

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

A. CALL TO ORDER: 7:00 PM

B. ROLL CALL:

PRESENT: Steve Hrutford, Sue Sturgill, Richard May, Calvin Armerding, John LeBrun, and Kevin Owens Larry Wonnacott

ABSENT: None

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

Commissioner May arrived at 7:02 PM.

C. AUDIENCE COMMENTS: None.

Chairperson Armerding read the rules for a public hearing for both hearings on the agenda.

D. PUBLIC HEARING:

Food Bank Addition

Ms. Ottley presented the proposal and discussed the history of the Food Bank. Ms. Ottley reviewed the requirements for a Conditional Use and covered the existing project improvements. Ms. Ottley then discussed the recent deed submittal by the applicant, outlined the Conditional Use approval criteria and provided staff's recommendation of approval.

Applicant - George Keizer – 500 C Street – Highlighted the food bank is in discussion with Northwood Alliance Church to obtain the remaining 15 feet of the lot in order to place the cooler on the property between the main structure and clothing bank.

The Board and staff held a discussion regarding several aspects of the proposal, primarily regarding the legality of the storage containers on the west side of the facility on property owned by Stafholt Good Samaritan Society.

Staff highlighted the storage containers were placed prior to City Council passing new laws regarding placement of storage containers. Staff also noted recommended condition

number four requires the Blaine Food Bank to provide proof of permission to the City for facilities on land not owned by the Blaine Food Bank.

Commissioner Wonnacott noted an error in the recommended conditions of approval.

MOTION BY COMMISSIONER LEBRUN, SECONDED BY COMMISSIONER OWENS TO APPROVE CONDITIONAL USE PERMIT APPLICATION CUP-7-17 BASED ON THE FINDINGS OF FACT AND SUBJECT TO THE CONDITIONS OF APPROVAL ON PAGE SEVEN OF THE STAFF REPORT, AS CORRECTED BY THE COMMISSION, APPROVED UNANIMOUSLY (7-0).

Dakota Creek Apartments

Mr. Wenger presented the staff report regarding the Shoreline Substantial Development Permit, Conditional Use Permit, and Variance Permit applications. Mr. Wenger provided details of the proposal including parking, density, and landscaping.

Mr. Wenger then presented the approval criteria for the permits and compared the proposal to the requirements. Mr. Wenger concluded by stating staff believes the application meets the approval criteria for each of these permits.

Mr. Wenger also noted the public hearing should be left open until the next Planning Commission meeting on December 14, 2017 in order to meet the Variance Permit noticing requirements.

Chairperson Armerding asked for comments from the applicant.

Applicant - Neil Latta – Stated that the full submittal and design requirements for Planned Unit Developments (PUDs) would make the project unfeasible. Mr. Latta highlighted that most of the requirements associated with a PUD application have already been provided.

The Planning Commission asked staff clarifying questions.

Chairperson Armerding asked for public comments.

Alma Wagner - 1441 Runge Ave – Expressed her concern regarding density of development, traffic safety, safety for children, and overall quality of life for residents of development.

Commissioner Hrutfiord – Asked staff and Mr. Latta to clarify proposed improvements.

Mr. Wenger responded stating the development is subject to three quarter street improvements around the perimeter of the development, and several utility upgrades are occurring as well as creation of pedestrian trails around development.

Mr. Latta also responded to the question and noted pedestrian and bicycle facilities are being added along Bell Road.

The Commission asked staff several questions regarding traffic safety and improvements.

Commissioner Owens asked the applicant how residents and children will enter and exit the development.

Mr. Latta responded noting Park Impact Fees will be collected for development of each unit. In addition, multi-modal pedestrian trails are being developed allowing residents to access surrounding areas.

The Commission asked staff several more questions regarding height, required geotechnical analysis of the site and potential traffic impacts.

Mr. Latta noted that the development meets all the approval criteria for each of the permits, and requiring a PUD would most likely result in development not occurring.

The Commission agreed to recess the hearing until the December 14, 2017 meeting.

E. UNFINISHED BUSINESS:

Tesoro Conditional Sign Permit and Variance

Mr. Jones stated that staff has developed the Notice of Decision for the Tesoro Conditional Sign and Variance denying the requests. Mr. Jones detailed the different aspects of the notice and basis for denial of the permit applications.

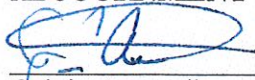
MOTION BY OWENS, SECONDED BY HRUTFIORD, TO DENY THE TESORO CONDITIONAL SIGN AND VARIANCE PERMIT APPLICATIONS, APPROVED UNANIMOUSLY (7-0).

F. INFORMATIONAL ITEMS: None.


G. APPROVAL OF MINUTES:

MOTION BY COMMISSIONER STURGILL, SECONDED BY COMMISSIONER OWENS, TO APPROVE THE MINUTES OF OCTOBER 26, 2017, APPROVED UNANIMOUSLY (7-0).

H. ADJOURNMENT 8:50 PM.



Calvin Armerding, Chair



Michael Jones, Staff

Planning Commission minutes of November 9, 2017, to be approved at the December 14, 2017 Planning Commission meeting.