

**CITY OF BLAINE  
PLANNING COMMISSION MINUTES  
Thursday, May 26, 2016  
7:00 PM  
Vann Tabb - Chair**

**A. CALL TO ORDER: 7:00 PM**

**B. ROLL CALL:**

**PRESENT:** Calvin Armerding, Ken Ely, Richard May, Sue Sturgill, John LeBrun, Van Tabb

**ABSENT:** Kevin Owens

**STAFF:** Community Development Director, Michael Jones  
Community Planner I, Maddie Ottley  
Geoff Appel, AECOM Inc.

**MOTION BY COMMISSIONER STURGILL, SECOND BY COMMISSIONER MAY TO EXCUSE COMMISSIONER OWENS, APPROVED UNANIMOUSLY (6-0)**

**C. AUDIENCE COMMENTS: None**

**D. PUBLIC HEARING:**

**CHAIRPERSON TABB READ THE RULES FOR A PUBLIC HEARING.**

**1. Public Hearing – Utility Element and Capital Facilities Element of Comprehensive Plan, and Development Regulation Amendments to Support Comprehensive Plan**

Mr. Appel presented the draft Utility Element of the Comprehensive Plan, detailing the contents of the staff report.

Commissioner Armerding asked a question in regards to the necessity of Action K of the draft Utility Element, and inquired into the state of the electrical reserve.

Mr. Jones replied, stating that the electrical reserve has diminished, due in part to funds being used for electrical infrastructure projects.

Commissioner Armerding noted his concern for approving Action K due to the assumption that electrical rates will only increase.

Commissioner Armerding suggested changing Action K to state: The City should periodically evaluate rates to align with BPA rate changes and maintain reserves at

sufficient levels as well as establish an annual adjustment process or formula to keep rates current with the cost of service.

The Planning Commissioners agreed with the proposed change and staff noted the corrections.

Mr. Appel then presented details of the proposed draft Capital Facilities Element of the Comprehensive Plan.

Commissioner LeBrun asked if the penny per gallon gas tax was still active.

Mr. Jones responded yes.

Chairperson Tabb asked where facilities, like buildings, are included in the Comprehensive Plan.

Mr. Jones responded that they are in the Public Facilities section.

Mr. Appel then presented proposed development regulation revisions in order to align with the elements of the Comprehensive Plan. Regulation revisions were in regards to essential public facilities, public input for emergency comprehensive plan amendments, and a new transportation concurrency chapter.

Commissioner LeBrun asked about the definition of “secure community transition facilities” noted in 17.110.040.

Mr. Jones responded, stating “secure community transition facilities” are referring to half-way housing facilities, but staff can report back on if the definition refers to any other facilities.

Commissioner May asked how transportation systems will be evaluated.

Mr. Jones responded stating that the Public Works department will be conducting surveys to evaluate the Levels of Service on different roadways in our current transportation system.

Commissioner Sturgill asked about plans for specific projects detailed in the Capital Facilities element.

Mr. Jones responded.

Mr. Jones inquired if the Planning Commission is interested in holding a study session at 5:30 PM before the next Planning Commission meeting on June 9<sup>th</sup>.

The Commissioners agreed to not hold a study session on June 9<sup>th</sup>.

Commissioner Tabb and Commissioner LeBrun stated that they will not be at the June 9<sup>th</sup> Planning Commission meeting.

Commissioner May and Commissioner Armerding noted that they will not be at the July 28<sup>th</sup> Planning Commission meeting.

**MOTION BY COMMISSIONER STURGILL, SECOND BY COMMISSIONER ARMERDING, TO RECOMMEND APPROVAL OF THE 2016 PROPOSED UTILITY ELEMENT OF THE COMPREHENSIVE PLAN, PROPOSED CAPITAL FACILITIES ELEMENT OF THE COMPREHENSIVE PLAN, AND PROPOSED DEVELOPMENT REGULATION AMENDMENTS TO SUPPORT THE COMPREHENSIVE PLAN, AS AMENDED, APPROVED UNANIMOUSLY (6-0).**


**E. INFORMATIONAL ITEMS: None**

**G. APPROVAL OF MINUTES:**

**MOTION BY COMMISSIONER ARMERDING TO APPROVE THE MINUTES OF MAY 12, 2016 AS AMENDED, SECONDED BY COMMISSIONER LEBRUN AND APPROVED UNANIMOUSLY (6-0)**

**H. ADJOURNMENT 8:19 PM.**

  
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Van Tabb, Chair

  
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Alex Wenger, Staff

Planning Commission minutes of May 26, 2016, to be approved at the June 9, 2016 Planning Commission meeting.