



Planning Commission

MINUTES

Thursday, October 28, 2021

Due to Governor Inslee's proclamation in response to COVID-19, this Planning Commission meeting will be 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 [October 28th](#) Planning Commission meeting calendar event.

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, Jennifer Plombon.

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

3. AUDIENCE COMMENTS.

- Tammaso Vannelli 9732 Vista Terrace.

4. PUBLIC HEARING

- Chair Armerding opened the public hearing to accept public testimony on Conditional Use Permit #2021076 to authorize an Accessory Dwelling Unit (ADU) at 150 8th St.
 - i. Staff presented an overview of the proposed Conditional Use Permit #2021076.
 - ii. Staff recommended approval of Conditional Use Permit #2021076 and advised the Planning Commission on the following potential action options:
 1. Approve Conditional Use Permit #2021076 with the findings and conditions of approval contained in the accompanying staff report.
 2. Approve Conditional Use Permit #2021076, with changes to the findings contained in the accompanying staff report and proposed conditions of approval, if applicable.

3. Deny Conditional Use Permit #2021076, with new findings.
 4. Continue the Planning Commission deliberation of proposed Conditional use Permit #2021076 to a date certain.
- iii. Project Applicant, Amberleigh Brownson, gave an overview of the project proposal and spoke on behalf of Conditional Use Permit #2021076.

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

- iv. Planning Commissioner deliberated on Conditional Use Permit #2021076.

MOTION BY COMMISSIONER STONE TO APPROVE CONDITIONAL USE PERMIT #2021076 WITH FINDINGS AND CONDITIONS CONTAINED IN THE ACCOMPANIED STAFF REPORT. SECONDED BY COMMISSIONER PLOMBOM. UNANIMOUSLY APPROVED.

5. REVIEW MINUTES

- September 23, 2021

MOTION BY COMMISSIONER HRUTFIORD TO APPROVE SEPTEMBER 23, 2021 MEETING MINUTES AS WRITTEN. SECONDED BY COMMISSIONER STONE. UNANIMOUSLY APPROVED.

6. UNFINISHED BUSINESS

- Planning Commission continued deliberation on the following Zoning Text Amendment to Amend Title 17 of the Blaine Municipal Code:
 - i. Designate the Hearing Examiner to hear Appeals, Variances, Conditional Use Permits, and other Quasi-Judicial matters; and
 - ii. Revise BMC 17.02 (General Provisions), BMC 17.06 (Project Review and Approval Procedures) and 17.07 (Site Plan Review) to clarify permit processes.

MOTION BY COMMISSIONER MARCZYNSKI TO RECOMMEND APPROVAL OF ZONING TEXT AMENDMENT TO AMEND TITLE 17 OF THE BLAINE MUNICIPAL CODE TO DESIGNATE THE HEARING EXAMINER TO HEAR APPEALS, VARIANCES, CONDITIONAL USE PERMITS, AND OTHER QUASI-JUDICIAL MATTERS AS PRESENTED IN THE STAFF REPORT. SECONDED BY COMMISSIONER BRING. MOTION APPROVED BY SIX COMMISSIONERS, WITH 1 OPPOSED (ARMERDING).

MOTION BY COMMISSIONER OWENS TO APPROVE ZONING TEXT AMEND TO REVISE BMC 17.02 AND, BMC 17.06, BMC 17.07 TO CLARIFY PERMIT PROCESSES AT CONTAINED IN ATTACHMENT IN THE STAFF REPORT. SECONDED BY COMMISSIONER STONE. MOTION APPROVED BY SIX COMMISSIONERS, WITH 1 ABSTENSION (ARMERDING).

7. Adjournment 7:38 PM.