



## COMMUNITY DEVELOPMENT COMMITTEE

### MINUTES

4:00 PM May 17, 2023

2<sup>nd</sup> Floor Conference Room, City Hall

#### 1. ROLL CALL

Council: Gary Bode, Brent Lenssen, Kyle Strengholt  
Guests: Blake Starkenburg, Gary Vis  
Staff: John Williams, Heidi Gudde

#### 2. APPROVAL OF MINUTES

- a. Community Development Committee Meeting Minutes of 3/22/23 were approved as presented.

#### 3. DISCUSSION ITEMS

- a. Public Participation Plan for the 2025 Comprehensive Plan Update

Action: CDC pointed out scrivener errors to be corrected.

- b. Update to the County-wide Planning Policies (CWPP) Feedback:

Gudde gave an overview of the most significant changes being proposed to the CWPP and the group gave this feedback:

- Affordable housing and the expansion of this term to include workforce housing or housing serving a broader range of incomes. For example, Section G mentions “affordable housing” multiple times. The committee noted that some statements could benefit from broadening this term to address housing for workforce housing or other terms that might be more realistic. Affordable housing, per its definition of paying only 30% of the AMI, as an unattainable goal.
- In #3 the terms “convenient” and “major employment centers” could benefit from definition.
- Concerns related to #5 and the policies that “exclude or discourage affordable housing”. This seems subjective.

Action: Gudde to return to the Planners group with feedback from the CDC.

c. Schedule for the Review of UGAs within Whatcom County

The group generally discussed the UGA areas of the City and into what directions the City could grow with more focused conversation about the potential of continued growth to the west and the Guide Meridian as a commercial and industrial corridor. Also talked about the infrastructure challenges associated with some areas of the city including high ground water which often overlaps with non-prime ag land – the areas targeted for development.

Action: None at this time related to the schedule of UGA review.

#### 4. INFORMATIONAL ITEMS

a. Update on Pending Amendments to the LMC

- LMC 19.22 – Screening of Covered Patios. Gudde gave an update after this legislative item was heard by the Planning Commission.

Action: Lenssen will ask that the Council consider allowing the railing to a max of 42” instead of 36”.

- LMC 19.23 – Adding the South HBD to the Small-scale Mixed-Use Provisions. Committee indicated support for the edit. Gudde noted this is slated for the June 19<sup>th</sup> meeting.
- Civil Penalties Code – Update to LMC 1.24. Carmichael’s office is currently working on implications for other sections of the code. Administrative office is expected to get an updated version in the next couple of weeks.
- LMC 19.33 Sign Code – Gudde discussed some legal concerns with the current code including the absence of an exclusionary provision which would protect the sign code as a whole even if one section was found to be unconstitutional / illegal. Case law will be considered as Planning staff and legal counsel begin a scrub of the code. Staff goal is to have the update completed in the Spring of 2024.
- LMC 19.17 Residential Multi-family Code was on the agenda but not discussed.

b. Development Report

- Review the development reports that were included in the meeting packet.

**Next Meeting Date: June 21, 2022**