

**CITY OF BLAINE
PLANNING COMMISSION MINUTES
Thursday, July 28, 2016
7:00 PM
Van Tabb - Chair**

A. CALL TO ORDER: 7:00 PM

B. ROLL CALL:

PRESENT: Van Tabb, Sue Sturgill, Ken Ely, Kevin Owens

ABSENT: Calvin Armerding, Richard May, John LeBrun

STAFF: Community Development Director, Michael Jones
Community Planner I, Madeline Ottley

MOTION BY COMMISSIONER STURGILL, SECONDED BY COMMISSIONER OWENS TO EXCUSE COMMISSIONERS ARMERDING, MAY, AND LEBRUN, APPROVED UNANIMOUSLY (4-0).

C. AUDIENCE COMMENTS: None

D. PUBLIC HEARING:

COMMISSIONER TABB READ THE RULES FOR A PUBLIC HEARING.

1. Public Hearing – Gasoline Service Stations

Mr. Jones presented the staff report, providing the details of the proposed zoning text amendment. In addition, Mr. Jones noted that a SEPA Determination of Non-Significance was issued for the proposal. Mr. Jones then concluded the presentation by presenting the findings of fact and recommending approval of the zoning text amendment.

The Planning Commissioners then asked questions of Mr. Jones who responded to their queries.

Chairperson Van then asked for comment from the public on the proposed zoning text amendment.

Mr. Brian Thompson spoke stating that he is a representative of the applicant and a letter from him is included in the staff report. The letter details fire code requirements and shows that reducing the buffer by 100 feet would not violate any fire code requirements or pose a significant threat to the public safety.

Ms. Heather Wolf spoke stating that based on her research she cannot find any concrete reason why a 300 foot buffer was established considering the maximum distance per fire code is 50 feet. In addition the reduction in the buffer is only being requested in the gateway district and the State Route 543 serves as a natural buffer from the school campus. In addition, the purpose of the gateway zone is to serve auto oriented business like gasoline service stations. Lastly, regulations already exist for development of gasoline service stations.

Hearing no other public comment Chairperson Tabb closed the public hearing

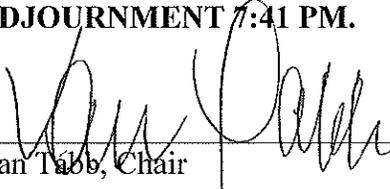
MOTION BY COMMISSIONER ELY, SECONDED BY COMMISSIONER OWENS, TO RECOMMEND APPROVAL OF ZTA-3-16 TO REDUCE THE GASOLINE SERVICE STATION BUFFER IN THE GATEWAY ZONE FROM 300 FEET TO 200 FEET, BASED ON THE FINDINGS OF FACT IN THE STAFF REPORT, APPROVED UNANIMOUSLY (4-0).

E. INFORMATIONAL ITEMS: None

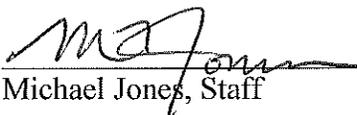
G. APPROVAL OF MINUTES:

MOTION BY COMMISSIONER OWENS TO APPROVE THE MINUTES OF JUNE 23, 2016, SECONDED BY COMMISSIONER ELY, APPROVED UNANIMOUSLY (4-0)

H. ADJOURNMENT 7:41 PM.



Van Tabb, Chair



Michael Jones, Staff

Planning Commission minutes of July 28, 2016, to be approved at the August 25, 2016 Planning Commission meeting.