

**CITY OF BLAINE  
PLANNING COMMISSION MINUTES  
Thursday, May 25, 2017  
7:00 PM  
Calvin Armerding - Chair**

**A. CALL TO ORDER: 7:00 PM**

**B. ROLL CALL:**

**PRESENT:** Steve Hrutfiord, Sue Sturgill, Larry Wonnacott, Kevin Owens,  
Richard May, Calvin Armerding

**ABSENT:** John LeBrun

**STAFF:** Community Development Director, Michael Jones  
Community Planner II, Alex Wenger  
Community Planner I, Maddie Ottley

**MOTION BY COMMISSIONER OWENS, SECONDED BY COMMISSIONER  
WONNACOTT, TO EXCUSE COMMISSIONER LEBRUN, APPROVED  
UNANIMOUSLY (4-0).**

Chairperson Armerding arrived at 7:04 PM.

**MOTION BY COMMISSIONER STURGILL, SECONDED BY COMMISSIONER  
WONNACOTT, TO EXCUSE COMMISSIONER MAY, APPROVED  
UNANIMOUSLY (5-0).**

**C. AUDIENCE COMMENTS: None**

**D. PUBLIC HEARING:**

Drayton Reach Subdivision

Chairperson Armerding read the rules for a public hearing.

Mr. Wenger presented the staff report detailing the different aspects of the proposed 39 lot preliminary plat, and how the proposal generally meets the approval criteria for the five associated applications. Applications include Preliminary Plat, Plat Variance, Shoreline Substantial Development, Critical Areas Review and SEPA.

Commissioner May arrived at 7:13 PM.

Staff recommends the Planning Commission move to hold the public comment period open until June 5, 2017, then hold a study session at 5:30 PM on June 8, 2017.

The Chair asked for comment from the applicant and public.

Applicant - Grant Dalglish - 987 Ruby Street, Blaine – Mr. Dalglish stated that he is open to answer questions from the public.

Mr. Dale Offin – 2316 Seaside Drive, Blaine - Noted his concern regarding storm water management, and increase in traffic on Dodd Avenue. Mr. Offin stated that would like to see “No Parking” signs installed along Dodd Avenue and noted his concern for the architecture of new houses.

Mr. Rick Thatcher – 2297 Dodd Street, Blaine – Asked the Commission to save two large cedar trees on Dodd Avenue next to the development, and noted his concern for protection of the wetland and how storm water would be handled.

Ms. Margarete Grant, 1269 Runge Avenue, Blaine – Expressed her concern about encroachment into the shoreline area and the current state of the temporary pond on site that is home to vegetation and wildlife. Ms. Grant also asked for community space within the subdivision to be considered.

Ms. Kelle Rankin Sunter – 492 F Street, Blaine – Noted her concern about storm water treatment and flow into the Bay. Ms. Rankin Sunter encouraged wider buffers, greater surface water management and for the Commissioner to account for higher development because accessory dwelling units are allowed as a Conditional Use within the Residential Low-Density zoning district.

Mr. Heino Sunter – 492 F Street, Blaine – Stated that he agreed with previous comments made and noted that he supported requiring the preliminary plat to go through the Planned Unit Development process. Mr. Sunter added that he would prefer as much shoreline buffer as possible and was concerned about storm water management. Mr. Sunter concluded that he would like the commission to require a fence along the southern border of the subdivision.

Mr. Ken Kraft, 1156 Harbor Side Avenue, Blaine – Stated his concern for staff’s decision making, and reminded the Commission that the train blocks access out of Hughes Avenue is a safety concern. Mr. Kraft also noted his concern about a proposed street width of 20 feet.

Mr. Milton Worthen, 1161 Harbor Side Avenue, Blaine - Expressed his concern for traffic circulation if the proposed street is only 20 feet wide and on-street parking is allowed. Mr. Worthen also noted his concern about cleanup of hazardous waste from the previous junk yard that existed on the property and how the development may potentially impact eagles.

