



## Planning Commission

# MINUTES

Thursday, May 13, 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 (absent).

STAFF: Stacy Clauson, Community Planner II; Stacie Pratschner, Community Service Director.

### 3. REVIEW MINUTES

- a. March 11, 2021

**MOTION BY COMMISSIONER OWENS TO APPROVE MARCH 11, 2021 MEETING MINUTES. SECONDED BY COMMISSIONER STONE. UNANIMOUSLY APPROVED.**

- b. April 22, 2021

**MOTION BY COMMISSIONER STONE TO APPROVE APRIL 22, 2021. SECONDED BY COMMISSIONER OWENS**

### 4. PUBLIC HEARING

- Chair Armerding opened the public hearing on the request from Pioneer Post Frame to amend the Manufacturing Zoning District, Subzone B contained in Blaine Municipal Code Chapter 17.14 to permit work-live units.
  - i. Community Development Services (CDS) presented the legal, procedural and factual findings, conclusion and staff recommendation of the proposed zoning text amendment contained in their Staff Report.
  - ii. Staff advised the Planning Commission on the following potential action options:

1. Approval of the proposed text amendment to the Manufacturing Zoning District, Subzone B.
2. Approval of the proposed text amendment to the Manufacturing Zoning District, Subzone B with modification.
3. Denial of the proposed text amendment to the Manufacturing Zoning District, Subzone B.

**MOTION BY COMMISSIONER STONE TO CLOSE THE PUBLIC HEARING.  
SECONDED BY COMMISSIONER OWENS. APPROVED UNANIMOUSLY.**

**MOTION BY COMMISSIONER STONE TO APPROVE THE PROPOSED TEXT  
AMENDMENT TO THE MANUFACTURING ZONING DISTRICT, SUBZONE B.  
SECONDED BY COMMISSIONER OWENS. UNANIMOUSLY APPROVED.**

- Chair Armerding opened the public hearing on the request to amend the Highway Commercial Zoning District, Subzone C development standards contained in Blaine Municipal Code Section 17.24, 17.124 and 17.126.
  - i. CDS presented the legal, procedural and factual findings, conclusion and staff recommendations of the proposed zoning text amendment contained in their Staff Report.
  - ii. Staff advised the Planning Commission on the following potential action options:
    1. Approval of the proposed text amendment to the Highway Commercial Zoning District, Subzone C.
    2. Approval of the proposed text amendment to the Highway Commercial Zoning District, Subzone C with modification.
    3. Denial of the proposed text amendment to the Highway Commercial Zoning District, Subzone C.

**MOTION BY COMMISSIONER STONE TO POSTPONE THE REMAINDER OF THE  
PUBLIC HEARING. SECONDED BY COMMISSIONER OWENS. UNANIMOUSLY  
APPROVED.**

**5. INFORMATIONAL ITEMS**

- a. Next scheduled meeting May 27, 2021

**6. Adjournment 7:24 PM.**