commission Chair,
3 Kelvin Barton at 6:31 p.m.

4 **Roll Call**

5 **Present:** Kelvin Barton, Daniel Dahlquist, Atul Deshmane, Jim Hansen, Stephen
6 Jackson, Dominic Mocerri, Scott Van Dalen

7 Frank James: arrived at 6:36p

8 **Absent:** Julie Jefferson

9 **Staff Present:** Steve Roberge, Kelly Chamberlain, Becky Boxx and Aileen Kogut-
10 Aguon

11 **Department Update**

12 Steve Roberge, Assistant Director of Planning and Development Services (PDS), gave
13 an update on the new staff members at PDS and a couple of new positions that are
14 currently in the works.

15 Mr. Roberge said the items that will be discussed within the next six months will
16 include the Propane in the AG (Agriculture area), the Capital Improvement Plan (CIP),
17 the Comprehensive Plan, Public Participation Plan (population, employment and
18 housing allocations), and the Land Policy Analysis Methodology.

19 Commissioner Mocerri asked how does the analysis discussion compare to what was
20 reviewed in last year's meeting regarding Buildable Lands.

21 Mr. Roberge explained that the Land Policy Analysis will look at what was planned, the
22 growth from that plan, how successful was it and where to go from there. He then
23 explained how the analysis will tie into the Comprehensive plan as the market changes
24 and how to adjust to that change.

25 **Open Session Public Comment**

26 **Timestamp: 00:11:00**

27 Bryan Vanderyacht from Vanderyacht Propane explained that the goal for their
28 company is to improve a piece of property that is run down, and bring in product safer
29 into rural areas and have less trucks on the road. He then addressed comments that
30 the proposal moved through channels unusually quickly, stating that the project has
31 been ongoing since August of 2023 and hopes to move forward with the project, given
32 the information the proponents have been gathering, and bring to the Commissioners
33 in the upcoming meeting.

34 Dave Widner provided information about the Sunset Drive property he spoke on at the
35 previous Planning Commission meeting. He explained that it was his property and that
36 his daughter wants to subdivide the property but they were told that subdivision is not
37 possible because of their zoning. Mr. Widner stated he wants to subdivide and open
38 opportunities on the property such as building a low-income duplex or development
39 relating to energy creation.



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1 **Commissioner Comments**

2 Commissioner Deshmane stated that he visited the Vanderyacht site with Eddie Ury,
3 the Climate and Energy Policy Manager at Resources, and reached out to Steve
4 Roberge and Vanderyacht. He provided them with some ideas for very minor
5 modifications to the code amendments.

6 **Approval of Meeting Minutes**

7 **Timestamp: 00:20:28**

8 Commissioner Mocerri mentioned that some items in the minutes were incorrect and
9 should be revised. The roll call for the motions included commissioners that were not in
10 attendance, and the parenthesized vote counts did not clearly indicate how the votes
11 were cast (ayes, nays, abstain).

12 Commission Chair Barton stated that the minutes will be reviewed at the next meeting
13 with the revisions and no approval will be given at this time.

14 **Chair and Vice Chair Election**

15 **Timestamp: 00:24:32**

16 **1 Commissioner Mocerri moved to nominate Commissioner Kelvin Barton as**
17 **Commission Chair for 2024.**

18 **Commissioner Van Dalen seconded.**

19 **Roll Call Vote:**

20 **Ayes-Barton, Dahlquist, Deshmane, Hansen, Jackson, James, Mocerri, Van**
21 **Dalen; (Ayes-8; Nays-0; Abstain-0). The motion carried.**

22

23 **2 Commissioner Deshmane moved to nominate Commissioner Dominic Mocerri as**
24 **Commission Vice Chair for 2024**

25 **Commissioner Jackson seconded.**

26 **Roll Call Vote:**

27 **Ayes-Barton, Dahlquist, Deshmane, Hansen, Jackson, James, Van Dalen;**
28 **Abstain- Mocerri (Ayes-7; Nays-0; Abstain-1). The motion carried.**

29

30 **Review of 2024 Business Rules**

31 **Timestamp: 00:27:47**

32 Mr. Roberge opened the Business Rules discussion on voting rules and what types of
33 votes require 5 votes (majority of the Commission) and what types of votes only
34 require a simple majority.

