

**CITY OF BLAINE**  
**PLANNING COMMISSION MINUTES**  
**Thursday, September 8, 2016**  
**7:00 PM**  
**Van Tabb - Chair**

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

**B. ROLL CALL:**

**PRESENT:** Calvin Armerding, Ken Ely, Van Tabb, Richard May, Kevin Owens, John LeBrun

**ABSENT:** Sue Sturgill

**STAFF:** Community Development Director, Michael Jones  
Community Planner I, Madeline Ottley

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

**C. AUDIENCE COMMENTS: None**

**D. PUBLIC HEARING:**

**1. Public Hearing (continued) – Semiahmoo Zone 3, Seasmoke, Planned Unit Development and Preliminary Plat**

Chairperson Tabb restated the rules for a public hearing and asked the Planning Commission members absent from the last meeting if they are up to date on the Planned Unit Development and Preliminary Plat Application.

Commissioners May, Owens, and LeBrun all responded yes.

Mr. Michael Jones detailed the public comments which have been received by staff since the last Planning Commission meeting on August 25, 2016.

Mr. Jones then presented the staff report, which addressed the main public concerns regarding the proposed development. Concerns included traffic safety, entrance locations, buffers and open space, Semiahmoo Resort Association membership, and questions posed by the Planning Commission members.

In addition, Mr. Jones explained the regulatory structure for review of the applications and showed photos of Semiahmoo Drive and Semiahmoo Parkway. Lastly, Mr. Jones stated that staff is preparing to issue a SEPA Threshold Mitigated Determination of Non-

Significance and asked the Planning Commission to hold the public hearing open till Monday in order to submit the determination into the public record.

Chairperson Tabb then asked the applicant if they would like to make a statement.

Applicant Mr. Wayne Schwandt with Rimland Pacific, 965 Grand Boulevard in Bellingham, WA, spoke about some of the concerns expressed by the public. These concerns included traffic safety, entrance locations, buffer enhancement, the stormwater treatment facility in Tract E, density, and Tract A which includes the development of storage facilities. Mr. Schwandt concluded, stating that the project proponent is prepared to develop the project in phases in order to accommodate concerns and market demands.

Chairperson Tabb then asked for comments from the public

Mr. Stan Monks, 9057 Gleneagle Drive, stated his wife submitted a memo that he would like to go over with the Planning Commission. Mr. Monks stated that it is his wife's belief that the proposed entrance to the development on Semiahmoo Parkway should be moved to Semiahmoo Drive, and the Commission should pay particular attention to traffic safety.

Mr. Russ Milenbach, 8615 Semiahmoo Drive, expressed his concern for the development of condos, retail establishments and storage units in a primarily single family residential area. In addition, Mr. Milenbach voiced his concern for bicycle safety, retention of existing native species for buffering purposes and light pollution. Mr. Milenbach asked the Planning Commission place a moratorium on development of storage units.

Mr. John McDougall, 5441 Canvasback Road, stated that he had submitted a letter to the Planning Commission, which he would like for them to review.

Chairperson Tabb then asked for rebuttal from the applicant.

Mr. Schwandt addressed several concerns including security fencing for the storage units, which will be located behind the vegetation buffer, and efforts between Seasmoke and the Semiahmoo Resort Association to discuss incorporation into the Resort Semiahmoo Conditions, Covenants, Restrictions and Reservations (CC&Rs).

Chairperson Tabb then asked for questions from the Planning Commissioners.

Commissioner Owens inquired about the potential for 400 parking spaces.

Mr. Jones responded, stating that while the Resort Semiahmoo Master Plan would allow for 400 parking spaces on this particular property, the applicant is not proposing this.

**MOTION BY COMMISSIONER ARMERDING, SECONDED BY COMMISSIONER  
LEBRUN TO CLOSE THE PUBLIC HEARING BUT KEEP THE RECORD OPEN**

**FOR SUBMISSION OF THE SEPA THRESHOLD DETERMINATION,  
APPROVED UNANIMOUSLY (6-0).**

Commissioner May asked for clarification regarding how the City zoning regulations correlate with proposed uses on the property.

Mr. Jones responded, stating that the proposed development is also subject to the development regulations of the Resort Semiahmoo Master Plan, which allows for the 400 parking spaces and commercial and retail uses for this particular property.

Commissioner May asked about recommending conditions to the applications.

Mr. Jones responded, stating that the Planning Commission is allowed to recommend conditions of approval for the development with findings of fact. In addition, the Planning Commission will have an opportunity to review the PUD Master Plan in the future before approval.

Commissioner May asked Assistant Public Works Director Mr. Bill Bullock to comment on the speeds on Semiahmoo Parkway and proposed project entrances.

Mr. Bullock responded to Commissioner May's inquiries.

Commissioner Owens asked the applicant to speak about the motivation to include storage units in the development.

Mr. Schwandt stated that the idea for storage was first introduced in the Resort Semiahmoo Master Plan, and it was determined that there is a need for personal storage within Semiahmoo.

Commissioner Owens inquired about restrictions regarding light pollution.

Mr. Jones responded, stating the Planning Commission could require light fixtures to be fully cut off to prevent light pollution.

Commissioner Ely inquired about stormwater facilities for the development.

Mr. Schwandt clarified that two stormwater treatment facilities would serve the proposed development.

Mr. Jones added that stormwater control and treatment is addressed through most current editions of the Stormwater Management Manual for Western Washington and reviewed by staff. In addition, Mr. Jones highlighted stormwater maintenance by the future property owners could be included in the CC&Rs for the development.

Commissioner Armerding noted that the main concerns he was hearing from the public included entrance location, storage units, commercial units, building heights and retention of buffers.

Commissioner Owens noted that the architectural drawings for the storage units would be similar in design and architecture to the surrounding area.

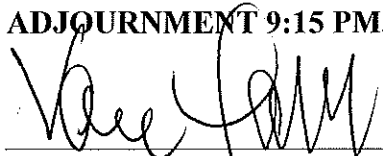
**MOTION BY COMMISSIONER ARMERDING, SECONDED BY COMMISSIONER ELY TO HOLD A STUDY SESSION ON THE SEMIAHMOO ZONE 3 DEVELOPMENT PRIOR TO THE NEXT PLANNING COMMISSION MEETING AT 5:00 PM ON SEPTEMBER 22, 2016, APPROVED UNANIMOUSLY (6-0).**


E. INFORMATIONAL ITEMS: None

G. APPROVAL OF MINUTES:

**MOTION BY COMMISSIONER ARMERDING, SECONDED BY COMMISSIONER ELY TO APPROVE THE MINUTES OF AUGUST 25, 2016, APPROVED (3-0-3, COMMISSIONERS MAY, OWENS, LEBRUN)**

H. ADJOURNMENT 9:15 PM.

  
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Van Tabb, Chair

  
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Michael Jones, Staff

Planning Commission minutes of September 8, 2016, to be approved at the September 22, 2016 Planning Commission meeting.