

**CITY OF BLAINE  
PLANNING COMMISSION MINUTES  
Thursday, June 9, 2016  
7:00 PM  
Vann Tabb - Chair**

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

**B. ROLL CALL:**

**PRESENT:** Calvin Armerding, Ken Ely, Richard May, Sue Sturgill, Kevin Owens

**ABSENT:** John LeBrun, Van Tabb

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

**MOTION BY COMMISSIONER STURGILL, SECONDED BY COMMISSIONER OWENS TO EXCUSE COMMISSIONER LEBRUN AND CHAIRPERSON TABB, APPROVED UNANIMOUSLY (5-0).**

**C. AUDIENCE COMMENTS: None**

**D. PUBLIC HEARING:**

**COMMISSIONER ARMERDING READ THE RULES FOR A PUBLIC HEARING.**

- 1. Public Hearing – Blaine 2036 - Comprehensive Plan**
- 2. Development Regulations Amendments to Support Comprehensive Plan update**

Mr. Jones discussed the Comprehensive Plan update process and gave an introduction. Staff is requesting a recommendation of approval on the Blaine 2036 Comprehensive Plan and has made a number of minor editorial edits.

Commissioner Owens complimented staff and expressed how well the plan was put together.

Commissioner Sturgill had a question about allowed uses in the Residential Office Zoning District. There was some discussion about the conditionally and permitted uses in this district. Commissioner Sturgill discussed some of the history of the 2006 update. There was discussion about the size of the R/O Zone.

**MOTION BY COMMISSIONER STURGILL, SECONDED BY COMMISSIONER ELY, TO REMOVE ADD HOTELS AND RESTAUNTS IN THE RO ZONE, APPROVED (3-0-1), COMMISSIONER OWENS ABSTAINING.**

Commissioner Sturgill had a question about zero lot line development and setbacks. Mr. Jones provided information on this development type.

Commissioner Armerding had a question about the number of lots required for zero lot line adjustment. Discussion ensued and Mr. Jones provided information.

Commissioner Sturgill had a question about a map from the Transportation Element. Mr. Jones explained that some of those features are planned and answered the question.

Mr. May had a question about the overall maps and Mr. Jones explained the layout of the maps in the Comprehensive Plan.

**MOTION BY COMMISSIONER STURGILL, SECOND BY COMMISSIONER OWENS, TO RECOMMEND APPROVAL OF THE PROPOSED 2036 COMPREHENSIVE PLAN AS AMENDED, APPROVED UNANIMOUSLY (5-0).**

Mr. Jones introduced the Development Regulations Amendments to Support Comprehensive Plan update and briefly discussed each of the amendments.

Mr. Armerding had a question about regulating essential public facilities and Mr. Jones provided guidance.

**MOTION BY COMMISSIONER OWENS, SECOND BY COMMISSIONER MAY, TO RECOMMEND APPROVAL OF THE DEVELOPMENT REGULATIONS AMENDMENTS TO SUPPORT COMPREHENSIVE PLAN UPDATE.**

**MOTION AMENDED BY COMMISSIONER OWENS, AND ACCPETED BY COMMISSIONER MAY, TO RECOMMEND APPROVAL OF THE ASSOCIATED DEVELOPMENT REGULATION AMENDMENTS BASED ON THE FINDINGS AND CONCLUSIONS CONTAINED IN THE STAFF REPORT, APPROVED (4-1).**

E. INFORMATIONAL ITEMS: None

G. APPROVAL OF MINUTES:

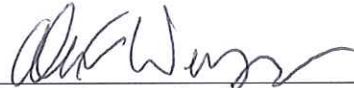
**MOTION BY COMMISSIONER MAY TO APPROVE THE MINUTES OF MAY 12, 2016, SECONDED BY COMMISSIONER STURGILL AND APPROVED (3-0-1), COMMISSIONER OWENS ABSTAINING**

H. ADJOURNMENT 7:48 PM.



~~Van Tabb, Chair~~

*Calvin Armerding, Vice chair*



Alex Wenger, Staff

Planning Commission minutes of June 9, 2016, to be approved at the June 23, 2016  
Planning Commission meeting.