



## Planning Commission

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# MINUTES

Thursday, December 9, 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 [December 9th](#) Planning Commission meeting calendar event.

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

**2. ROLL CALL:**

COMMISSION MEMBERS: J Calvin Armerding, Kevin Owens, Jerry Marczynski, James Bring.

STAFF: Stacie Pratschner, Community Service Director; Stacy Clauson, Community Planner II, Bernie Ziemianek, Public Works Director; Greg Burg, City Engineer; Steve Hrutfiord, Water Foreman; Rodney Langer, consultant, David Evans and Associates

**3. REVIEW MEETING MINTUES**

- Planning Commission reviewed the October 28, 2021 meeting minutes.
- Chair Armerding noted that Item 6, the deliberation 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 had incorrection noted his vote, which should have been noted as opposing the item.
- **MOTION BY COMMISSIONER MARCZYNSKI TO ADOPT THE MINUTES AS AMENDED BY CHAIR AMERDING. SECONDED BY COMMISSIONER OWENS. UNANIMOUSLY APPROVED.**

**4. AUDIENCE COMMENTS.**

None

**5. PUBLIC HEARING**

- Chair Armerding opened the public hearing to accept public testimony on the 2021 Comprehensive Plan Docket, including the following two amendments:
  - i. Wharf District Master Plan (CPA-1-21). Update the 2020 Wharf District Master Plan to correct Figure 25 to show height limits that are consistent with the 2017 Wharf District Master Plan adopted as an element of the City of Blaine Shoreline Master Program.
  - ii. Capital Facilities Element (CPA-3-18). Update the City of Blaine's Comprehensive Plan, Capital Facilities Element to incorporate the 2021 Comprehensive Water System Plan.
- Staff presented an overview
  - i. Staff recommended approval of the proposed amendments (CPA-3-18 & CPA-1-21) and advised the Planning Commission on the following potential action options:
    - Approval;
    - Approval with modifications; or
    - Denial
- Staff also recommended that the Planning Commission consider forwarding a recommendation to the City Council to defer the Docket amendment to revise Highway Commercial, Subzone C zoning district standards (CPA-2-21).
- No members of the public were in attendance.
- Mr. Burg and Mr. Langer answered Planning Commission questions on the Water System Plan.
- Ms. Clauson answered Planning Commission questions on the Wharf District Master Plan.

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

- ii. Planning Commissioner deliberated on the 2021 Docket Items (CPA-3-18, CPA-1-21, and CPA-2-21).

**MOTION BY COMMISSIONER MARCZYNSKI TO THE UPDATE THE CITY OF BLAINE'S COMPREHENSIVE PLAN, CAPITAL FACILITIES ELEMENT TO INCORPORATE THE 2021 COMPREHENSIVE WATER SYSTEM PLAN AS PRESENTED IN ATTACHMENT 1 OF THE STAFF REPORT. SECONDED BY COMMISSIONER OWENS. UNANIMOUSLY APPROVED.**

**MOTION BY COMMISSIONER JAMES BRING TO APPROVE THE UPDATE TO THE 2020 WHARF DISTRICT MASTER PLAN TO CORRECT FIGURE 25 TO SHOW HEIGHT LIMITS THAT ARE CONSISTENT WITH THE 2017 WHARF DISTRICT MASTER PLAN ADOPTED AS AN ELEMENT OF THE CITY OF BLAINE SHORELINE MASTER PROGRAM. SECONDED BY COMMISSIONER OWENS. UNANIMOUSLY APPROVED.**

**MOTION BY COMMISSIONER JAMES BRING TO RECOMMEND DEFERRAL OF THE PROPOSED AMENDMENT CPA-2-21 TO MODIFY THE PLANNED COMMERCIAL COMPREHENSIVE PLAN GOALS AND POLICIES TO REFLECT A DOWNZONE IN RESIDENTIAL DENSITY UNTIL A FUTURE DOCKET. SECONDED BY COMMISSIONER MARCZYNSKI. UNANIMOUSLY APPROVED.**

**6. Adjournment 7:25 PM.**