Ms. Jan Trudel, Harbor Side Avenue, Blaine - Noted her concern about the impacts to the species within the project site and those species that are now using the temporary storm

water pond on site. Ms. Trudel also stated that the wetlands needs to be looked at during different times of the year.

Mr. Wenger responded to some of the questions raised by the public.

Commissioner Owens asked the applicant's wetland specialist to address how the on-site wetland will be protected.

Karla Gallina, Aqua-Terr Systems – Noted her specialization is in wetland biology and the northern wetland on the property is considered to be a category “A” wetland and is infested with invasive species like Himalayan Blackberries and Reed Canarygrass. Ms. Gallina highlighted that as part of the project a wetland mitigation plan will be created which will address invasive species management and supplemental native species plantings, which will increase the functionality of the wetland.

Commissioner Owens asked Ms. Gallina to address how the project accounts for the possibility of eagles on the property.

Mr. Wenger responded to the question and added that bald eagles are no longer considered endangered species.

Commissioner Owens asked staff to clarify why the applicant is not required to go through the Planned Unit Development process.

Mr. Wenger responded that the PUD process is not required and there is no added environmental protection through the process.

Chairperson Armerding asked staff to clarify proposed street widths and exit out of the subdivision considering the train blocking the exit on Hughes Avenue.

Mr. Wenger responded and added that only a small section of the roadway is proposed for a width of 20 feet to save two large cedar trees while entering into the proposed subdivision.

Chairperson Armerding asked for any further testimony from the public.

Mr. Dale Offin inquired about why the applicant is allowed to have a reduction in their wetland buffer.

Mr. Wenger responded and clarified that under the Blaine Municipal Code a reduction is allowed with the condition that wetland mitigation take place to enhance the quality of the wetland.

Mr. Bill Moore - Harbor Side Avenue, Blaine – Noted his concern for how the project may impact eagles on the property and cited the Bald and Golden Eagle Protection Act

Mr. Wenger responded, adding that the project did not identify any nesting trees on the subject site.

Mr. Rick Thatcher – Noted his concern for how the wetland may affect the homes on Harbor Side Avenue.

Mr. Wenger responded, and highlighted that a SEPA mitigation requirement is to maintain hydrology of the wetland.

Mr. Heino Sunter – Inquired about how the wetland mitigation will be monitored and funded if the project goes bankrupt.

Mr. Wenger responded and noted the applicant is required to post a performance bond for the wetland mitigation, and develop a three year wetland monitoring plan that requires submittal of an annual report, to be given to the city, for the first three years. Mr. Wenger added as part of the CC&Rs for the development the Home Owner's Association will be required to commission a wetland monitoring report every third year forever.

Commissioner Owens inquired about a timeframe for when the city may see homes developed on the property.

Mr. Wenger responded.

Mr. Ken Kraft asked the Commission to further evaluate how eagles may be affected by the development.

Mr. Wenger inquired if the Commission would like to schedule a study session to further evaluate the proposal.

The Commission agreed, and through unanimous consent scheduled the study session for June 8<sup>th</sup> at 5:30 pm.

**MOTION BY COMMISSIONER STURGILL, SECONDED BY COMMISSIONER OWENS, TO CLOSE THE PUBLIC HEARING FOR SPOKEN TESTIMONY AND LEAVE THE WRITTEN TESTIMONY OPEN UNTIL JUNE 5, 2017, APPROVED UNANIMOUSLY (5-0).**

**E. INFORMATIONAL ITEMS: None**

**F. APPROVAL OF MINUTES:**

**MOTION BY COMMISSIONER MAY, SECONDED BY COMMISSIONER HRUTFIORD TO APPROVE THE MINUTES OF APRIL 13, 2017, APPROVED UNANIMOUSLY (4-0-1, OWENS ABSTAINED).**

**G. ADJOURNMENT 9:14 PM.**



Calvin Armerding, Chair



Michael Jones, Staff

Planning Commission minutes of May 25, 2017, to be approved at the June 8, 2017  
Planning Commission meeting.