

**CITY OF BLAINE  
PLANNING COMMISSION MINUTES  
Thursday, September 28, 2017  
7:00 PM  
Calvin Armerding - Chair**

**A. CALL TO ORDER: 7:00 PM**

**B. ROLL CALL:**

**PRESENT:** Steve Hrutfiord, Sue Sturgill, Richard May, Calvin Armerding,  
John LeBrun, Larry Wonnacott, Kevin Owens

**ABSENT:**

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

**C. AUDIENCE COMMENTS:**

**D. PUBLIC HEARING:**

Bayview on Drayton Harbor

Chairperson Armerding read the rules for a public hearing.

Mr. Wenger presented the staff report detailing the proposed project which includes review of a Shoreline Substantial Development permit and Conditional Use permit. Mr. Wenger noted the proposed project is to develop 57 multi-family residences located within the Residential/Office zoning district.

Mr. Wenger then reviewed the approval criteria for each of the permits and how the proposal compares to the required standards. Mr. Wenger also noted the recommended findings of fact and conditions of approval for each of the permit applications.

Mr. Wenger concluded by highlighting one public comment received from Mr. Dennis Olason.

Staff recommends approval of the Shoreline Substantial Development and Conditional Use permits.

Chairperson Armerding asked for the applicant's comment.

Applicants Mr. Robert Matichuk and Mr. Neil Latta spoke about the project, and addressed a few of the concerns raised by the public comment submitted.

The Commission asked the applicants several questions regarding parking, ingress and egress, and storage units. The applicants answered the Commissioners questions.

Chairperson Armerding asked for comments from the public.

David Gallion – 1455 Madison Avenue – Mr. Gallion expressed his concern for the size of the project and potential negative impacts like transportation and noise. Mr. Gallion also voiced his concern for the overall harmony of the project for the area and suggested requiring the applicant to submit a Planned Unit Development application.

Steve Lawrenson – 510 8<sup>th</sup> Street – Mr. Lawrenson noted his support for the project and development of more residences in Blaine.

Janet Pickard – 733 Adelia Street – Ms. Pickard noted her support for Mr. Olason’s letter and expressed her concerns regarding potential negative impacts on traffic, safety of pedestrians, and potential costs to the City. Ms. Pickard also voiced her concern for stormwater management and playground facilities for children.

Sam Freeman – 368 H Street – Mr. Freeman noted his support of the proposal and highlighted that as a real estate agent he sees a need for housing in the community.

Chairperson Armerding asked for comments from staff.

Mr. Wenger clarified different aspects of the application including unit sizes, landscaping requirements, stormwater management, and payment of Park Impact Fees.

Chairperson Armerding asked for comments from the applicant.

Mr. Neil Latta explained the proposed stormwater management system and compliance with state requirements.

The Commission asked several clarifying questions of the applicants Mr. Neil Latta and Mr. Robert Matichuk.

Mr. Jones explained parking requirements and potential options for improving pedestrian curb appeal for the building face.

Commissioner Owens inquired about why staff did not recommend the project be subject to a Planned Unit Development permit.

Mr. Wenger responded, highlighting the applicant had submitted many of the same documents required through a Planned Unit Development application, and Planned Unit Development projects have greater development flexibility including increased height limitations and density.

The Commission asked several more clarifying questions of staff who responded.

**MOTION BY OWENS, SECONDED BY LEBRUN, TO APPROVE THE SHORELINE SUBSTANTIAL DEVELOPMENT (SMP-3-17) AND CONDITIONAL USE (CUP-4-17) PERMIT APPLICATIONS, APPROVING THE BAYVIEW ON DRAYTON HARBOR PROJECT, BASED ON THE FINDINGS OF FACT AND SUBJECT TO THE CONDITIONS OF APPROVAL CONTAINED IN THE STAFF REPORT.**

Staff suggested the Commission amend the motion to include the following conditions: “Articulate roof line of storage building and ensure structure is architecturally compatible with primary buildings” and “Creation of architectural and landscape feature off of Peace Portal Drive to give clear sense of entry for pedestrians”.

**MOTION BY STURGILL, SECONDED BY WONNACOTT TO AMEND THE MOTION AS RECOMMENDED BY STAFF, APPROVED UNANIMOUSLY (7-0).**

Chairperson Armerding asked for the vote on the original motion as amended by the Commission.

**ORIGINAL MOTION AS AMENDED PASSESS UNANIMOUSLY (7-0).**


**E. INFORMATIONAL ITEMS:**


The October 12, 2017 Planning Commission meeting is canceled.

**F. APPROVAL OF MINUTES:**

**MOTION BY COMMISSIONER HRUTFIORD, SECONDED BY COMMISSIONER STURGILL TO APPROVE THE MINUTES OF SEPTEMBER 14, 2017, APPROVED UNANIMOUSLY (5-0-2, WONNACOTT AND OWENS ABSTAIN).**

**G. ADJOURNMENT 8:00 PM.**

  
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Calvin Armerding, Chair

  
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Michael Jones, Staff

Planning Commission minutes of September 28, 2017, to be approved at the October 26, 2017 Planning Commission meeting.