



## Planning Commission

# MINUTES

Thursday, September 23, 2021

Due to Governor Inslee's proclamation in response to COVID-19, this Planning Commission meeting is being held online on a platform called Zoom. To participate in the public hearing, join the meeting from a Desktop Computer, Laptop, Tablet, or Smartphone. You can also join by calling in to the meeting. Once logged in, enter first and last name and click the raise hand feature in Zoom to be placed in a queue to speak. Commenters are limited to three (3) minutes each. Additional instructions for how to use Zoom are available on the [September 23<sup>rd</sup> Planning Commission meeting calendar event](#).

### 1. CALL TO ORDER: 6:00 PM

### 2. ROLL CALL:

COMMISSION MEMBERS: J Calvin Armerding, Kevin Owens (excused), Jerry Marczynski, Jessica H. Stone PhD, Steve Hrutfiord, James Bring, Jennifer Plombon.

**MOTION BY COMMISSIONER HRUTFIORD. SECONDED BY COMMISSIONER STONE. UNANIMOUSLY APPROVED.**

STAFF: Stacie Pratschner, Community Service Director; Stacy Clauson, Community Planner II; Alex Wenger, Economic Development and Tourism Coordinator; Ivonne Barnett, IT Specialist.

### 3. REVIEW MINUTES

- August 26, 2021

**MOTION BY COMMISSIONER BRING TO APPROVE AUGUST 26, 2021 MEETING MINUTES AS WRITTEN. SECONDED BY COMMISSIONER PLOMBON. UNANIMOUSLY APPROVED.**

### 4. PUBLIC HEARING

- Chair Armerding opened the public hearing to accept public testimony on a legislative Zoning Text Amendment to amend Title 17 of Blaine Municipal Code as follows:
  - a. Designate the Hearing Examiner to hear Appeals, Variances, Conditional Use Permits, and other Quasi-Judicial matters;

- b. Amends Central Business District standards to eliminate a Conditional Use Permit Process for use of public plazas; and
  - c. Revise BMC 17.06 (Project Review and Approval Procedures) and 17.01 (Site Plan Review) to clarify permit processes.
- i. Staff presented an overview of the proposed Zoning Text Amendments.
  - ii. Staff recommended approval of the legislative Zoning Text Amendments to amend Title 17 and advised the Planning Commission on the following potential action options:
    - 1. Recommend that City Council approve the Zoning Text Amendments.
    - 2. Recommend that City Council approve the Zoning Text Amendments with modifications.
    - 3. Recommend that City Council Deny the Zoning Text Amendments.

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

- iii. Planning Commission deliberated on proposed amendment A., to designate the Hearing Examiner to hear Appeals, Variances, Conditional Use Permits, and other Quasi-Judicial.

**MOTION BY COMMISSIONER HRUTFIORD TO POSTPONE DELIBERATION OF ZONING TEXT AMENDMENT A TO A LATER DATE SO THAT STAFF AND CITY ATTORNEY CAN PREPARE ADDITIONAL INFORMATION ON THE LEGAL AND FINANCIAL RAMIFICATIONS OF THE PLANNING COMMISSIONS RECOMMENDATION. SECONDED BY COMMISSIONER BRING. APPROVED (5-1).**

- iv. Planning Commission deliberated on proposed amendment B., to Amends Central Business District standards to eliminate a Conditional Use Permit Process for use of public plazas;

**MOTION BY COMMISSIONER HRUTFIORD TO AMEND THE CENTRAL BUSINESS DISTRICT STANDARDS TO ELIMINATE CONDITIONAL USE PERMIT PROCESS FOR PUBLIC PLAZAS. SECONDED BY COMMISSIONER STONE. UNANIMOUSLY APPROVED.**

- v. Planning Commissioner deliberated on proposed amendment C., revise BMC 17.06 (Project Review and Approval Procedures) and 17.01 (Site Plan Review) to clarify permit processes.

**MOTION BY COMMISSIONER HRUTFIORD TO POSTPONE DELIBERATION OF ZONING TEXT AMENDMENT C TO A LATER DATE SO THAT STAFF AND CITY ATTORNEY CAN PREPARE ADDITIONAL INFORMATION. SECONDED BY COMMISSIONER. APPROVED (5-1)**

**5. NEW BUSINESS**

- Staff gave an overview of the proposed 2021 Comprehensive Plan Docket.
- Staff presented alternative meeting schedule for November, 2021

**MOTION BY COMMISSIONER STONE TO CHANGE NOVEMBER 2021 MEETING DATES TO THE 1<sup>ST</sup> AND 3<sup>RD</sup> THURSDAY OF THE MONTH. SECONDED BY COMMISSIONER PLOMBON. UNANIMOUSLY APPROVED.**

**6. INFORMATIONAL ITEMS**

Planning Commission members discussed returning to virtual meetings while the State's mask mandate is in place.

**MOTION BY COMMISSIONER STONE RETURN TO VIRTUAL MEETINGS UNTIL SUCH TIME THAT THE STATE MASK MANDATE IS LIFTED. SECONDED BY COMMISSIONER MARCZYNSKI. APPROVED UNANIMOUSLY.**

**7. Adjournment 7:33 PM.**