

**CITY OF BLAINE
PLANNING COMMISSION MINUTES
Thursday, May 12, 2016
7:00 PM
Vann Tabb - Chair**

A. CALL TO ORDER: 7:00 PM

B. ROLL CALL:

PRESENT: Calvin Armerding, Ken Ely, Richard May, Sue Sturgill, John LeBrun, Van Tabb and Kevin Owens

ABSENT:

STAFF: Community Planner II, Alex Wenger
Community Planner I, Maddie Ottley

C. AUDIENCE COMMENTS: None

D. PUBLIC HEARING:

CHAIRPERSON TABB READ THE RULES FOR A PUBLIC HEARING.

1. Public Hearing – Lookout on Mitchell Conditional Use

Mr. Wenger submitted public comment letters to the Commissioners.

Mr. Wenger presented the staff report for the Lookout on Mitchell Conditional Use permit, detailing different aspects of the project. Mr. Wenger provided details as to how staff believes the proposed project has met the eight conditional use criteria required for the approval of a Conditional Use permit.

Mr. Wenger then highlighted that staff is proposing three conditions of approval for the current application. The condition include enhancement of architecture, submittal of building permit design similar to what was provided to staff in the conditional use permit, and the standard one year timeline.

Mr. Wenger concluded that staff is recommending approval of the application.

Chairperson Tabb then asked for comments from the applicant

Applicant Bob Matichuk, PO BOX 856, Blaine, WA 98231-0856, stated that in designing the proposed project, the developer took into consideration potential sight and design impacts on the surrounding area, and chose to submit the application as is even though the buildings and parking could have been developed in a less expensive manner but would have had a larger impact on the neighborhood.

Chairperson Tabb then asked for public comment on the conditional use application.

Mr. Jerry King, 1560 Mitchell Avenue, stated that he was not opposed to design of project as proposed but asked the Commission to consider preservation of sight lines and potential traffic impacts.

Mr. Chris Phillips, 4860 Seafair Drive, President of the Waterside Condominium Association, stated that he is supportive of project, however he is concerned about the amount of parking proposed based off his own experiences.

Mr. Matichuk noted that the applicant would have preferred to locate all of the parking in front of the buildings, but City development regulations prevent this.

Mr. Dennis Olason, 860 Georgia Street, requested that the Planning Commission hold the public hearing open until the next meeting to allow for more public comment on the permit application.

Seeing no other public comment, Chairperson Tabb asked for comments from the Commissioners.

The Planning Commissioners had a discussion of different aspects of the permit application.

**MOTION BY COMMISSIONER ARMERDING, SECOND BY COMMISSIONER
LEBRUN, TO APPROVE THE CONDITIONAL USE PERMIT APPLICATION
CUP-1-16, THE LOOKOUT ON MITCHELL CONDITIONAL USE PERMIT
BASED ON THE FINDINGS OF THE FACT AND SUBJECT TO THE
CONDITIONS OF APPROVAL CONTAINED IN THE STAFF REPORT.**

Mr. Tabb asked for comments on the motion.

Commissioner May highlighted that a request had been made by a member of the public to hold the public comment period open till the next regularly scheduled meeting.

MOTION WAS APPROVED UANMIOUSLY (7-0)

2. Public Hearing – Park and Recreation Element for Comprehensive Plan

Mr. Wenger presented the staff report on the draft Park and Recreation draft Element to the Commissioners; detailing the different aspects of the new element including existing and proposed faculties, levels of service, as wells as goals and policies of the element.

Commissioner Owens inquired about a discrepancy in the acreage of park land.

Mr. Wenger highlighted that both city regulated and state and county regulated parks are included in the plan, which have been listed separately and together within the plan.

MOTION BY COMMISSIONER STURGILL, SECOND BY COMMISSIONER OWENS, TO RECOMMEND APPROVAL OF THE PROPOSED PARK AND RECREATION ELEMENT OF THE COMPREHENSIVE PLAN AS DETAILED IN ATTACHMENT B OF THE STAFF REPORT, APPROVED UNANIMOUSLY (7-0).

E. INFORMATIONAL ITEMS: None

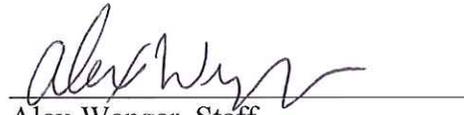
G. APPROVAL OF MINUTES:

MOTION BY COMMISSIONER STURGILL TO APPROVE THE MINUTES OF APRIL 14, 2016 AS PRESENTED, SECONDED BY COMMISSIONER MAY AND APPROVED UNANIMOUSLY (7-0).

H. ADJOURNMENT 8:58 PM.



Van Tabb, Chair



Alex Wenger, Staff

Planning Commission minutes of May 12, 2016, to be approved at the May 26, 2016
Planning Commission meeting.