

**CITY OF BLAINE
PLANNING COMMISSION MINUTES
Thursday, October 11, 2018
7:00 PM
Calvin Armerding - Chair**

A. CALL TO ORDER: 7:04PM

B. ROLL CALL:

PRESENT: Calvin Armerding, Sue Sturgill, Kevin Owens, and Tom Hanrahan.

EXCUSED: Steve Hrutfiord Richard May, John LeBrun

ABSENT: None

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

Motion by Sue, seconded by Owens to excuse the commissioners.

C. INTRODUCE NEW COMMISSION MEMBER

D. AUDIENCE COMMENTS:

E. PUBLIC HEARING

Peach Arch Montessori School – Mr. Boucher introduced the Peace Arch Montessori School Conditional Use Application, including discussing the purpose of the Single Family One District, and the permitted and conditionally permitted uses. Mr. Boucher reviewed the layout and floor plans of the existing church building and then the Conditional Use approval criteria.

Public comments were entered into the record from the following commenters:

Andrea I. Stampley and David W. Carr
Kelsey Baldwin
Kathleen and Zdenek Capson
Sharon Somers-Hill

Applicant – Jeffrey Tan: “I applied for this facility because my son goes to the Montessori on F Street and there is a need for day care; we determined this building was being underutilized (2 hours/week), Life Impact Church is supportive of this use. This is

a good and quite location; current occupancy on F Street is quiet and limitedly traffic. There has not been one traffic or noise complaint at our current residence; this school is well run and needed by the community. I humbly ask for this project to be given a green light; for those people concerned about traffic, please come to the F Street location around those times. The children plays inside and there are liabilities to bringing them to an uncontrolled location, so Salishan Park will not be disturbed.”

Janet Pickard: “I live in this neighborhood and I support this project; the noise from the day care is not an issue and having a day care is an asset to the neighborhood.”

Jan Dawson (1260 Harrison Avenue): “Two issues; increase in traffic, especially on Harrison and its status as a calming traffic, delighted that the drop-off is along Cherry Street, it would be reassuring that if a threshold of noise and traffic is surpassed there is a process. The other concern is the use of Salishan Park; clearly, there has been no request for this intent. This public hearing was helpful in clarifying intent.”

Glen P? (Harrison Avenue): “Concerns about traffic; when we look at the number of pickups and drop-offs that occur with 25-40, that’s over thousands of pickups/drop-offs per year; this should be taken into consideration.”

Public Hearing Closed (7:28 P.M.)

Planning Commission Questions

Mr. Owens: “Clarification on # of potential students and is there potential for 70 pickups/drop-offs at a point?”

Mr. Armerding: “Overlap in the sessions?”

Applicant: “There are parents who are interested in having their kids to participate in both sessions so that will reduce traffic; that 35 student threshold is only the maximum limit we’ve set and are willing to reduce to 20 students at any point, but beyond that our resources are stretched.”

Correction on the time of operations/pickup and drop-offs per the applicant: “The times are 8:30AM-12:30 and 1:00PM-4:30PM. There will not be an overlap which will create a traffic issue.”

Mr. Armerding: “Potential to be a full time school not being a conditional use?”

Mr. Wenger: “A preschool is similar to a day care center as determined by the CDS Director. Any future use beyond that will require a new, separate application.”

Mr. Owens: “On another application, we discussed ringing a church bell and the concern of how often that bell would be rung. If this building were to be used as an active church, we wouldn’t be having this conversation because its currently approved for that.”

Mr. Armerding: “Specifically named school zoning districts?”

Mr. Wenger: “Certain districts were created specifically for Blaine High School.”

MOTION INTRODUCED BY MR. OWENS TO APPROVE THE CONDITIONAL USE PERMIT APPLICATION #2018066, SECONDED BY MR. HAMMERHAND; MOTION PASSES (4-0).

Lil Sprouts – Mr. Boucher introduced the Lil’ Sprouts Variance Application and reviewed the property configuration and variance requests. Mr. Boucher reviewed the architectural drawings and the floor plan, including the public notification requirements.

Mr. Boucher reviewed the variance approval criteria and staff’s recommendation for each criterion, including the findings of fact and conditions of approval.

Applicant: “I have a licensed child care center that’s operated for the last eight years; given our license, we have to meet certain requirements including developable area per child. We are looking to expand the building as we have had a waiting list for years; expanding our level of care, if we want to increase our safety by moving our courtyard/parking away from Portal Way Drive. We’re looking to increase from 23 to 50 children; currently we employ five people, but could hire between 8-9 people total.”

Ms. Sturgill: “Where do you plan on having your loading/unloading zone? Is the existing building nonconforming?”

Applicant: “Smaller garage being demolished to place a larger building. Property is legally nonconforming.”

Mr. Wenger: “Details setbacks and provides background on surrounding properties.”

Mr. Sturgill: “Adjacent property has a private owner?”

Mr. Wenger: “Correct.”

Public Hearing is now closed.

Planning Commission:

Mr. Owens: “Vacation for future street?”

Mr. Wenger: “There was a wider public ROW and a portion of that vacation that was sold to a private owner. Applicant has submitted survey with the variance setbacks listed.”

Applicant: “When we first purchased the property, the buildings and property lines are nonconforming and part of that vacation was purchased to ensure the entire building within the parcel.”

Mr. Owens: “In the interest of the applicant, is the city going to enforce setbacks at a future point?”

Mr. Wenger: “No.”

Mr. Armerding: “Potential for residential development along the eastern property?”

Mr. Wenger: “Residential high density potential with a conditional use permit.”

Mr. Armerding: “Not allowed to have access directly to Portal?”

Mr. Wenger: “Correct, but applicant is grandfathered in. Public Works expressed concern about a second access.”

Mr. Armerding: “Approval criteria #2, staff comments say application of standard setbacks are ‘challenging’?”

MOTION TO APPROVE VARIANCE APPLICATION # BASED UPON THE FINDINGS OF FACT AND CONDITIONS OF APPROVAL INTRODUCED BY MR. OWENS, SECONDED BY MS. STURGILL; MOTION PASSED 4-0.

F. INFORMATIONAL ITEMS:

CANCELLING 10-25-18 PLANNING COMMISSION MEETING

G. APPROVAL OF MINUTES:

MR. OWENS RECUSES HIMSELF FOR BEING ABSENT.

MOTION TO APPROVE THE 8-23-18 MINUTES INTRODUCED BY MS. STURGILL, SECONDED BY MR. ARMERDING; APPROVED 2-0, MR. OWENS ABSTAINING.

H. ADJOURNMENT 8:28 P.M.

Calvin Armerding, Chair

Alex Wenger, Staff

Planning Commission minutes of August 23, 2018 to be approved at the September 6, 2018 Planning Commission meeting.

DRAFT