



## Planning Commission

# MINUTES

Thursday, July 08, 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, James Bring (absent).

STAFF: Stacie Pratschner, Community Service Director.

### 3. REVIEW MINUTES

- May 27, 2021

**MOTION BY COMMISSIONER HRUTFIORD TO APPROVE MAY 27, 2021 MEETING MINUTES AS WRITTEN. SECONDED BY CHAIR ARMERDING. APPROVED (2 APPROVE AND 2 ABSTENTIONS).**

### 4. PUBLIC HEARING

- Chair Armerding re-opened the public hearing on the request to amend the Manufacturing Zoning District, Subzone B development standards contained in Blaine Municipal Code Section 17.14. Planning Commission recommended approval of proposed text amendments on May 13, 2021. The Zoning Amendment has been remanded to the Planning Commission for further review.
  - i. CDS presented staff's recommended zoning text amendment and the legal, procedural and factual findings and conclusions contained in the Staff Report. The proposed zoning text amendments responded to city council comments from the June 14, 2021 council meeting and Resolution 1855-21, which was passed by the City Council at its June 28, 2021 meeting.

- 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 development standards.
  2. Approval of the proposed text amendment to the Manufacturing Zoning District, Subzone B development standards with additional modification.
  3. Denial of the proposed text amendment to the Manufacturing Zoning District, Subzone B development standards.

In deliberation, the Planning Commission struck the following additions proposed by staff:

Subsection 5: All floor area other than that reserved for living space shall be reserved and regularly used for working space.

Subsection 6: Work/live units shall not exceed a density of 6 dwelling units per acre on the project site.

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

**MOTION BY COMMISSIONER HRUTFIORD TO APPROVE THE PROPOSAL AS AMENDED IN THE STAFF REPORT WITH ADDITIONAL MODIFICATIONS PROPOSED BY THE PLANNING COMMISSION. SECONDED MARCZYNSKI BY COMMISSIONER. UNANIMOUSLY APPROVED.**

## **5. NEW BUSINESS**

- Mr. Jon Sitkin and Mr. Peter Ruffatto, legal counsel for the City, presented on required changes to comply with RCW 35.A.63.110 (code cities), which will include amendments to Title 17 to identify the Hearing Examiner as the appropriate review authority for quasi-judicial land use. Planning Commission asked questions and had a discussion following the presentation.

**COMMISSIONER STONE MADE A MOTION TO INITIATE THE AMENDMENTS TO THE CITY CODE TO ALLOW THE HEARING EXAMINER TO MAKE FINAL DECISIONS ON TYPE-II QUASI JUDICIAL DECISIONS. SECONDED BY COMMISSIONER OWENS. UNANIMOUSLY APPROVED.**

## **6. INFORMATIONAL ITEMS**

- Staff gave an update on in-person meetings and new OPMA requirements.

## **7. Adjournment 8:13 PM.**