

**CITY OF BLAINE**  
**PLANNING COMMISSION MINUTES**  
**Thursday, May 24, 2018**  
**7:00 PM**  
**Calvin Armerding - Chair**

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

**B. ROLL CALL:**

**PRESENT:** Steve Hrutfiord, Calvin Armerding, Sue Sturgill, Richard May, and Kevin Owens

**ABSENT:** John LeBrun

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

**C. AUDIENCE COMMENTS:** None.

**D. PUBLIC HEARING**

Density Credit Program

Mr. Jones presented the Density Credit Program and highlighted the major concepts of the program. Mr. Jones discussed the County's general zoning requirements, Limited Areas of More Intensive Rural Development (LAMIRD), and the general character of Whatcom County. The Transferable Development Rights Program and the Purchase of Development Rights Program were also discussed.

Commissioner Hrutfiord stated he may have to recuse himself in the future as he owns forest land in the County.

Mr. Jones discussed the definition of a density credit and reviewed development incentives that could be offered by the City.

Commissioner Owens asked several questions about how the Density Program could work and Mr. Jones responded.

The Commission and staff held a discussion regarding the Density Credit Program.

Commissioner Armerding asked about a tax relief program.

Commissioner Owens asked about the possibility of a business development program.

A discussion of the benefit options to the City ensued.

Mr. Jones summarized the general comments of the Commission, noting that they are not very supportive of the Density Credit Program.

**E. INFORMATIONAL ITEMS:**

Mr. Jones provided an updated on the CDS Department employee status.

Mr. Jones provided an updated on the upcoming Planning Commission schedule.

**F. APPROVAL OF MINUTES:**

**MOTION BY COMMISSIONER STURGILL, SECONDED BY COMMISSIONER HRUTFIORD, TO APPROVE THE MINUTES OF APRIL 26, 2018, APPROVED UNANIMOUSLY (4-0).**

**MOTION BY COMMISSIONER OWENS, SECONDED BY COMMISSIONER STURGILL, TO EXCUSE COMMISSIONERS AND LEBRUN, APPROVED UNANIMOUSLY (5-0).**

**G. ADJOURNMENT 8:10 PM**

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Calvin Armerding, Chair

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Michael Jones, Staff

Planning Commission minutes of April 26, 2018 to be approved at the May 24, 2018 Planning Commission meeting.