

**CITY OF BLAINE
PLANNING COMMISSION MINUTES
Thursday, January 14, 2016
7:00 PM
Van Tabb - Chair**

A. CALL TO ORDER: 7:05 PM

B. ROLL CALL:

PRESENT: Van Tabb, Calvin Armerding, Ken Ely, Richard May and Kevin Owens.

ABSENT: John Lebrun, Sue Sturgill

STAFF: Community Development Director, Michael Jones
Community Planner II, Alex Wenger

Motion by Calvin and 2nd by Kevin Owens to excuse John Lebrun and Sue Sturgill, passed 5-0

C. AUDIENCE COMMENTS:

D. PUBLIC HEARING: 7:08

Rules of order and procedures for quasi-judicial hearing stated by Van Tabb

1. Public Hearing – Drayton Reach Lot 25

Mr. Tabb asked if there were any new written comments. Staff indicated there were none. Alex Wenger presented on the Variance request.

Mr. Armerding asked a question about the size and shape of the lot, with clarification by Mr. May. Alex and Michael clarified setbacks and how they relate to this lot and the flag lot adjacent.

Mr. Tabb discussed the lot's orientation to Evans Drive and mentioned that it seems to be designed for a house facing the neighbor's back yard.

Mr. Owens indicated the greatest impact would be to the flag lot, behind the subject lot. He asked about notifying the property owner adjacent. The applicant noted that they own the adjacent lot in question.

Mr. Armerding noted that the biggest impact in his view was creating a small back yard on the subject property.

Mr. May asked about re-platting the two lots instead. Staff explained that that was a somewhat involved public process, similar to the variance request.

The applicant, Mr. Soderberg, indicated that he was available for questions. He addressed a question regarding replatting and the physical work that would be required to build new curb cuts and relocate utility connections.

The public hearing on the Variance ended at 7:25 PM.

**MOTION MADE BY ARMERDING TO APPROVE APPLICATION
VAR-4-15 SUBJECT TO CONDITIONS AND BASED ON FINDINGS,
SECONDED BY ELY AND PASSED UNANIMOUSLY.**

2. Public Hearing – High School Expansion

Public hearing began at 7:27

Mr. Michael Jones explained the application and the conditional use requirements and the public zoning district. Mr. Jones explained each of the conditional use approval criteria and the location of the proposed building and parking area. The details of the proposed site plan were reported. Architectural renderings were displayed. Mr. Jones discussed safety requirements and the entrances and exists to the building.

Mr. Jones summarized the recommended conditions of approval. Noting negligible impacts on surrounding area, and likely benefit to the community as a whole. He also noted it concentrates uses on site, potentially reducing overall impact of school uses/facilities compared to building elsewhere.

Mr. May asked about removal of structures. Mr. Jones deferred to applicant.

Mr. Owens asked about the necessity of the height. Mr. Jones deferred to applicant.

The Applicant, Jim Kenoyer, introduced staff and consultants. He explained the 10 years of planning and the 3 year schedule for updating the high school. He spoke to the controlled access, improved facilities for programs, separation of high school and middle school. Existing building will be updated and brought up to energy codes and other improvements. He explained the multi-year construction phasing.

Mr. Kenoyer reviewed the architectural simulation of the proposed school buildings and layout.

Mr. Ely had a question about a security fence on the open air corridor between buildings facing H Street. It was answered by the Architect.

Mr. Owens had a question about the schedule and the 86,000 SF of new building space. Mr. Kenoyer answered that it will be included in the commons building and the science/math complex.

Mr. Tabb had a question about the height. Mr. Kenoyer explained it was not a true third floor, the mechanical equipment is housed on the third floor.

Questions ended and public hearing closed at 7:47.

**MOTION MADE BY MAY TO APPROVE APPLICATION VAR-4-15
SUBJECT TO CONDITIONS AND BASED ON FINDINGS,
SECONDED BY ELY AND PASSED UNANIMOUSLY.**

E. NEW BUSINESS:

None

F. UNFINISHED BUSINESS:

None

G. INFORMATIONAL ITEMS:

1. Marine Drive Community Open House was announced
Mr. Tabb asked if this would address issues raised in recent Northern Light letter. Mr. Jones indicated that the road project would include the area in question, but could not speak to specifics of design.
2. Calendar for upcoming meetings was discussed
Mr. Jones mentioned that some of the upcoming meetings could be contentious and he encouraged the Commission to use their good judgement to stay focused on the legal aspects of development review and to avoid being drawn into the emotions that can be part of contentions hearings.

H. APPROVAL OF MINUTES:

MOTION MADE BY MAY TO APPROVE THE MINUTES OF NOVEMBER 12, 2016 AS AMENDED, SECONDED BY ARMERDING AND APPROVED UNANIMOUSLY).

MOTION MADE BY ARMERDING TO APPROVE THE MINUTES OF NOVEMBER 19, 2016, SECONDED BY OWENS AND APPROVED UNANIMOUSLY.

Mr. Jones commented on staff changes and the fact that minutes, agendas, packets and other administrative activities are being handled by the Planners. He noted that things may be different for a while, and asked for feedback on and changes that may be good or bad.

I. ADJOURNMENT: 7:59 PM.

MOTION MADE BY OWENS TO ADJOURN THE MEETING, SECONDED BY ARMERDING AND APPROVED UNANIMOUSLY.



Van Tabb, Chair



John Armerding, Vice Chair

Alex Wenger, Staff

Planning Commission minutes of January 14, 2016, were approved at the January 28, 2016 Planning Commission meeting.