



## PLANNING COMMISSION

### AGENDA

City Hall Council Chambers, 435 Martin Street, Suite 4000 [www.ci.blaine.wa.us](http://www.ci.blaine.wa.us) (360) 332-8311

Thursday, September 14, 2023 at 6 PM

**Planning  
Commissioners**

Chair  
J Calvin Armerding

Vice-Chair  
Jerry Marczynski

Members  
Kevin Owens

James Bring

Jennifer Plombon

Colin Hawkins

Donald Kruse

*All proceedings are  
recorded.*

*Americans with Disability  
Act (ADA) Requirement:  
The meeting location is  
accessible. If you require  
a special accommodation  
during your attendance  
at any public meeting,  
please contact the City  
Clerk's Office (360) 332-  
8311, 72 hours prior to  
the meeting date you will  
be attending. Thank you.*

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES**  
July 13, 2023
4. **AUDIENCE COMMENTS**

This time on the agenda is an opportunity for anyone to speak to the Planning Commission about any topic except items scheduled on the agenda for a public hearing that same day, or items that have had a public hearing and are still under Planning Commission deliberation. Comments are limited to three minutes per speaker, and up to fifteen minutes total.

5. **PUBLIC HEARING and DELIBERATION.** The Planning Commission will accept public testimony and deliberate on a citizen request [and City-initiated request<sup>1</sup>](#) and application for a Zoning Text Amendment to amend the Title 17 of the Blaine Municipal Code as follows: Amend Blaine Municipal Code Chapter 17.68 – Planned Unit Developments (PUD) to:

- Amend BMC 17.68.120.A.1 to eliminate the exclusion of manufactured and mobile homes to remedy an inconsistency with RCW 35.21.312; and
- Amend Table 17.68.C to include mobile/manufactured and modular homes and manufactured home parks, and show those as a permitted use in a PUD located in the Planned Residential zone, consistent with the standards for manufactured homes contained in BMC 17.112 and with the permitted uses in the Planned Residential Zoning District as listed in BMC 17.42.020

<sup>1</sup> Per Resolution 1929-23 adopted by the City Council at their September 11, 2023 meeting, the CDS Department has been directed to reinstate the text amendment process for manufactured home park regulations as both a citizen initiated text amendment and a Council initiated text amendment

6. **UNFINISHED BUSINESS.**
  - a. *None*
7. **NEW BUSINESS**
  - a. *None*
8. **INFORMATIONAL ITEMS**

Planning Commissioners may update the Commission on relevant news and events. The Department may provide updates on the status of work program items; answer questions raised in public comment; and respond to questions and concerns from the Planning Commission.

9. **ADJOURNMENT**

## **BLAINE PLANNING COMMISSION RULES OF PROCEDURE**

The Planning Commission is a standing committee responsible for advising the City Council on city planning issues. The Commission reviews all proposals to revise the City's Comprehensive Plan and Zoning Code and makes a recommendation on the proposals to the City Council. There are seven Commission members, each appointed by the City Council to four-year terms. The Commission appoints a Chair and Vice Chair. The Community Development Services Department and other City departments provide staff support to the Commission.

### **Public Participation**

#### **General Rules**

The Planning Commission strongly encourages public input. Those wishing to speak to the Commission must follow the following rules:

- a. All comments must be provided from the podium.
- b. Speakers should state their full name and address, so that you can be included as a party of record.
- c. Comments should be brief. Each speaker will be limited to a three-minute presentation.
- d. Repetition should be avoided. Unless new information is presented, a brief statement of support or disagreement with previous comments is preferred. Time cannot be ceded to another speaker.
- e. Questions should be directed to the Chair.
- f. Please respect each speaker and refrain from applause or verbal comments from the audience.

Thank you for helping make the public hearing process successful for everyone by following these simple rules.

#### **Requests from the Audience**

A time is scheduled near the beginning of each Commission meeting for the public to address the Planning Commission about any issue that is not the subject of a hearing.

#### **Study Meetings**

Prior to holding a public hearing on a proposal, the Planning Commission usually holds several study meetings. These meetings provide an opportunity for the Commission to informally discuss the proposal and provide direction to the staff. These meetings do not have a formal opportunity for anyone to state their opinions or provide information to the Commission.

#### **Public Hearings**

Prior to preparing a recommendation to the City Council on any proposal, the Planning Commission holds a public hearing. The hearing provides a formal opportunity for anyone to state their opinions or provide information to the Commission. In order to ensure a fair and orderly opportunity for everyone to speak, the Commission uses the following hearing procedures:

1. After the hearing is opened, City staff will give a presentation that describes the proposal, provides options and offers a recommendation.
2. If a private applicant initiated the proposal, he or she will be allowed to speak first.
3. Any other person wanting to speak will be allowed to do so. A speaker sign up list is usually available prior to the hearing. People will be called to speak in the order they signed the list. Comments are limited to three minutes unless otherwise authorized by the Chair.
4. After everyone has had a chance to speak, the Chair may allow follow-up comments, time permitting.
5. Commissioners may ask questions of speakers during or immediately after their comments, or later in the hearing during the deliberation.
6. After all speakers have been heard, the Planning Commission will close the public comment portion of the public hearing and begin its deliberation. After discussion and deliberation, the Commission shall make a recommendation to the City Council by motion and approval of a majority of those present. Once a motion for recommendation has been passed, the Chair shall declare the public hearing closed. Prior to closing the public hearing, the Commission may also continue the hearing to a date certain.

#### **Printed Materials**

The Planning Commission welcomes letters and other printed materials as a supplement to or in place of oral comments. The materials may be submitted to the Community Development Services Department any time prior to a Commission meeting, or directly to the Commission at a meeting. Written comments can be mailed to the Community Development Services at 435 Martin Street, Suite 3000, Blaine WA 98230 or by e-mail to [cdscomments@cityofblaine.com](mailto:cdscomments@cityofblaine.com). Information on the agenda topics can usually be found on the Planning Commission webpage: <https://www.ci.blaine.wa.us/247/Planning-Commission> or by contacting the Department at 360-332-8311.