



Planning Commission

MINUTES

Thursday, June 25, 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: 6:03 PM

2. ROLL CALL:

COMMISSION MEMBERS: J Calvin Armerding (present), Kevin Owens (excused), Jerry Marczynski (present), Jessica H. Stone PhD (present), John LeBrun (vacated), 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 STONE TO ACCEPT JUNE 11, 2020 MINUTES AS WRITTEN. SECONDED BY COMMISSIONER HRUTFIORD. MOTION APPROVED UNANIMOUSLY.

4. PUBLIC COMMENT

No public comment.

5. PUBLIC HEARING

- Stacie Pratschner presented project background and staff recommendation for Grandis on the 49th Parallel Preliminary Plat (#2019062) and associated permits (Planned Unit Development (PUD) Modification (#2019064) and Boundary Line Adjustment (BLA) (#2019077)).

- Staff entered into the record the application materials and associated attachments an official staff report with detailed finding and recommendation.
- Staff advised the Planning Commission make one of the following recommendations to City Council:
 - A. Approve Grandis on the 49th Parallel PUD Modification (#2019064) and BLA (#2019077) and recommend approval to City Council of Grandis on the 49th Parallel Preliminary Plat (#2019062), with the finding and conditions as written in the staff report,
 - B. Approve Grandis on the 49th Parallel PUD Modification (#2019064) and BLA (#2019077) and recommend approval to City Council of Grandis on the 49th Parallel Preliminary Plat (#2019062), AND additional changes proposed by Planning Commission;
 - C. Deny the requests with findings supporting the denial.
 - D. Continue the Planning Commission Deliberation at a later date.
- Ali Taysi with AVT Consulting, project applicant, presented additional information on the project plans.
- Commissioner Armerding opened the public comment for Grandis on the 49th Parallel Preliminary Plat (#2019062), PUD Modification (#2019064) and BLA (#2019077) for public comment:
 - Jack Kintner and Jackie Braverman, 3824 H Street Blaine, WA
 - James and Ameer Erwin, 3763 H Street Rd. Blaine, WA
 - Lonnie Moore, 9680 Flambeau Rd. Blaine, WA
 - Jean Burrell, 9524 Sherwood Dr. Blaine, WA
 - Jessica Pereira, 3683 H St. Rd. Blaine, WA

MOTION FROM COMMISSIONER MARCYNski TO CLOSE THE PUBLIC HEARING PORTION OF THE MEETING. SECONDED BY HRUITFORD. APPROVED UNANIMOUSLY.

- Commissioners deliberated on the request for approval of Grandis on the 49th Parallel Preliminary Plat (#2019062), PUD Modification (#2019064) and BLA (#2019077).

MOTION BY COMMISSIONER STONE TO RECOMMEND OPTION B: APPROVAL OF GRANDIS ON THE 49TH PARALLEL PRELIMINARY PLAT (#2019062), PUD MODIFICATION (#2019064) AND BLA (#2019077) AS CONDITIONED AND AMENDED BY STAFF AND PLANNING COMMISSION. SECONDED BY COMMISSIONER HRUTFIORD. MOTION APPROVED UNANIMOUSLY.

6. NEW BUSINESS
No new business

7. OLD BUSINESS
No old business

8. INFORMATIONAL ITEMS

- The next planning commission meeting will be held on July 9, 2020.

9. Adjournment 7:51 PM.