



Planning Commission Meeting

433 Cherry Street

Monday, September 15, 2025, at 5:30 PM

Minutes

Present

Ex-Officio Josh Clawson
Carson Cortez, City Planner
Michelle Quinn, City Clerk
Helen Solem, Commissioner
Lizette Custer, Commissioner
Chris Fuhrman, Commissioner

ABSENT

John Van Wingerden Commissioner
Jacob Williams, Commissioner

Open Meeting

Review/Correct and/or Approve Minutes

1. July 21, 2025, Draft Minutes

Lizette Custer made a motion to approve July 21, 2025, Minutes, Chris Fuhrman seconded; all were in favor the motion carried.

New Business

1. Review of Open Space Application 2025

Carson Cortez, City Planner, explained that Ms. Lewis applied with Whatcom County Planning & Development Services for classification of her property as "Open Space Land". The application was approved by Whatcom County Planning & Development Services and then sent to Whatcom County Council for final approval. The property is within the city limits; they are asking for approval from the City to move forward with the application to Open Space Land. Discussion about the open space land allowing the public to be able to walk around on her property and setting the boundaries on what is allowed on the property. Carson will reach out to Ms. Lewis to make sure these fit into what she wants before any final approval.

Carson spoke about a couple of things not on the agenda. One was the proposed UGA expansion plan that may need to be adjusted on Hovel Road. As the proposed growth area is large, this is causing too much density and Whatcom County is suggesting we reduce our capacity. Discussion on the proposed and current UGA, and what can be done to reach a compromise with the county.

Discussion about a code change for multi-family development three or more units making a minimum lot size requirement of twenty-seven hundred square feet per unit. This will make parcels bigger for a multi-family building allowing for more room on the parcel. Making sure the landscaping rules are followed.

2. Draft Ordinances -- Development Regulations, Critical Areas, Floodplain, Development Accessory Dwelling (ADUs)

Carson explained we have received one comment from Washington Department of Natural Resources in our sixty-day comment period for the comprehensive review. The comment received was about our critical area's ordinance. It will be brought back to next meeting for further discussion.

The draft ordinances will be brought back to the next meeting for overview.

Adjournment

Michelle Quinn, City Clerk welcomed Chris Fuhrman as a new planning commissioner, Mayor Bosch appointed Chris to the position until December 2026.

Helen Solem made a motion to adjourn the meeting, Chris Fuhrman seconded; all were in favor the motion carried.

Councilmember Josh Clawson, Ex Officio

City Clerk