

CITY OF BLAINE
PLANNING COMMISSION MINUTES
Thursday, September 22, 2016
7:00 PM
Van Tabb - Chair

A. CALL TO ORDER: 7:00 PM

B. ROLL CALL:

PRESENT: Calvin Armerding, Ken Ely, Van Tabb, Richard May, Kevin Owens, John LeBrun, Sue Sturgill

ABSENT: None

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

C. AUDIENCE COMMENTS: None

D. PUBLIC HEARING:

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

Mr. Jones stated that a revised Mitigated Determination of Non-Significance was issued on September 19, 2016 for the project, and is attached to the staff report as part of the record. In addition, Mr. Jones stated that a study session from 5:00 p.m. to 6:30 p.m. was conducted on September 22, 2016 regarding the project. Mr. Jones revisited the topics discussed in the work session.

Chairperson Tabb asked for comments from the Planning Commission.

Commissioner Sturgill expressed her disapproval of the proposed storage units.

Commissioner Owens highlighted the proposed design of the storage units, and location of the units behind the required buffer for the project.

Commissioner May expressed his support of recreational vehicle storage, and questioned the smaller storage unit configuration. Commissioner May then suggested limiting the type of storage units to recreational vehicle storage only.

Commissioner Owens inquired to the reasoning for limiting the type of storage units.

Commissioner May responded, referring to the allowable uses according to the Resort Semiahmoo Master Plan.

Commissioner Owens highlighted a motivation, according to the applicant, for providing storage units which is to accommodate the needs of residents, those who are looking to downsize by moving to Seasmoke PUD.

Chairperson Tabb noted that the majority of the Planning Commission in favor of allowing for the storage units and asked for additional conditions not listed in the draft Planning Commission recommendation.

Commissioner May suggested a condition be added to allow only for recreational vehicle storage.

Commissioner Armerding inquired about the development possibilities for Tract D, specifically if it is not developed as a City Park, the applicant could create additional residential units in this area.

Applicant Mr. Wayne Schwandt responded stating that creation of a City Park in Tract D is a possibility if the City is inclined to negotiate that option, but the area could also be used for additional residential units.

Commissioner May asked about conditioning uses within the proposed commercial development.

Mr. Jones highlighted the conditions listed on page 12 of draft planning commission recommendation.

Chairperson Tabb noted there is no maximum unit size proposed for the commercial development.

Mr. Jones highlighted condition S29 within the draft planning commission recommendation, which stipulates the Seasmoke PUD Guidebook provide more detail for the proposed commercial development.

Commissioner Owens stated that he was uncomfortable creating a condition that put size requirements for commercial units without knowledge of the market and business models for the possible uses.

The Planning Commission then reviewed and discussed the proposed general and specific conditions.

MOTION BY COMMISSIONER LEBRUN, SECONDED BY COMMISSIONER ARMERDING TO RECOMMEND APPROVAL OF THE SEMIAHMOO ZONE 3, SEASMOKE, PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAT BASED ON THE FINDINGS OF FACT, CONCLUSIONS OF LAW AND SUBJECT TO THE RECOMMENDED CONDITIONS CONTAINED WITHIN THE PLANNING COMMISSION RECOMMENDATION AS AMENDED, APPROVED UNANIMOUSLY (7-0).

E. INFORMATIONAL ITEMS:

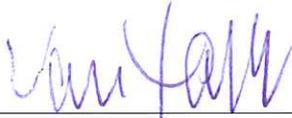
Mr. Jones stated that the next Planning Commission meeting on October 13, 2016 will most likely be cancelled.

Commissioner Armerding suggested looking at adjusting the dates for the remaining Planning Commissioner meetings due to the upcoming holidays.

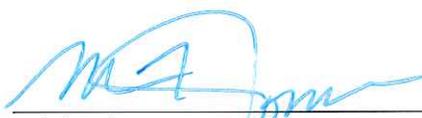
G. APPROVAL OF MINUTES:

**MOTION BY COMMISSIONER ARMERDING, SECONDED BY COMMISSIONER
LEBRUN TO APPROVE THE MINUTES OF SEPTEMBER 8, 2016, APPROVED
(7-0-1, STURGILL).**

H. ADJOURNMENT 8:41 PM.



Van Tabb, Chair



Michael Jones, Staff

Planning Commission minutes of September 22, 2016, to be approved at the December 1, 2016 Planning Commission meeting.