

**CITY OF BLAINE
PLANNING COMMISSION MINUTES
Thursday, August 23, 2018
7:00 PM
Calvin Armerding - Chair**

A. CALL TO ORDER: 7:04PM

B. ROLL CALL:

PRESENT: Steve Hrutfiord, Calvin Armerding, Sue Sturgill, Richard May, and John LeBrun

ABSENT: Kevin Owens

STAFF: Acting Community Development Director, Alex Wenger
Community Planner I, Andrew Boucher

MOTION TO EXCUSE OWENS INTRODUCED BY LEBRUN; SECONDED BY HRUTFIORD, MOTION PASSED 5-0

C. INTRODUCE NEW STAFF MEMBER

D. AUDIENCE COMMENTS: None.

E. PUBLIC HEARING

Bridge's PUD Amendment

Chairperson Armerding read the rules of order for public hearings.

Mr. Wenger introduced the proposal: "The Bridges PUD Amendment is an update to an existing permit approval regarding development standards. This PUD was structured to permit these sorts of updates and Council approved this update on 08/23/2010 with Ordinance 10-2768." Phase 1 is ready to move forward with construction of 18 new homes and a stormwater pond without changing the lot lines. Original council review determined there was creative flexibility for the design PUD that allows the applicant to conceptualize and submit plans for review. BMC 17.68.199(C) per PUD Amendments, Community Meeting June 21st, processed as a Type II-CC permit application; public hearing notices published in Bellingham Herald, mailed to parties of record, and put on websites/etc.

Desired change in style of units from originally approved style – Northwest Craftsmen to Northwest Contemporary – no design standards to hold to regarding architectural details; critical areas review – new condition of approval S5. Staff recommended critical areas review for unregulated wetland; change to condition of approval S5.

Mr. David Munson – Skeers Construction (1249 Birch Falls Drive, Bellingham WA, 98229) introduced himself and spoke about the project, his company’s previous work, and why he chose Blaine.

Chairperson Armerding asks for public comments and staff rebuttal; none.

Commissioner LeBrun: “Were there any questions at the public meeting 6-21-18? Question on diagram trails? Is there alternative access provided to these driveways?”

- Mr. Wenger: “Five people showed up, but didn’t have questions. One multi-surfaced trail and one gravel; diagram on pg. 5 shows dotted lines (existing roads that traverse the site); pavement required by the original PUD. Unsure if specifically referenced in the PUD, but on approved PUD site plan.”

Commissioner LeBrun: “There seem to be two entrances to Lincoln Park, are they going to be responsible for one sign or two signs on the main trail?”

- Mr. Wenger: “There’s technically only one entrance into the park with an existing sign.”

Commissioner LeBrun: “Check on length of extension granted by Planning Commission? Edit on pg. 5 of 7, item #10, rescheduled meeting?” Commissioner Sturgill: “What precedent is being set by this amendment?”

- Mr. Wenger: “If we had another situation that was similar to this, then this would provide precedent; however, there is a lack of similar projects at this point. This is somewhat unique.”

Commissioner Hrutfiord: “How about Brickyard?”

- Mr. Wenger: “It would have to be an existing PUD amendment for this project to serve as a precedent; similar and already approved projects would potentially be reviewed if similar to this precedent.”

Chairperson Armerding: “Clarification on “highly encourage”, why does it exist? Roof pitches shall be varied.” Commissioner May: “Clarification on red X’s?” Chairperson Armerding: “Clarification on language; could you address roof color scheme provided, ‘should not be the same’ for every building? First paragraph allows same shade on every house.” Commissioner May: “Inclusion of shall.”

- Mr. Wenger: “Language provides flexibility to maybe mix and match, but is not binding. Removing photo to provide clarification and changing roofing language.” Mr. Munson: “There are limited color options.”

Chairperson Armerding: “Clarification on landscaping buffers.”

- Mr. Wenger: “Provide standard for that buffer if not native buffer isn’t adequate.”

Chairperson Armerding: “Pg. 3 says that Registered Sex Offenders cannot reside in this PUD; does this open the City of Blaine for any lawsuits? Please forward to the city’s attorney.”

- Mr. Wenger: “CC&R’s are regulated through the Homeowners Association, will run through legal review before council.”

Chairperson Armerding: “Moves to close the public hearing for Bridges PUD amendment.”

MOTION INTRODUCED BY LEBRUN, SECONDED BY STURGILL TO APPROVE WITH THE FOLLOWING CONDITIONS; (INCLUDE CONDITIONS LISTED ABOVE); MR. ARMERDING CALLS FOR A VOTE ON APPROVAL, MOTION APPROVED 5-0.

Blaine Harbor Webhouse #1 – Shoreline Substantial Development Application

Chairperson Armerding read the rules of order for public hearings. Commissioner Sturgill recuses herself, ownership of a weblocker.

Mr. Wenger introduces the proposal: “Blaine Harbor Webhouse #1: Shoreline Substantial Development; new non-industrial water related use on 207 Milhollin Drive includes: storage for commercial fishing fleet; 20,600 sq. ft. building; repave parking around webhouses #2 and #3; outdoor storage area. Webhouse underwent design review; Wharf Central Business District’s permitted uses allows for webhouse and other new permitted uses in this district, permit request to build on the shoreline. Design standards: mixed use (commercial/residential) provides flexibility to future projects, but offers potential for redevelopment, yet the masterplan does not require applicant to rebuild private road; Port controls that road. Planning Commission needs to review Compliance with the Wharf District Master Plan; Shoreline Management Master Program; design standards pursuant to Ch. 17.119 BMC – design departure granted 8/3/18 – intended for mixed use development while also allowing non-industrial marine related uses, did not update design standards at the same time (allowed uses). A webhouse is a permitted use in this district; conducted review with Dave Christianson (CDS Masterplanners). Doesn’t meet the standard, but is a permitted use. Staff recommends condition S2 (condition of approval) to be replaced within 5 years.”

