



Planning Commission

MINUTES

Thursday, June 11, 2020

Due to Governor Inslee's proclamation 20-28 in response to COVID-19, this Planning Commission meeting will be conducted entirely through teleconference. Commissioners, as well as the public, will separately call into the meeting and be able to listen and participate live as the meeting happens. Instructions on how to listen and/or participate live to the Planning Commission meeting can be found on the [City's Website](#).

1. CALL TO ORDER: 6:00 PM

2. ROLL CALL:

COMMISSION MEMBERS: J Calvin Armerding (present), Kevin Owens (present), Jerry Marczynski (present), Jessica H. Stone PhD (present), John LeBrun (absent), Steve Hrutfiord (present), Tom Hanrahan (absent),

STAFF: Stacie Pratschner, Community Development Director; Stacy Clauson, Community Planner II; Ravyn Whitewolf, PE, Public Works; Bob Hammond, P.E. Interim Public Works Director; Ivonne Barnett.

3. REVIEW MINUTES

MOTION WAS MADE BY COMMISSIONER OWENS TO ACCEPT FEBRUARY 13, 2020 MINUTES AS WRITTEN. SECONDED BY COMMISSIONER STONE. MOTION APPROVED UNANIMOUSLY.

MOTION WAS MADE BY COMMISSIONER OWENS TO ACCEPT MARCH 26, 2020 MINUTES AS WRITTEN. SECONDED BY COMMISSIONER STONE. MOTION APPROVED UNANIMOUSLY.

4. PUBLIC COMMENT

No public comment.

5. PUBLIC HEARING

- Stacy Clauson presented staff recommendation for East Maple Ridge Planned Unit Development (#2020018) and Preliminary Plat (#2020019) and associated

permits (Critical Areas Determination (#2020020) and SEPA Review (#2020021). The proposed development will provide 353 dwelling units and a 24,000 square foot neighborhood commercial center. Staff made the finding that the project as conditioned meets the approval criteria for both Planned Unit Development (BMC) and Preliminary Plat (BMC).

- Staff entered into the record the official staff report with detailed finding and recommendation (Exhibit I) and an additional public comment received after issuance of the staff report (Exhibit II). Staff recommends that a new construction plan condition be added in response to Exhibit II.
- Staff advised the Planning Commission make one of the following recommendations to City Council:
 - i. Recommend approval of East Maple Ridge Planned Unit Development (#2020018) & Preliminary Plat (#2020019) with the finding and conditions, as amended, in the staff report,
 - ii. Recommend approval of East Maple Ridge Planned Unit Development (#2020018) & Preliminary Plat (#2020019) with the finding and conditions, as amended, in the staff report AND additional changes proposed by Planning Commission;
 - iii. Deny the request of East Maple Ridge Planned Unit Development (#2020018) & Preliminary Plat (#2020019) with findings supporting the denial.
 - iv. Continue the Planning Commission Deliberation at a later date.
- Commissioners received additional input from project applicant
 - Nathan Rowe (Civil Engineer on behalf of the Applicant) presented additional clarification on the project.
 - Skip and Katie Jansen (Applicant, East Maple Ridge LLC) spoke on behalf of the project.
 - Brad Lincoln, Gibson Traffic Consultants (on behalf of the Applicant) gave clarification on the traffic impact analysis.
- Commissioners received public comment from the following:
 - AJ Bradberg 3303 33rd St. Gig Harbor, WA
 - Mary Lee Hill 4280 H St. Rd. Blaine, WA
- Commissioners deliberated on the request for approval of East Maple Ridge Planned Unit Development (#2020018) & Preliminary Plat (#2020019)
- Chair Armerding re-opened the public comment for East Maple Ridge Planned Unit Development (#2020018) & Preliminary Plat (#2020019) to ensure that all public participants received a chance to make comment.
 - Additional comment received from Ron Freeman 3960 Sweet Rd. Blaine, WA

**MOTION FROM COMMISSIONER OWENS TO CLOSE THE PUBLIC HEARING.
SECOND BY COMMISSIONER HRUTFIORD. MOTION APPROVED UNANIMOUSLY.**

MOTION BY COMMISSIONER OWENS TO RECOMMEND APPROVAL EAST MAPLE RIDGE PLANNED UNIT DEVELOPMENT (#2020018) AND PRELIMINARY PLAT (#2020019) AS CONDITIONED AND AMENDED BY STAFF. SECONDED BY COMMISSIONER STONE. MOTION APPROVED UNANIMOUSLY.

6. NEW BUSINESS

No new business

7. OLD BUSINESS

No old business

8. INFORMATIONAL ITEMS

- The amendment to the Open Public Meetings Act (OPMA) which amended the procedural requirements of holding an open public hearing due to COVID-19 is due to expire on June 18, 2020. There has been a request for a 30 day extension. At this time the June 25, 2020 Planning Commission Meeting and Public Hearing to discuss the Grandis Pond on the 49th Parallel Preliminary Plat and Planned Unit Development Modification is still scheduled to take place via Zoom meeting.

9. Adjournment 7:48 PM.