

CITY OF BLAINE
PLANNING COMMISSION MINUTES
Thursday, March 23, 2017
7:00 PM
Calvin Armerding - Chair

A. CALL TO ORDER: 7:00 PM

B. ROLL CALL:

PRESENT: Richard May, Steve Hruttford, Kevin Owens, Calvin Armerding,
John LeBrun, Larry Wonnacott

ABSENT: Sue Sturgill

STAFF: Community Development Director, Michael Jones
Community Planner II, Alex Wenger
Community Planner I, Maddie Ottley

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

C. AUDIENCE COMMENTS: None

D. INFORMATIONAL ITEMS: None

E. PUBLIC HEARING:

Request to modify Islamic Center of Blaine Conditions of Approval

Mr. Wenger presented the staff report detailing the proposal by the applicant, Radhwaan Mohammed with the Islamic Center of Blaine, to extend the timeline for installing parking and sidewalk improvements as a condition of their Conditional Use Permit approval from 2015.

Bashir Patel - Applicant, 643 G Street, expressed that he would prefer to construct the parking along Cherry Street, and requested an extension to complete the required parking improvements within five years.

Jan Dawson, 1260 Harrison Avenue, stated her support of the applicant's request and agree with construction of parking spaces along Cherry Street due to other uses along Harrison Avenue which could result in negative impact on traffic safety.

Radhwaan Mohammed - Applicant, 20 Birch Court, highlighted the existing parking facilities for the mosque is currently sufficient and therefore would like to request an extension of 5 years to complete the required parking improvements.

Jan Hanson, 1167 Harrison Avenue voiced her support of the applicant's request.

Carolyn Anderson – President of Salishan Neighborhood Association, 869 Harrison Avenue, highlighted the letter sent by the Salishan Neighborhood Association in support of Islamic Center of Blaine's request. Ms. Anderson also stated her concern for additional parking along Harrison due to other existing businesses and the proposed parking area's proximity to a roundabout.

Commissioner May inquired about the options the Commission has to amend the original permit conditions.

Mr. Wenger responded to Commissioner May's inquiry and highlighted the original approval condition which was to construct seven parking stalls and a sidewalk along Harrison Avenue by January 22, 2018.

Chairperson Armerding inquired about how the permit process works if the applicant would rather construct the parking spaces along Cherry Street.

Mr. Wenger stated that if the Planning Commission waives the parking requirement, the applicant could propose parking along Cherry Street to the Public Works Department, which would result in the applicant filing a Public Facilities Construction Agreement to conduct the proposed improvements.

Chairperson Armerding inquired about a limit on the number of extension granted for a conditional use permit.

Mr. Jones responded stating that a Conditional Use Permit has a life span of one year, however as a condition of this specific permit the condition to construct the parking and sidewalk improvement was granted a longer time period.

The Commission held discussion about the details of the request.

MOTION BY COMMISSIONER LEBRUN, SECONDED BY COMMISSIONER OWENS, TO MODIFY THE CONDITIONAL USE PERMIT APPLICATION CUP-1-14 AND VARIANCE PERMIT APPLICATION VAR-5-14 AS LISTED IN THE STAFF REPORT TO ALLOW AN ADDITIONAL 5 YEARS TO COMPLETE THE PARKING AND SIDEWALK IMPROVEMENTS, PASSED UNANIMOUSLY (6-0).

F. NEW BUSINESS: None

G. UNFINISHED BUSINESS:

Regulation of Storage Containers

Ms. Ottley presented the storage container proposal and introduced the four primary amendments as directed by the Commission at the previous meeting.

Commissioner Wonnacott had a question regarding removal doors from a storage container and how that would be interpreted under the proposed code.

Mr. Jones suggested that the code be amended by adding “intended to be” before fully enclosed.

Commissioner Wonnacott had a question about the reasoning for banning storage containers as building materials.

The Commission had a discussion about the thought process behind the suggested amendment from the previous meeting.

Commissioner LeBrun stated that storage containers may be appropriate for use as a small coffee shop, especially one on the east side of Blaine.

Chairperson Armerding requested a brief statement from each Commissioner as to their thoughts on the use of storage containers as building materials.

Discussion ensued.

Commissioner Owens stated he was in favor of allowing storage containers for building materials, for promotion of diversity and innovation.

Chairperson Armerding stated he was in favor of allowing storage containers, citing design standards and other reasons.

Commissioner Hrutfiord stated he was liked the idea of using them for commercial use, but had concern about residential use.

Commissioner May highlighted his concerns about the potential effect on community character and suggested these types of uses may be more appropriate for larger urban areas like Seattle.

Commissioner LeBrun stated that storage containers may be ok for commercial areas.

Commissioner Wonnacott has a concern about banning storage containers as a building material, and stated that we should be open to innovation.

Commissioner May had a question about getting a variance for use of storage containers.

Mr. Jones provided information on variances and conditional uses, and design departures and then confirmed that there is no option to approve a prohibited use, such as storage containers.

Discussion ensued about possible allowances as a conditional use.

There was discussion about sending several options to City Council for the use of storage containers as a building permit.

Mr. Jones clarified the options of the Commission for sending a recommendation to Council.

There was discussion about options for amending the proposal.

MOTION BY COMMISSIONER LEBRUN, SECONDED BY COMMISSIONER OWENS TO RECOMMEND APPROVAL OF ZTA-2-17 AMENDING TITLE 17 OF THE BLAINE MUNICIPAL CODE TO ESTABLISH REGULATIONS FOR THE USE OF STORAGE CONTAINERS AS AMENDED IN ATTACHMENT A OF THE STAFF OF REPORT AND AS FURTHER AMENDED WITH THE FOLLOWING CHANGE THAT THE STRIKE THROUGH BE LEFT ON ITEM 2, AND THE PROPOSED TEXT BE REMOVED, AND THE LANGUAGE DEFINING STORAGE CONTAINERS BE REPLACED BY THE DEFINITION FROM THE CITY OF DEER PARK, WHILE KEEPING THE EXEMPTION FOR REFUSE CONTAINERS, APPROVED 4-2) COMMISSIONERS MAY AND HRUTFIORD DISSENTING.

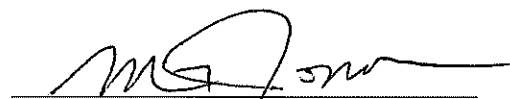
H. APPROVAL OF MINUTES:

MOTION BY COMMISSIONER OWENS, SECONDED BY COMMISSIONER HRUTFIORD TO APPROVE THE MINUTES OF MARCH 9, 2017 AS AMENDED, APPROVED UNANIMOUSLY 4-0-2) COMMISSIONERS LEBRUN AND WONNACOT ABSTAINED.

I. ADJOURNMENT 8:43 PM.



Calvin Armerding, Chair



Michael Jones, Staff

Planning Commission minutes of March 23, 2017, to be approved at the April 13, 2017 Planning Commission meeting.