Public comment read from Mr. Bill Becht: “Concern of use of property; would prefer a hotel or something that can provide features or amenities for the downtown.” Mr. Wenger: “He thinks there is a much better use for the property long-term.” Commissioner May: “Marriott was noted as a preference.”

Andy Peterson (Harbormaster at Blaine Harbor – 4943 Morgan Drive): “Thanks Planning Commission and staff for consideration and time spent preparing today’s meeting; available for any questions.”

Chairperson Armerding asked for comments and closed the public hearing.

MOTION INTRODUCED BY COMMISSIONER LEBRUN TO APPROVE PROPOSAL AS MODIFIED 08-23-18 BY THE PLANNING COMMISSION; SECONDED BY COMMISSIONER MAY; (4-0).

Commissioner Sturgill returns.

Sea Smoke PUD Amendment

Chairperson Armerding read the rules of procedure and opened the public hearing.

Mr. Wenger introduces the proposal: “Refer to earlier PUD amendment; amendment to existing amendment; partial development already underway. The project area is on the western corner of project and was approved as a storage facility authorized by the council. The proposal change adds office building/storage yard; staff expects report from SRA and undergo a site plan review. The applicant must receive conceptual approval to determine permitted/conditional use and any change to the PUD. Council amended Conditions of Approval during final plat which include; S3 – Community garden, S11 – Buffer enhancement, S17 – Future private road to Semiahmoo Drive, S36 – City Park on Tract D. Processed as a new Type II – CC application (community meeting – June 12th); planning commission makes recommendation to Council, holds public hearing, takes testimony, and City Council makes final decision. Staff notes it makes sense for the SRA business office be located within Semiahmoo.”

Applicant (Wayne Shwant – 965 Grand Boulevard – Bellingham): “It’s a really good approach to solving a problem that was laid onto the SRA after they lost their lease at the fire hall; we had the flexibility to amend plans to their needs. Requests clarification and updating language in the original guidebook; issue of color schemes/palates noted. It’s an issue that we face routinely to ensure the streetscape and neighborhood has life for many years; good history of working with the SRA, original guidebook was too restrictive, but has worked to make the language more welcoming.”

Chairperson Armerding: “Public comments – Mr. Greg Went (SRA President) thanks public for support in changes to the PUD; board voted in support of changes to the PUD, moving offices located on Lot 1. This will be an amenity to the community and attract/retain professionals and resources for Semiahmoo; amendment provides more amenities traditional offices provide. The offices will be approximately 1,700 sq. ft. for the Executive Director and assistants; community boardroom available to public and has shown to address a public need. Potential to expand in the future with the ability to better implement original master plan; incorporates gymnasium, large scale kitchen, and playground.”

Chairperson Armerding: “Closes public hearing”

Chairperson Armerding: “Storage building height clarification in original document; pg. 14 of 14 (S37) – period of 18 months has been struck through since PUD approval

surpassed this, removes restriction from land; (S7) – community garden, taken out by City Council in final platting process; meeting held on 06-12-18, question about paint color scheme and architectural steel siding?” Commissioner LeBrun: “Is there any attempt to store fuel on-site? Estimate of storage size?”

- Mr. Greg Went: “Yes, we will be storing small amounts of fuel onsite, but no significant fuel storage; metal container to contain volatiles/pesticides/herbicides. Color scheme request was that there was a consultation between us and SRA; issue with framing statement to cover goals of the exterior elevation of buildings, wording was architectural steel siding.””

Commissioner LeBrun: “Pg. 12 of 14, is the intent to access that area from the housing division or is that access being brought in from another location?”

- Mr. Wenger: “Refer to City Council decision.” Applicant: “Unsure of where the road would eventually continue for Tract F and how that would relate to Tracts B, C, and D; to extend Tract I through an undeveloped area was not an appropriate design decision to make at this time. Discussion with Michael Jones affirmed this.” Mr. Wenger: “This wasn’t an appropriate condition to apply to the project without understanding where the road was to go in the future; indication of future amendment.”

Commissioner LeBrun: “Larger volume traffic for community meetings, is the intent of one of these buildings to be a community meeting place? Parking size consideration?”

- Mr. Wenger: “I wrote language there, identifying the boardroom as a community event center.” Mr. Went: “Parking intended for staff and additional spaces accommodating ten cars for daily needs; may be times where there are more than, but there is a vault-area storage that will be paved in preparation for future traffic. Currently all community meetings are held at the Semiahmoo Resort.”

Commissioner LeBrun: “Clarification of language in parking.”

**MOTION TO RECOMMEND APPROVAL WITH CONDITIONAL APPROVAL
BASED ON 8-23-18 STAFF REPORT INTRODUCED BY MR. MAY, SECONDED
BY MR. HRUTFIORD; MOTION APPROVED (5-0).**

F. INFORMATIONAL ITEMS:

Staff: “Future Planning Commission meetings discussed; staff requires more time to prepare projects for Planning Commission review. Unsure of subject preparation for 9-13-18; will have materials for 9-27-18. Presentation to Planning Commission of Mid-Year Report; expectations for over 100 units approved this year.”

G. APPROVAL OF MINUTES: 9:35 P.M.

MOTION BY COMMISSIONER MR. MAY, SECONDED BY MR. HRUTFIORD, TO APPROVE THE MINUTES OF MAY 24, 2018, APPROVED UNANIMOUSLY (4-0-1).

H. ADJOURNMENT:

Calvin Armerding, Chair

Alex Wenger, Staff

Planning Commission minutes of August 23, 2018 to be approved at the October 11, 2018
Planning Commission meeting.