

**CITY OF BLAINE
PLANNING COMMISSION MINUTES
Thursday, September 14, 2017
7:00 PM
Calvin Armerding - Chair**

A. CALL TO ORDER: 7:00 PM

B. ROLL CALL:

PRESENT: Steve Hrutfiord, Sue Sturgill, Richard May, Calvin Armerding,
John LeBrun

ABSENT: Larry Wonnacott, Kevin Owens

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

**MOTION BY COMMISSIONER STURGILL, SECONDED BY COMMISSIONER
LEBUN, TO EXCUSE COMMISSIONERS WONNACOTT AND OWENS,
APPROVED UNANIMOUSLY (5-0).**

C. AUDIENCE COMMENTS:

D. PUBLIC HEARING:

H Street Plaza Outdoor Dining

Ms. Ottley summarized the application and proposal, and then the subject property application process.

Ms. Ottley reviewed the standards of the Conditional Use and outdoor space requirements.

Updated Findings of Fact and Recommended Conditions of Approval were provided to the Commission.

Ms. Ottley reviewed the approval criterion for Conditional Uses and summarized staff's recommendation.

Chairperson Armerding read the rules for a public hearing and asked for public comment.

Mr. Gigante expressed the importance of the use of the plaza to the business plan for 685 Peace Portal. The intent is to maximize the views and create a landmark location.

Ms. Friend 1526 Peace Portal Drive – Ms. Friend supports the proposal but expresses some concern that the proposed space is too large which could create an unfair advantage

with other businesses. Ms. Friend compared the space to other businesses in the area. Ms. Friend expressed concerns about the potential similar use of the south side of the plaza. Mr. Ron Synder – Ms. Cathy Tagget - 3432 Sweet Road – Stated that they are the co-founders of the gardeners market. Mr. Synder discussed some of the history and economic challenges of Blaine’s recent past. Mr. Synder stated that even with 26 venders, one of the largest gardener’s market, that there was additional space. Mr. Synder expressed that the garden’s market is in need of an anchor tenant. The proposal could provide this need, and that there is room for both the market and the proposed outdoor dining.

Ms. Tagget stated that most of the time the plaza is empty and that it will be good to see more

Commissioner May inquired if development on both sides of the plaza may have a negative impact on the gardener’s market.

Mr. Synder said that he would like to see both sides used because then there will be that many more people and that the City could always close a city street.

Mr. Steve Lawrence – 510 8th Street. Mr. Lawrence has commercial property in the 700 Block of Peace Portal and he has spoken with his tenants and they are in favor of the proposal. Mr. Lawrence stated that he would be in favor utilization of both sides of the plaza.

The Commission held a discussion and asked clarifying questions of those who testified and staff.

MOTION BY COMMISSIONER LRBRUN, SECONDED BY COMMISSIONER MAY, TO APPROVE CONDITIONAL USE PERMIT APPLICATION CUP-5-17 BASED ON THE UPDATED FINDINGS OF FACT AND SUBJECT TO THE UPDATED CONDITIONS OF APPROVAL, APPROVED UNANIMOUSLY (5-0).

E. INFORMATIONAL ITEMS: None

F. APPROVAL OF MINUTES:

MOTION BY COMMISSIONER May, SECONDED BY COMMISSIONER LEBRUN TO APPROVE THE MINUTES OF JUNE 22, 2017, APPROVED UNANIMOUSLY (5-0)

G. ADJOURNMENT 8:00 PM.



Calvin Armerding, Chair



Michael Jones, Staff

Planning Commission minutes of September 14, 2017, to be approved at the September 28, 2017 Planning Commission meeting.