



Planning Commission

MINUTES

Thursday, January 14, 2021

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, Kevin Owens, Jerry Marczynski, Jessica H. Stone PhD, Steve Hrutfiord.

STAFF: Stacy Clauson, Community Planner II; Stacie Pratschner, Community Development Director; Ivonne Barnette, I.T. Specialist; and Jon Sitkin, Chmelik Sitkin & Davis P.S., legal counsel to the Planning Commission.

3. **2021 OFFICER ELECTIONS**

COMMISSIONER OWENS NOMINATED COMMISSIONER ARMERDING FOR THE POSITION OF COMMISSION CHAIR. SECONDED BY COMMISSIONER HRUTFIORD. COMMISSIONER ARMERDING ACCEPTED THE NOMINATION AND WAS ELECTED UNOPPOSED.

COMMISSIONER ARMERDING NOMINATED COMMISSIONER OWENS FOR THE POSITION OF COMMISSION VICE CHAIR. SECONDED BY COMMISSIONER MARCZYNSKI. COMMISSIONER OWENS ACCEPTED THE NOMINATION AND WAS ELECTED UNOPPOSED.

4. **PUBLIC COMMENT**

No public comment.

5. **PUBLIC HEARING**

- Stacy Clauson presented project background and staff recommendation for Community Assistant Program (CAP) Conditional Use Permit (CUP) Application (#2020072).
 - Staff entered into the record the application materials and associated attachments, including 1) the staff report with detailed findings and recommendations, 2) information from the applicant on the hours of operation; and 2) additional public comments issued after the staff report was distributed
 - Staff advised the Planning Commission on the following potential action options:
 - A. Approve the CAP CUP Application (#2020072) with the changes to the conditions of approval and/or changes to the findings contained in the accompanying staff report;
 - B. Deny the request for approval with findings as written in the staff report;
 - C. Continue the Planning Commission deliberation to a later date.
- Applicant(s) of the CAP CUP gave a presentation in support of their request.
- Commissioner Armerding opened the floor for public comment.
 - Justin Long, 4898 Dory Court, Blaine WA, 98230;
 - Dan DeMent, 8901 Delta Line Road, Custer WA 98240;
 - Jeanette Davidson, 590 G St. Blaine WA, 98230;
 - Tyler Michel, 260 11th St. Blaine WA, 98230.
- Commissioners asked questions of applicant(s) , staff, and legal counsel on the request for approval of CAP CUP Application (#2020072).

MOTION BY COMMISSIONER STONE TO CLOSE THE PUBLIC HEARING PORTION OF THE MEETING. SECONDED BY COMMISSIONER OWENS. UNANIMOUSLY APPROVED.

- Commissioners deliberated the request for approval of CAP CUP Application (#2020072).

MOTION BY COMMISSIONER OWENS TO APPROVE APPLICATION WITH CONDITIONS. SECONDED BY COMMISSIONER STONE. MOTIONED FAILED (2-3).

MOTION BY COMMISSIONER MARCZYNSKI TO DENY APPLICATION BASED ON FINDINGS IN THE STAFF REPORT. SECONDED BY HRUTFIORD. MOTION PASSED (3-1; 1 ABSTAINED).

6. NEW BUSINESS

No new business

7. OLD BUSINESS

- Staff reported back to the Planning Commission on an inquiry made at the August 27, 2020 meeting about whether the Commission could propose a Zoning Code text amendment to tie parking variances to evidence of usage, with required review on an annual or biannual basis.
- Staff advised the Planning Commission on the following potential action options:
 1. The Planning Commission could initiate an amendment of the Zoning Code by majority vote;
 2. The Planning Commission could provide direction for additional research and/or options from CDS, to be brought back to the Planning Commission at a later date; and
 3. The Planning Commission could table this issue.

Commissioners discussed the item.

MOTION BY COMMISSIONER STONE TO TABLE ACTION ON STAFF UPDATE. SECONDED BY COMMISSIONER OWENS. UNANIMOUSLY APPROVED.

8. REVIEW MINUTES

MOTION BY COMMISSIONER MARCZNYSKI TO APPROVE AUGUST 27, 2020 MEETING. SECONDED BY COMMISSIONER STONE. APPROVED (4-0; 1 ABSTAINED).

9. INFORMATIONAL ITEMS

- CDS updated planning commission on potential 2021 work plan

10. Adjournment 8:19 PM.