35 Becky Boxx, PDS Coordinator stated that anything that does not require official control
36 like changing code or law, does not require a majority vote of the commissioners.



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1 Mr. Roberge continued the business rules review with notes regarding the agenda
2 packets and proposed that printed packets will only be provided upon request of the
3 Commissioners; otherwise packets will be emailed to Commissioners as a PDF file only.
4 He stated the goal is to move forward with electronic agenda packets and print less
5 paper.

6 Commissioner Deshmane proposed that in section 1.2 of the business rules, be
7 modified to switch the points to reflect how often the commission meets and have staff
8 schedule the meetings.

9 **Timestamp: 00:35:18**

10 **3Commissioner Deshmane moved** to modify section 1.2 "Regular Meetings" to be
11 A.) In accordance with the priorities of the Planning Department and the County Council,
12 Planning Department staff shall set agendas and schedule meetings for the planning
13 Commission and B.) The Planning Commission typically meets twice a month on the
14 second and fourth Thursday of every month except in August, November, December,
15 where the Planning Commission meets once a month; and shall provide for additional
16 meetings.

17 **Commissioner Van Dalen seconded.**

18 **Roll Call Vote:**

19 **Ayes-Barton, Dahlquist, Deshmane, Hansen, Jackson, James, Mocerri, Van**
20 **Dalen; (Ayes-8; Nays-0; Abstain-0). The motion carried.**

21 **Timestamp: 00:39:58**

22 **4Commissioner Deshmane moved** to approve the business rules as amended for
23 2024

24 **Commissioner Hansen seconded.**

25 **Roll Call Vote:**

26 **Ayes-Barton, Dahlquist, Deshmane, Hansen, Jackson, James, Mocerri, Van**
27 **Dalen; (Ayes-8; Nays-0; Abstain-0). The motion carried.**

28 **Timestamp: 00:40:57**

29 **Docket and 2023 Achievements**

30 Mr. Roberge spoke on the 2023 docket and achievements the Planning Commission
31 have accomplished such as, the start of the 2025 Comp Plan, Zoning Code density and
32 lot size amendments, heavy impact in industrial zones and Propane in the AG Zone.

33 Commissioner Deshmane asked how can the Commissioners prepare for the upcoming
34 docket for the year, and what resources are there to get prepared.

35 Mr. Roberge provided some ideas including short courses from the Washington State
36 Department of Commerce website.

37 Commissioner Hansen asked if the Commissioners will be reviewing proposals to
38 expand the mineral resource lands.

39 Mr. Roberge responded that it will be reviewed through the Comprehensive Plan.



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1 Commissioner Hansen then stated that mineral extraction on properties are causing
2 residents to be unhappy and several are protesting the extraction. He expands on this
3 by saying that the idea of mineral resources locally, based on property ownership of
4 parties that could benefit from that change does not seem like good planning.

5 **Comp Plan Update**

6 Mr. Roberge gave an update on the upcoming meetings to possibly present to the
7 commission such as Public Participation Plan, Population, Employment and Housing
8 Projections and Allocations, continuing the Land Capacity Analysis Methodology and
9 adding a climate chapter to the plan.
10

11 **Adjournment**

12 **Timestamp: 01:06:17**

13 The meeting was adjourned at 7:37 p.m.

14 Minutes prepared by Aileen Kogut-Aguon.

15 WHATCOM COUNTY PLANNING COMMISSION ATTEST:

16

Handwritten signature of Kelvin Barton in black ink.

17 Kelvin Barton, Chair

Handwritten signature of Aileen Kogut-Aguon in blue ink.

Aileen Kogut-Aguon, Secretary