



## Planning Commission

# MINUTES

Thursday, August 12, 2021

Due to Governor Inslee's proclamation in response to COVID-19<sup>1</sup>, this Planning Commission meeting will be conducted in-person and telephonically. Commissioners and the public will be in attendance in the City Council Chambers. Those wishing to listen to the meeting live will be able to call one of the numbers below. Unless specifically called upon during a public hearing, all callers will be muted during the meeting. Instructions on how to listen and/or participate live to the Planning Commission meeting can be found on the [City's Website](#).

**Masks:** The City is following State, CDC, and L&I guidance on the wearing of masks. Members of the audience who are fully vaccinated (per the CDC's definition of fully vaccinated) will not have to wear a mask during the meeting.

### 1. STUDY SESSION: 5:30 PM - Discussion of Legislative Zoning Text Amendment

- Staff overviewed the proposed amendment to amend Title 17 of the Blaine Municipal Code as follows:
  - i. Designate the Hearing Examiner to hear Appeals, Variances, Conditional Use Permits, and other Quasi-Judicial matters.
  - ii. Amend Central Business District standards to eliminate a Conditional Use Permit process for use of public plazas; and
  - iii. Revise BMC 17.06 (Project Review and Approval Procedures) and 17.07 (Site Plan Review) to clarify permit processes.

**MOTION BY COMMISSIONER MARCZYNSKI TO MOVE FORWARD IN THE PROCESS TO AMEND TITLE 17. SECONDED BY COMMISSIONER STONE. UNANIMOUSLY APPROVED.**

### 2. CALL TO ORDER: 6:00 PM

### 3. ROLL CALL:

COMMISSION MEMBERS: J Calvin Armerding (excused), Kevin Owens, Jerry Marczynski, Jessica H. Stone PhD, Steve Hrutfiord, James Bring.

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<sup>1</sup> Pursuant to Governor Inslee's [Proclamation No. 20-28](#), as amended, the City of Blaine will (a) provide an option for the public to attend the proceedings through, at minimum, telephonic access, and as well as electronic, internet or other means of remote access, and (b) provide the ability for all persons attending the meeting to hear each other at the same time.

STAFF: Stacie Pratschner, Community Service Director; Stacy Clauson, Community Planner II; Allison Tompkins, Community Planner I; Ivonne Barnett, IT Specialist.

**MOTION BY COMMISSIONER STONE TO EXCUSE CHAIR ARMERDING.  
SECONDED BY COMMISSIONER BRING. UNANIMOUSLY APPROVED.**

**4. PUBLIC HEARING**

- Vice Chair Owens opened the public hearing to accept public testimony on a request from Skunk processors LLC for a Conditional Use permit to authorize up to 5,000 sq. ft. of manufacturing space consistent with BMC 17.24.040.A.1.
  - i. Staff presented project background and staff recommendation for Skunk Processors LLC Conditional Use Permit (CUP) Application (#2021054).
  - ii. Staff recommended approval of the CUP and advised the Planning Commission on the following potential action options:
    1. Approve the Conditional Use Permit with the findings and conditions of approval contained in the accompanying staff report.
    2. Approve the Conditional Use Permit, with changes to the findings contained in the accompanying staff report and proposed conditions of approval, if applicable.
    3. Deny the Conditional Use Permit, with their own findings.
    4. Continue the Planning Commission deliberation of the proposed Conditional Use Permit to a date certain.
  - iii. The applicant, Michael Dykstra, 3929 Spur Ridge Lane Bellingham, WA, gave of an overview of the project and the proposed activities which will take place on the site. Planning commission ask questions of the applicant.
  - iv. Planning commission deliberated on the request for Conditional Use Permit for Skunk Processors LLC.

**MOTION BY COMMISSIONER STONE TO APPROVE THE CONDITIONAL USE PERMIT WITH THE FINDINGS AND CONDITIONS CONTAINED IN THE ACCOMPANYING STAFF REPORT. SECONDED BY COMMISSIONER HRUTFIORD. UNANIMOUSLY APPROVED.**

**MOTION BY COMMISSIONER BRING TO CLOSE THE PUBLIC HEARING PORTION OF THE MEETING. SECONDED BY COMMISSIONER STONE. UNANIMOUSLY APPROVED (MOTION MADE AT 6:28).**

**5. NEW BUSINESS**

- Staff gave an overview of City of Blaine Ordinance 21-2967, Amending Title 2.08 of the Blaine Municipal Code, updating provisions related to boards, commissions, and committees, and providing options for remote attendance at public meetings if approved by the body holding the meeting.

**MOTION BY COMMISSIONER MARCZYNSKI TO CONTINUE WITH AN IN-PERSON FORUM FOR FUTURE PLANNING COMMISSION MEETINGS. SECONDED BY COMMISSIONER BRING. UNANIMOUSLY APPROVED.**

**6. REVIEW MINUTES**

- July 8, 2021

**MOTION BY COMMISSIONER STONE TO APPROVE JULY 8, 2021 MEETING MINUTES AS WRITTEN. SECONDED BY COMMISSIONER BRING. APPROVED UNANIMOUSLY.**

**7. Adjournment 6:29 PM.**