

CITY OF BLAINE
PLANNING COMMISSION MINUTES
Thursday, June 8, 2017
7:00 PM
Calvin Armerding - Chair

A. CALL TO ORDER: 7:00 PM

B. ROLL CALL:

PRESENT: Steve Hruttford, Sue Sturgill, Larry Wonnacott, Kevin Owens,
Richard May, Calvin Armerding

ABSENT: John LeBrun

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

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

C. AUDIENCE COMMENTS:

Mr. Jones noted that staff provided the Master Council Meeting's guidebook to the Commissioners who were not able to attend the previous meeting on parliamentary procedure.

Mr. Jones highlighted the Planning Commission meeting for June 22, 2017 is occurring, however some meetings within July and August may be canceled based on the current work schedule.

D. PUBLIC HEARING:

Drayton Reach Subdivision

Mr. Wenger stated that prior to the meeting on June 8, 2017 at 5:30 PM, the Planning Commission held a public work session to further review the proposed Drayton Reach Subdivision project.

Mr. Wenger noted staff received five new public comments, and summarized those comments for the Commission.

Commissioner Sturgill asked staff to clarify what areas of the shoreline area are proposed for public access.

Mr. Wenger responded, showing a photo of the subdivision and highlighting existing and proposed public access along the shoreline.

Chairperson Armerding asked about the legal status of walking along the base of the subdivision to the north of the project site.

Mr. Jones responded, stating the Railroad Avenue public right-of-way is located along the mudflats next to the subdivision to the north, which allows for public use.

Mr. Wenger highlighted that the proposed plan is dedicating about one acre of tideland for public access.

Commissioner Sturgill asked about public access on the bluff.

Mr. Wenger responded, noting additional public access along bluff would dead end at the subdivision to the north and is not able to connect to Montfort Park.

Commissioner Hrutfiord inquired about costs associated with the proposed park.

Mr. Wenger responded, noting the Home Owner's Association would be responsible for maintenance costs.

Chairperson Armerding inquired about the proposed trail widths.

The Commission held a discussion and directed staff to make a condition of approval to require the public access trail width to be a minimum of 15 feet, and evergreen species be installed along both sides of the trail corridor.

Ms. Sturgill noted that she was on the board who sold the subject site to the current property owner.

Chairperson Armerding asked if anyone had an objection to Ms. Sturgill's participation.

Grant Dalgliesh - Owner representative, 987 Ruby Street, stated that he is not opposed to Ms. Sturgill's participation.

Chairperson Armerding asked the Commission for further comments or questions.

Commissioner Hrutfiord inquired about a trail connection from the proposed subdivision to end of Runge Avenue.

Mr. Wenger noted as part of the City's Park and Recreation Plan, a shoreline park is planned for the end of Runge Avenue. As part of the project the developer is required to construct a public trail connection from the subdivision to the end of the developed road on Runge Avenue.

Commissioner Sturgill asked staff to clarify about the proposed wetland buffer reduction.

Mr. Wenger responded, noting the Department of Ecology would prefer a larger buffer, and under the code the buffer is allowed to be reduced with wetland mitigation.

Mr. Wenger suggested the Planning Commission recommend a condition of approval to limit impacts to the wetlands and surrounding sensitive areas.

The board held a discussion

The Commission directed staff to create a new condition of approval that states:

“Due to proximity of subdivision to Drayton Harbor and location of onsite critical areas, the dumping of lawn clippings within the wetland and wetland buffer, as well as use of chemical herbicides and pesticides anywhere within the subdivision is prohibited.”

Commissioner Wonnacott asked staff to clarify the letter from the Department of Ecology, designating the onsite bluff as an erosional bluff.

Mr. Wenger responded, stating as the Critical Areas Administrator he conducted an on site visit and determined the bluff to not be an erosional bluff.

Board held a discussion about the letter from the Department of Ecology and bluff.

The Planning Commission directed staff to establish a finding of fact to demonstrate the commission evaluated the letter from the Department of Ecology, facts about the bluff as well as previous decisions made in regards to the on-site bluff and bluff to the north.

The board agreed to further evaluate the proposal on the next meeting date on June 22, 2017.

E. INFORMATIONAL ITEMS: None

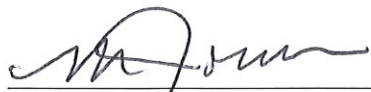
F. APPROVAL OF MINUTES:

MOTION BY COMMISSIONER OWENS, SECONDED BY COMMISSIONER WONNACOTT TO APPROVE THE MINUTES OF MAY 25, 2017 AS AMENDED, APPROVED UNANIMOUSLY (6-0).

G. ADJOURNMENT 8:43 PM.



Calvin Armerding, Chair



Michael Jones, Staff

Planning Commission minutes of June 8, 2017, to be approved at the June 22, 2017