

CITY OF BLAINE
PLANNING COMMISSION MINUTES
Thursday, August 25, 2016
7:00 PM
Van Tabb - Chair

A. CALL TO ORDER: 7:00 PM

B. ROLL CALL:

PRESENT: Calvin Armerding, Ken Ely, Sue Sturgill, Van Tabb

ABSENT: Richard May, Kevin Owens, John LeBrun

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

MOTION BY COMMISSIONER ARMERDING, SECONDED BY COMMISSIONER, ELY TO EXCUSE COMMISSIONERS MAY, OWENS, AND LEBRUN, APPROVED UNANIMOUSLY (4-0).

C. AUDIENCE COMMENTS: None

D. PUBLIC HEARING:

COMMISSIONER TABB READ THE RULES FOR A PUBLIC HEARING.

1. Public Hearing – Semiahmoo Zone 3, Seasmoke, Planned Unit Development and Preliminary Plat

Applicant Mr. Ted Mischaikov began the presentation by introducing the project team and briefly describing the goals of the development.

Applicant Mr. Wayne Schwandt presented a power point detailing different aspects of the proposed planned unit development, to be named Seasmoke, including stormwater controls, lot configuration, buffering and open space, and proposed uses.

Mr. Jones described the administrative process for how Planned Unit Development applications are processed and noted that as of the public hearing date, staff had received a significant amount of public comments which can be seen in Attachment D of the staff report and will be published online on the project page for proposed development.

Mr. Jones then presented the staff report, specifying how the project compares to the 11 criteria of approval for Planned Unit Development applications, as well as approval criteria for preliminary plats. Mr. Jones noted that a Mitigated Determination of Non-Significance issued on August 12, 2016 will be withdrawn on August 26, 2016.

Chairperson Tabb then asked for comments from the public.

Mr. Blair Smith 9141 Gleneagle Drive – Noted his opinion that Tract D of the development should remain natural green space, and residential or commercial uses should be allowed within Tracts D or E. In addition, Mr. Smith noted his belief that the 20-foot vegetation buffer along Semiahmoo Drive and Semiahmoo Parkway should be increased to 40 feet, and retains as many native species as possible. Mr. Smith also expressed his concern for the proposed access off Semiahmoo Parkway and stated that a traffic calming island should be added to increase public safety.

Mr. Glenn Rinkel 9039 Gleneagle Drive – Stated his concern regarding ingress and egress from the property, suggested the creation of a traffic loop and recommended use of a traffic calming device.

Mr. Larry Berkowitz 9138 Gleneagle Drive – Expressed his concern over the predicted number of vehicle trips to result from the proposed development and infrastructure to support those trips.

Ms. Cheryl Strong 9158 Gleneagle Drive – Communicated that she is not opposed to the proposed development, but wanted to highlight her concerns regarding integration into the existing community, nature, and potential impacts. In addition, Ms. Strong noted her concern over the increase in traffic on Semiahmoo Parkway, and supported a traffic calming feature on the roadway to mitigate for increased traffic.

Mr. Arthur “Buzz” Abercrombie 8965 Bald Eagle Drive – Noted that he is a part of the Board of Directors for the Semiahmoo Resort Association, and provided a letter to the Planning Commission regarding the board’s concerns and suggested conditions for the application.

Ms. Marilyn Newman 9048 Gleneagle Drive – Provided a letter to the Planning Commission regarding her concerns for the development including traffic, the proposed commercial land use, density, stormwater runoff, and building design.

Mr. James Hollaway 9053 Gleneagle Drive – Voiced his concern for the location of the development entrance, light pollution in neighboring properties, and highlighted that the proposed entrance is on a blind hill. Mr. Hollaway provided a letter to the Planning Commission with his concerns.

Mr. John Binns 5398 Night Heron Drive – Noted that he is the President of the Semiahmoo Resort Association, and stated that good progress is being made between the Resort and applicants. In addition, that an agreement is being crafted regarding development concerns and the Resort’s goal of protecting the existing neighborhood from negative impacts from the proposed project. Mr. Binns asked the Planning Commission to particular attention to the commercial aspect of the proposed development and directed the Commission to look at letter provided by the Resort Semiahmoo Board of Directors concerning their comments on the application.

Mr. Brian Johnson 9118 Gleneagle Drive – Expressed his concern for the traffic generated from this project, and existing traffic speeding on Semiahmoo Parkway. In addition, Mr. Johnson supported a traffic calming device in order to protect vehicle and pedestrian traffic, and noted his concern for how stormwater will be discharged.

Mr. John McDougall 5441 Canvasback Road – Inquired if letters provided to staff after the hearing be considered by the Planning Commission and City Council.

Commissioner Armerding responded stating that the Planning Commission reviews all comments submitted by the public and takes those comments seriously when reviewing applications. Commissioner Armerding also noted all comments are forwarded to City Council by staff.

Mr. Jason Cohenour 9035 Shearwater Road – Voiced his concern about the proposed storage unit facility and the impact it may have on the existing nature of the neighborhood. Mr. Cohenour also noted his apprehension regarding the development of 400 parking spaces, and density of the project. In addition, Mr. Cohenour stated that traffic load should be balanced and the stormwater facility should be given an extra look.

Mr. Gerald Wheaton 9107 Pintail Loop – Noted his concern regarding the variability of the project, and requested more specific information be provided regarding the overall proposal and urged the Planning Commission to look at this before recommending approval of the project.

Ms. Leona Vandenberg 8608 Blue Grouse Way – Commented that developers should be responsible for impacts created by projects and steps taken to mitigate those impacts, specifically in regards to police and fire services.

Mr. Jones responded to some of the concerns expressed by the public, and stated that he will review and provide a detailed written response to the public's concerns that have been expressed in writing and given at the public hearing. Mr. Jones also noted that preliminary conditions for the application are in the staff report, however new conditions can be created.

Mr. Jones recommended to the Planning Commission that the Commission hold the public hearing open until the next meeting on September 8, 2016 in order to provide the public more time to review the proposal and provide additional comment.

Applicant Mr. Ted Mischaikov responded to some of the public's concerns regarding traffic safety, stormwater features, preservation of open spaces, buffering, and the commercial storage area. Mr. Mischaikov also suggested the use of impact fees generated by the development being used to mitigate the specific impacts which will result from the development.

The Planning Commission agreed to hold the public hearing open for the Semiahmoo Zone 3, Seasmoke, Planned Unit Development and Preliminary Plat application until the September 8th, 2016 Planning Commission hearing.

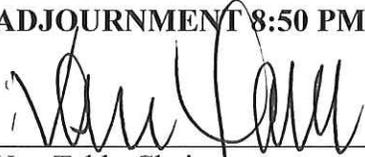
E. INFORMATIONAL ITEMS:

Commissioner Sturgill stated that she will not be able to attend the September 8, 2016 Planning Commission meeting.

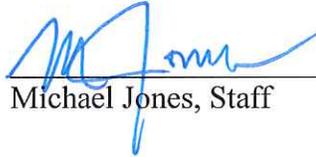
G. APPROVAL OF MINUTES:

MOTION BY COMMISSIONER STURGILL, SECONDED BY COMMISSIONER ELY TO APPROVE THE MINUTES OF JULY 28, 2016, APPROVED (3-0-1, ARMERDING)

H. ADJOURNMENT 8:50 PM.



Van Tabb, Chair



Michael Jones, Staff

Planning Commission minutes of August 25, 2016, to be approved at the September 8, 2016 Planning Commission meeting.