

**CITY OF BLAINE
PLANNING COMMISSION MINUTES
Thursday, October 26, 2017
7:00 PM
Calvin Armerding - Chair**

A. CALL TO ORDER: 7:00 PM

B. ROLL CALL:

PRESENT: Steve Hrutfiord, Sue Sturgill, Richard May, Calvin Armerding,
John LeBrun, and Kevin Owens

ABSENT: Larry Wonnacott

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

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

C. AUDIENCE COMMENTS: None

Commissioner May arrived at 7:02 PM.

D. INFORMATIONAL ITEMS: None

E. APPROVAL OF MINUTES:

**MOTION BY COMMISSIONER OWENS, SECONDED BY COMMISSIONER
HRUTFIORD, TO APPROVE THE MINUTES OF SEPTEMBER 28, 2017,
APPROVED UNANIMOUSLY (6-0).**

F. PUBLIC HEARING:

Tesoro Conditional Sign Permit and Variance

Chairperson Armerding read the rules for a public hearing.

Mr. Jones presented the staff report and highlighted and stated the noticing requirements for the applicable permits have been met. Mr. Jones then explained how the proposal met or did not meet the approval criteria for a Conditional Sign Permit and Sign Variance Permit.

Mr. Jones noted that while some of the approval criteria for the two applicable permits had been met, staff does not believe all of the approval criteria have been satisfied.

Mr. Jones concluded by stating that staff believes the existing sign pole structure is a non-conforming use, and therefore not modifications to the structure are allowed unless brought into compliance with current standards.

Applicant – Robert Reeder with Lytle Signs – Mr. Reeder spoke about the history of the sign structure and potential benefits to the community.

The Commissioner and Mr. Reeder had a discussion regarding how the proposed electronic sign would look like and how it would function.

Chairperson Armerding asked for audience comments.

James Bring – 365 E Street – Noted the proximity of his residence to the proposed sign structure, and expressed his concern for the potential negative effects of the proposed electronic sign including brightness and traffic safety.

David Kriener – 362 E Street – Expressed his concern for negative effects including material to be shown on sign, brightness, hours of operation, and locational concerns.

Commissioner May asked Mr. Kriener a few questions.

The Commission asked the applicant clarifying questions.

With the consent of the Commission Chairperson Armerding closed the public hearing.

Commissioner Hrutfiord noted he does not support the proposal.

Chairperson Armerding highlighted staff's determination that the structure is a non-conforming use, and therefore the Commission cannot approve alteration to the structure without requiring the entire structure to be brought into compliance with current standards.

Commissioner May noted there is pressure from the community to support businesses and attractions to tourists.

Commissioner LeBrun noted he cannot support the proposal without more information on legal parameters of the proposal.

Commissioner Owens inquired staff if approval of the proposal may set precedence.

Mr. Jones stated yes.

The Commission and staff had a conversation about precedence setting possible conditions the Commission could require.

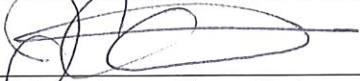
Commissioner Sturgill noted her agreement with the staff report, and stated she does not think the application has meet all the approval criteria.

Chairperson Armerding agreed with Commissioner Sturgill's comments.


The Commission had a discussion about the different approval criteria and how the proposal compares.

MOTION BY STURGILL, SECONDED BY LEBRUN FOR STAFF TO CREATE FINDINGS OF FACTS FOR DENIAL OF THE APPLICATION, APPROVED UNANIMOUSLY (6-0).

G. ADJOURNMENT 8:21 PM.



Calvin Armerding, Chair



Michael Jones, Staff

Planning Commission minutes of October 26, 2017, to be approved at the November 9, 2017 Planning Commission meeting.