

**CITY OF BLAINE
PLANNING COMMISSION MINUTES
Thursday, February 11, 2016
7:00 PM
Van Tabb - Chair**

A. CALL TO ORDER: 7:05 PM

B. ROLL CALL:

PRESENT: Van Tabb, Calvin Armerding, Ken Ely, John LeBrun and Kevin Owens.

ABSENT: Richard May, Sue Sturgill

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

Motion by Armerding and 2nd by LeBrun to excuse Richard May and Sue Sturgill, passed 5-0

C. AUDIENCE COMMENTS: None

D. PUBLIC HEARING: 7:07

Rules of order and procedures for quasi-judicial hearing stated by Van Tabb

1. Public Hearing – Semiahmoo Shore Shoreline Substantial Development Permit.

Mr. Wenger gave a presentation summarizing the contents of the staff report. He provided detailed information about shoreline conditions and proposed mitigation planting, increasing the width of the easement along Semiahmoo Bay and future monitoring of shoreline conditions.

Ali Taysi, spoke briefly about the project and indicated that the project team was available for questions. He thanked Mr. Wenger for his efforts on the project.

Mr. Tabb asked for comments. From the audience, two people noted that they thought it was a sign in sheet, and retracted requests to speak.

Mr. LeBrun asked about the trail standards for the trail adjacent to Semiahmoo Bay. Mr. Wenger discussed the project history and trail standards. There was some general discussion and no changes were requested.

Mr. LeBrun had a clarification on Page 19 of the staff report regarding the 40-foot public access easement.

The public hearing on the permit ended at 7:37 PM.

There was general discussion by Commission.

MOTION MADE BY LEBRUN TO APPROVE APPLICATION SMP-2-15 SUBJECT TO THE CONDITIONS OF APPROVAL AND BASED ON FINDINGS OF FACT, SECONDED BY OWENS AND PASSED UNANIMOUSLY (5-0).

2. Public Hearing – Semiahmoo Shore Planned Unit Development Amendment

Mr. Jones gave a presentation summarizing the contents of the staff report, including discussion the differences between the Seagrass Cottages II approval and the Semiahmoo Shore proposal.

Mr. Jones reviewed the criteria between PUD Amendments and Modifications.

Mr. Jones discussed the process of the Semiahmoo Shore PUD Amendment and the general approval criteria, including how the proposal complies with the current PUD standards, with minor exceptions, in the Blaine Municipal Code.

Mr. Jones presented the request for an increase in impervious surfaces, including reviewing the allowances in the Resort Semiahmoo Master Plan, the Seagrass Cottages II approval, and Condition 33 of the Seagrass Cottages II PUD approval.

Mr. Jones reviewed the recommended Conditions of Approval and the project SEPA Mitigated Determination of Non-Significance.

Ali Taysi, Thanked Mr. Jones. They stated they have read all the conditions and findings and they have no objections to the conditions in the staff report.

Mr. Armerding asked about the increase in impervious surface. Primarily why was it reduced in the 2006 approval and why is it asked to get larger. Mr. Jones replied but did not have a specific answer as he was not present at the 2006 hearing. He indicated his impression from consulting with others was that there was substantial public comment regarding a desire to keep the site undeveloped.

The public hearing on the amendment ended at 7:55 PM.

There was general discussion by Commission.

MOTION MADE BY OWENS TO APPROVE THE APPLICATION PUD-1-15 SUBJECT TO CONDITIONS OF APPROVAL AND BASED ON FINDINGS OF FACT, SECONDED BY LEBRUN AND PASSED UNANIMOUSLY (5-0).

3. Public Hearing – Economic Development Element Comprehensive Plan Update

Mr. Jones gave a presentation summarizing the contents of the staff report and discussed the history of the economic chapter. A summary of the changes requested was reported on, including suggestions by the City of Blaine Public Works Director.

Mr. Owens asked to clarify who Mr. Jones was referring to. Mr. Jones stated that Ms. Ravyn Whitewolf is the Public Works Director.

Mr. Armerding had a question on the process and what has been removed and asked to clarify the numbering. Mr. Jones stated that there is a current version and the proposed version, so the Commission can compare them. Mr. Jones clarified the numbering.

Mr. Jones explained that this proposal will come back before the Commission in the final version.

Mr. Owens had a suggestion on exploring a Blaine triathlon and having the City support such an event as an economic development agenda. Mr. Jones discussed possible ways to incorporate the idea into an existing goal.

Mr. LeBrun had a comment about encouraging businesses to sponsor an event with the City. Mr. Jones stated that this could be added under Policy 2.6 and Action G.

Mr. Ely asked if the Commission will see the draft chapter again. Mr. Jones explained the process of bringing an early draft to Council, and then bringing back a final version to the Commission in May.

Mr. LeBrun provided three minor editorial comments.

Mr. Tabb had a question about wall murals and there was some general discussion.

The public hearing on the amendment ended at 8:25 PM.

MOTION MADE BY ELY TO RECOMMEND PRELIMINARY APPROVAL INCLUDING ANY AMENDMENTS AS DISCUSSED.

**AND FORWARD THE DOCUMENT TO COUNCIL AS
AMENDMEND, SECONDED BY OWENS AND PASSED
UNANIMOUSLY (5-0).**

E. NEW BUSINESS:

None

F. UNFINISHED BUSINESS:

None

G. INFORMATIONAL ITEMS:

1. Mr. Jones announced a "Short Course on Local Planning" available at Whatcom County, evening of March 31, 2016.
2. Mr. Jones noted that tonight was the deadline to RSVP for the Parliamentary Procedure training scheduled March 23rd, 8:45-12:00 in Ferndale.
3. Mr. Tabb noted that he will be unavailable for the next meeting.
4. Mr. Jones announced a pending work session on the Comprehensive Plan chapters that have been completed as of today to be held February 25, 2016 at 5:00pm.

H. APPROVAL OF MINUTES:

**MOTION MADE BY MR. ARMERDING TO APPROVE THE MINUTES OF
JANUARY 28, 2016 AS AMENDED, SECONDED BY MR. ELY. MR. TABB
HAD A CORRECTION. APPROVED UNANIMOUSLY WITH ONE
ABSENTION BY MR. LEBRUN.**

I. ADJOURNMENT: 8:41 PM.

MEETING ADJOURNED BY MR. TABB.



Van Tabb, Chair



John Armerding, Vice Chair

Alex Wenger, Staff

Planning Commission minutes of February 11, 2016, were approved at the February 25, 2016 Planning Commission meeting.