

CITY OF BLAINE
PLANNING COMMISSION MINUTES
Thursday, January 11, 2018
7:00 PM
Calvin Armerding - Chair

A. CALL TO ORDER: 7:00 PM

B. ROLL CALL:

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

ABSENT: Larry Wonnacott

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

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

C. ELECTION OF OFFICERS

- Chair

MOTION BY COMMISSIONER MAY, SECONDED BY COMMISSIONER STURGILL, TO ELECT COMMISSIONER ARMERDING AS CHAIRPERSON, APPROVED UNANIMOUSLY (6-0).

- Vice-Chair

MOTION BY COMMISSIONER ARMERDING, SECONDED BY COMMISSIONER LEBRUN, TO ELECT COMMISSIONER OWENS AS VICE-CHAIRPERSON, APPROVED UNANIMOUSLY (6-0).

C. AUDIENCE COMMENTS: None.

D. UNFINISHED BUSINESS:

Dakota Creek Apartments

It was noted by staff that the Planning Commission held a work session, earlier in the evening at 5:30PM, regarding the project.

Commissioner Hrutfiord asked staff questions about the intended harmonious nature of the zoning district.

Staff responded, and spoke to the intent of the Planned Commercial zoning district highlighting multi-family dwelling units is a permitted use.

Mr. Wenger then detailed the proposed parking setback variance request.

The Commission asked about the intent of the parking setback requirement, and staff responded.

Commissioner Sturgill noted part of the intent is landscaping.

Staff agreed, and noted the required width of landscaping for the project is five feet, which is the parking variance width requested.

Chairperson Armerding asked staff questions regarding conditioning landscaping requirements.

Mr. Jones stated the Commission could have a condition of approval for the project be substantially consistent with the site design as shown in Attachment B of the original staff report.

Commissioner Lebrun inquired about the required pedestrian facilities.

Mr. Wenger highlighted the proposed improvements and conditioned improvements.

Mr. Neil Latta, Applicant, stated that the project proponent would be willing to pave the west portion of the trail system which was originally proposed as crushed gravel.

The Commission then reviewed the land use decision points as provided within the workshop staff report and took a straw poll.

MOTION BY COMMISSIONER LEBRUN, SECONDED BY COMMISSIONER HRUTFIORD, TO MODIFY CONDITION S6 TO REMOVE THE CRUSHED ROCK LANGUAGE, APPROVED UNANIMOUSLY (6-0).

MOTION BY COMMISSIONER ARMERDING, SECONDED BY COMMISSIONER LEBRUN, TO ADD A CONDITION OF APPROVAL, #S14, THAT THE PARKING CONFIGURATION BE SUBSTANTIALLY SIMILAR TO THE SITE PLAN DRAWING AS DEPICTED ON ATTACHMENT B OF THE NOVEMBER 9, 2017 STAFF REPORT, APPROVED UNANIMOUSLY (6-0).

MOTION BY COMMISSIONER OWENS, SECONDED BY COMMISSIONER MAY, TO APPROVE THE CONDITIONAL USE PERMIT, SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT, AND VARIANCE PERMIT, APPROVED (5-1) STURGILL DISSENT.

E. NEW BUSINESS:

Downtown Design Standards

Mr. Jones presented the memorandum provided to the Commission, noting that the City has hired MAKERS Architecture to complete and update the City's design standards.

Mr. Jones noted the proposed design standards are substantially similar to previously proposed design standards reviewed by the Commission several years ago.

Downtown Color Palette

Mr. Jones reviewed the design guideline paint colors required within the Central Business zoning district. Mr. Jones noted that staff frequently receives comments from the public and developers regarding how difficult and restrictive the color pallet is. Mr. Jones highlighted several current projects that are proposing to vary from the standard. Mr. Jones also noted that the code allows for the Director to make decisions regarding variance request from the design standards, which has resulted in frequent requests to vary from the color standards.

Mr. Jones then asked the Commission if they would like for staff to enforce the required colors, or adopt a broader spectrum of colors.

The Commission asked Mr. Jones several questions regarding intent and ideas for improving the current approval process.

The Commission held a discussion regarding the design colors, and asked staff to prepare a proposal with a broader color spectrum as well as specific prohibited color types.

Mr. Jones noted that staff will work on the request and follow-up with the Commission.

F. INFORMATIONAL ITEMS:

Exploring WA Cities and Towns Booklet

Mr. Jones noted staff provided the Commission with the Exploring WA Cities and Towns Booklet, which provides insightful information on how local jurisdictions function.

Schedule

Mr. Jones highlighted that the Planning Commission schedule is full for the next few months.

G. APPROVAL OF MINUTES:

MOTION BY COMMISSIONER OWENS, SECONDED BY COMMISSIONER HRUTFIORD, TO APPROVE THE MINUTES OF DECEMBER 14, 2017 AS AMENDED, APPROVED UNANIMOUSLY (5-0-1) LEBRUN ABSTAINS.

H. ADJOURNMENT 8:04 PM.



Calvin Armerding, Chair



Michael Jones, Staff

Planning Commission minutes of January 11, 2018 to be approved at the January 25, 2018
Planning Commission meeting.