

**CITY OF BLAINE  
PLANNING COMMISSION MINUTES  
Thursday, March 9, 2017  
7:00 PM  
Calvin Armerding - Chair**

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

**B. ROLL CALL:**

**PRESENT:** Richard May, Steve Hrutfiord, Kevin Owens, Calvin Armerding, Sue Sturgill.

**ABSENT:** John LeBrun, Larry Wonnacott

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

Ms. Ottley noted Commissioner LeBrun and Wonnacott asked to be excused from the March 9, 2017 Planning Commission meeting.

**MOTION BY COMMISSIONER STURGILL, SECONDED BY COMMISSIONER OWENS TO EXCUSE COMMISSIONERS LEBRUN AND WONNACOTT, APPROVED UNANIMOUSLY (5-0).**

**C. AUDIENCE COMMENTS: None**

**F. INFORMATIONAL ITEMS:**

Grandis Pond Information Presentation

Mr. Steve Price, project manager for Grandis Pond, provided an overall scope of the project, and detailed the planning process over time for the Planned Unit Development. Mr. Price highlighted the PUD would include a mix of residential development types, lot sizes, and potential for some commercial development.

Mr. Price stated that Grandis Pond representatives are working with the City to determine the method of financing water, sewer, and power extension to the project site.

Mr. Price presented a draft marking video about Grandis Pond.

The Commissioners, staff and Grandis Pond representatives held a discussion about the development.

**D. PUBLIC HEARING:**

Storage Container Zoning Text Amendment

Mr. Armerding asked about the rules for a public hearing. Mr. Jones indicated that the rules apply as read last meeting and there was no need to repeat. Mr. Armerding indicated that he had created a recorded version.

**MOTION BY COMMISSIONER OWENS TO HEAR THE RECORDING,  
FAILED DUE TO LACK OF A SECOND.**

Ms. Ottley reviewed the changes made to the draft code proposal as requested by the Commission. She highlighted a few questions that were raised at the last meeting including banning the containers as building material, adopting design standards, grandfathering or legal non-conforming use status.

Question by Chairperson Armerding related to temporary or permanent use. Ms. Ottley replied that temporary would be those easily removed, whereas permanent would be those in back yards behind fences and such that would be difficult to removed.

Question by Commissioner Owens about when a variance for design would be required and where it would apply. Mr. Jones explained how a variance could come into play in areas where

Janet Pickard, 33 Adelia Street- Reiterated what she said last time that these are inappropriate anywhere in the city as residences.

Question by Commissioner Hrutfiord about mobile homes and manufactured homes and a restriction on their use. There was discussion. Mr. Jones clarified the zoning code as it relates to residential design standards.

Chairperson Armerding was concerned about fees and the need for permission for everything. Staff clarified that no fee is included in the proposal. There was discussion related to permits and fees.

There was discussion about the definition and the concern that dumpsters are included. Staff clarified that dumpsters are permitted without a permit and staff did not intend to include dumpsters in the definition or in these regulations.

There was a proposal by Commissioner Owens that the definition include the description of "closed on all sides" to exclude dumpsters.

There was review of the permit requirement, and discussion of using receipts or delivery paperwork as proof of timeline of the temporary nature of the placement.

There was a straw vote indicating favor for requiring permits.

There was discussion about storage containers as building materials.

Commissioner Hrutfiord noted he is opposed. Commissioner Owens noted that traditional materials can create a very unappealing structure. Chairperson Armerding indicated that the storage containers tend to create very non-standard and unusual structures. Commissioner Owens noted that the containers allow for unique and interesting design. Commissioner Sturgill was concerned about conflicting with the IBC, but noted her preference for traditional design.

Commissioner May asked about 2x6 construction. Mr. Jones noted that the requirement is for structural integrity and insulating value. There is not a mandate for 2x6 construction.

There was discussion about design and aesthetics, and further discussion of the use of containers as building materials. There was a straw vote on the topic and opposition was generally expressed. There was discussion about how to create design standards or design review with some input from Mr. Jones.

**Direction by the Commission to revise and return the proposal**

Mr. Jones described the Short Course on Local Planning in Burlington and encouraged Commissioners to attend.

Mr. Jones reviewed the schedule.

**G. APPROVAL OF MINUTES:**

**MOTION BY COMMISSIONER OWENS, SECONDED BY COMMISSIONER HRUTFIORD TO APPROVE THE MINUTES OF FEBRUARY 23, 2017, APPROVED UNANIMOUSLY 5-0).**

**H. ADJOURNMENT 9:03 PM.**



Calvin Armerding, Chair



Michael Jones, Staff

Planning Commission minutes of March 9, 2017, to be approved at the March 23, 2017 Planning Commission meeting.