

**CITY OF BLAINE
PLANNING COMMISSION MINUTES
Thursday, January 28, 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 May to excuse John Lebrun,
Kevin Owens and Sue Sturgill, passed 4-0**

An announcement was made by Mr. Tabb that the public hearing on the Semiahmoo Shore PUD Amendment and Shoreline Substantial Development Permit applications has been delayed until February 11, 2016 at 7:00pm.

C. AUDIENCE COMMENTS:

D. PUBLIC HEARING: 7:07

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

1. Public Hearing – Mountain Estates Preliminary Plat and Plat Variance

Mr. Wenger gave a presentation summarizing the contents of the staff report. Mr. May asked about the slope easement. Mr. Tabb asked about storm drainage. Mr. Wenger addressed the questions.

Mr. May asked about the fence prohibition and requested clarification on the slope easement. Mr. May asked about the parking diagram. The conversation was related to the functionality of parking. Mr. Jones pointed out “tandem” parking is not prohibited on private property.

Mr. Jones commented on the Motts Hill Parkway design.

Ramon Llanos, PE, Applicant’s Representative – Commented on cooperation and working with staff. Clarified the slope easement is not really needed, but it adds a level of safety. They are providing it as requested by the Public Works Director. Stormwater system was described in regard to collection, conveyance, treatment and release to the 16th Street ROW.

Mr. Tabb asked about stormwater treatment. Mr. Llanos explained the requirements of the Western Washington Stormwater Manual (2012). Treatment was further discussed. Mr. Llanos described.

The public hearing on the Variance ended at 7:37 PM.

Discussion by Commission. Mr. Armerding noted he was comfortable

MOTION MADE BY MAY TO APPROVE APPLICATION LOP-1-15 and VAR-3-15 SUBJECT TO CONDITIONS AND BASED ON FINDINGS of FACT, SECONDED BY ARMERDING AND PASSED UNANIMOUSLY (4-0).

E. NEW BUSINESS:

None

F. UNFINISHED BUSINESS:

None

G. INFORMATIONAL ITEMS:

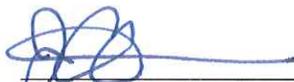
1. Mr. May asked about the public hearing procedures. He requested that an abbreviated option be used, or a recorded version. Mr. Jones will report back.
2. Mr. Jones announced training available on Parliamentary Procedure scheduled March 23rd, 8:45-12:00 in Ferndale. The training costs will be covered by the City for anyone who is interested in attending. RSVP by February 11, 2016 to M. Jones.

H. APPROVAL OF MINUTES:

MOTION MADE BY ARMERDING TO APPROVE THE MINUTES OF JANUARY 14, 2016 AS AMENDED, SECONDED BY ELY AND APPROVED UNANIMOUSLY.

I. ADJOURNMENT: 7:44 PM.

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



Van Tabb, Chair

John Armerding, Vice Chair

Alex Wenger, Staff

Planning Commission minutes of January 28, 2016, were approved at the February 11, 2016 Planning Commission meeting.